

FILE NUMBER: A-2024-0008

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** Sukhvinder Jammu & Nirmal Jammu
Address 95 Lloyd Sanderson Dr. Brampton, ON L6Y 0G8

Phone # 647-856-6394 **Fax #**
Email sjammu9@gmail.com

2. **Name of Agent** weDesignbuild Inc. C/O Haroon Malik
Address 14 Torrance woods, Brampton , ON L6Y 2N3

Phone # 647- 770 -3230 **Fax #**
Email haroon@wedesignbuild.ca

3. **Nature and extent of relief applied for (variances requested):**
Relief request is for following item;
To permit a reduced minimum setback of 0.06M (2") from the outside edge of the below grade concrete wall to property line whereas minimum allowed set back is 0.3M as per below mention clause 10.23.2

10.23.2 Notwithstanding 10.23.1, for a single detached dwelling, with or without a second unit, exterior stairways constructed below the established grade shall be permitted in a required interior sideyard, provided that a continous side yard width of not less than 1.2 metres is provided on the opposite side of the dwelling and a minimum setback of 0.3M to the below grade stairway is maintained.

4. **Why is it not possible to comply with the provisions of the by-law?**
The peroperty owner wants to get use of side yard for below grade stairs tokeep the complete backyard in his own personal use only.
The property has a minimum 4.29M wide exterior sideyard as clear path of travel from front yard to back yard on the opposite side of the dwelling.

5. **Legal Description of the subject land:**
Lot Number 42
Plan Number/Concession Number 43M - 1885
Municipal Address 95 Lloyd Sanderson Dr. Brampton, ON L6Y 0G8

6. **Dimension of subject land (in metric units)**
Frontage Irregular shaped lot (Minimum 15.18M)
Depth 30.0M
Area 569.87 SQ. M.

7. **Access to the subject land is by:**
Provincial Highway ☐ Seasonal Road ☐
Municipal Road Maintained All Year ☒ Other Public Road ☐
Private Right-of-Way ☐ Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Ground Floor Gross Floor Area: 1644 152.73 SQ. M.

Number of Storeys: 2

Width: 15.18M Min. Length: 30.0M Min. Height: 9M Approximately

PROPOSED BUILDINGS/STRUCTURES on the subject land:

EXISTING TO REMAIN

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback 4.30M

Rear yard setback 8.0M

Side yard setback 1.25M

Side yard setback 4.29M

PROPOSED

Front yard setback 4.30M

Rear yard setback 8.0M

Side yard setback 1.25M, However 0.06M(2") setback proposed from outside wall of below grade concrete wall to property line.

Side yard setback 4.29M

10. Date of Acquisition of subject land: July 30, 2015
11. Existing uses of subject property: Single Unit dwelling
12. Proposed uses of subject property: Two Unit dwelling
13. Existing uses of abutting properties: Residential- Detached
14. Date of construction of all buildings & structures on subject land: 2015
15. Length of time the existing uses of the subject property have been continued: 8 years & 4 months (Since July 30, 2015)

16. (a) What water supply is existing/proposed?

Municipal ☒
Well ☐

Other (specify) _____

- (b) What sewage disposal is/will be provided?

Municipal ☒
Septic ☐

Other (specify) _____

- (c) What storm drainage system is existing/proposed?

Sewers ☒
Ditches ☐
Swales ☐

Other (specify) _____

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

| | | |
|--------------|----------------|--------------|
| File # _____ | Decision _____ | Relief _____ |
| File # _____ | Decision _____ | Relief _____ |
| File # _____ | Decision _____ | Relief _____ |

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton

THIS 20th 11th DAY OF December January, 2023 2024

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Haroon Malik, OF THE City _____ OF Brampton

IN THE 20th 11th OF December January SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City _____ OF Brampton

IN THE Province _____ OF

Ontario THIS 20th 11th DAY OF

December January 20 24

Clara Vani
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

Signature of Applicant or Authorized Agent

Expires September 20, 2026 FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1F-12.4-2101

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Shiza Athar

Zoning Officer

2024/01/09

Date

DATE RECEIVED

LOCATION OF THE SUBJECT LAND: 95 Lloyd Sanderson Dr. Brampton, ON L6Y 0X2

please print/type the full name of the owner(s)

please print/type the full name of the agent(s)

Dated this 20th day of December, 2023.

(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

LOCATION OF THE SUBJECT LAND: 95 Lloyd Sanderson Dr. Brampton, ON L6Y 0X2

Sukhvinder Jammu & Nirmal Jammu

Dated this 20th day of December, 2023.

Authentic
Nirmal Jammu

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

LIST OF DRAWINGS

| Sr.No. | DESCRIPTION | DWG# |
|--------|-------------------------------------|------|
| 1 | GENERAL NOTES | A101 |
| 2 | SITE LAYOUT PLAN | A102 |
| 3 | EXISTING UNFINISHED BASEMENT PLAN | A103 |
| 4 | NEW BASEMENT APARTMENT PLAN | A104 |
| 5 | EXISTING GROUND FLOOR PLAN | A105 |
| 6 | EXISTING SECOND FLOOR PLAN | A106 |
| 7 | NEW / EXISTING RIGHT SIDE ELEVATION | A107 |
| 8 | WALK OUT DETAILS - PLAN | A108 |
| 9 | WALK OUT DETAILS - SECTION & NOTES | A109 |
| 10 | WALK OUT DETAILS - SECTIONS | A110 |

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| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |



PROJECT NORTH

TRUE NORTH

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATION AND MEET THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

QUALIFICATION INFORMATION

| | | |
|---|---|-----|
| REQUIRED UNLESS DESIGN IS EXEMPT UNDER OBC C-3.3.5.1 OF THE BUILDING CODE | 107742 | BCR |
| Haroon Malik |  | |

REGISTRATION INFORMATION

| | | |
|---|---|-----|
| REQUIRED UNLESS DESIGN IS EXEMPT UNDER OBC C-3.3.5.1 OF THE BUILDING CODE | 111001 | BCR |
| weDesignBuild Inc. |  | |



weDesignBuild Inc.

MAKE IDEAS HAPPEN

205 Advance Blvd Brampton ON L6T 4V9
(647) 770 3230 info@weDesignBuild.ca
www.weDesignBuild.ca

PROJECT TITLE
BASEMENT APARTMENT
AS 2ND UNIT

PROJECT ADDRESS
95 LLYOD SANDERSON
DRIVE - BRAMPTON

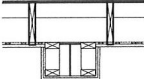
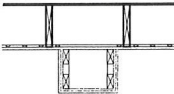

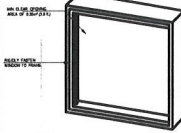
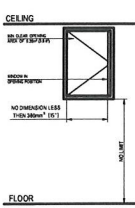
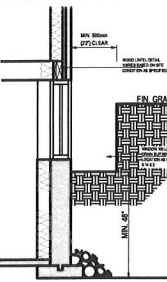
DRAWING TITLE
LIST OF DRAWINGS

| | |
|--------------------------------------|------------------------|
| PROJECT NO. 20231205 | |
| DRAWN M.N. | CHECKED H.M. |
| DRAWING NO. A100 | |
| DATE MODIFIED DEC 21, 2023 | |

| GENERAL NOTES | | |
|---|--|--|
| <ul style="list-style-type: none">ALL WORK ACCORDING TO ONTARIO BUILDING CODE 2012 AND CITY OF BRAMPTON BY-LAWS AND STANDARDSALL DIMENSIONS AND LOCATIONS TO BE VERIFIED ON SITE PRIORTO CONSTRUCTION.ALL WOOD USED IN THE CONSTRUCTION SHALL BE SPF NO.1 OR NO.2MINIMUM BEARING OF STEEL LINTELS 150 MM.MINIMUM BEARING OF WOOD BEAM / LINTELS 90 MMMINIMUM BEARING OF WOOD JOISTS 40MMVERIFY EXISTING SUPPORT SYSTEM, INCLUDING FOUNDATIONS, FOR LOADS IMPOSED BY THE PROPOSED CONSTRUCTIONPROVIDE ALL BRACING, SHORING AND NEEDLING NECESSARY FOR THE SAFE EXECUTION OF THIS WORKINFORM CITY OF ALL INSPECTION AHEAD OF TIME AND AT EACH STAGE OF THE PROJECTMINIMUM 6'-5" CLEAR CEILING HEIGHT MUST BE MAINTAINED THROUGHOUT THE NEW FINISH BASEMENT | | |

| SPECIFICATIONS | | |
|----------------|---|--|
| 1 | FOUNDATION WALL WITH EXISTING INSULATION EXISTING FOUNDATION WALL, MOISTURE BARRIER, 2x4 STUDS @ 16" O.C., R12 INSULATION, 6 MIL POLYETHYLENE V.B., 3/4" GYPSUM DRYWALL JOINTS TAPED AND SEALED AND PAINTED. | |
| 1A | FOUNDATION WALL WITH NEW INSULATION NEW FOUNDATION WALL, MOISTURE BARRIER, 2x4 STUDS @ 16" O.C., R20ci INSULATION, 6 MIL POLYETHYLENE V.B., 1/2" GYPSUM DRYWALL JOINTS TAPED AND SEALED AND PAINTED | |
| 2 | INTERIOR WALLS NEW or EXISTING WOOD FRAMED WALL CONSISTING OF 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" DRY WALL ON BOTH SIDES, JOINTS TAPED AND SEALED. WATER RESISTANT GWB ON BATHROOMS' WALLS. | |
| 2A | INTERIOR FIRE RATED WALLS PROVIDE <i>W4d from SB-3</i> AS FIRE SEPARATION WALL SEPARATING FINISHED BASEMENT FROM THE PRINCIPAL RESIDENCE AND BETWEEN FURNACE ROOM AND FINISHED BASEMENT <i>SB-3, W4d. FIRE RESISTANCE : 60 MIN, STC: 53</i> | |
| 3 | NEW CEILING 1/2" REGULAR DRY WALL CEILING ATTACHED TO BOTTOM OF JOISTS OF FLOOR ASSEMBLY ABOVE. JOINTS TAPED AND SEALED AND PAINTED. | |

| SPECIFICATIONS | |
|--|--|
| 3A | NEW CEILING 1/2" TYPE X DRYWALL CEILING ATTACHED TO RESILIENT CHANNELS @406 MM O.C. WITH ABSORPTIVE MATERIAL IN CAVITY, TO BOTTOM OF JOISTS OF FLOOR ASSEMBLY ABOVE. MINIMUM FIRE RESISTANCE RATING 30 MINUTES AS PER C147. AS PER WALL ASSEMBLY OBC SB-3: F9g. |
| 3B | NEW CEILING (FOR COLD ROOM TO BE FINISHED) DRYWALL CEILING ATTACHED TO BOTTOM OF FLOOR JOISTS OF GROUND FLOOR ASSEMBLY. JOINTS TAPED AND SEALED AND PAINTED. 3/4" REGULAR GYPSUM BOARD WITH ABSORPTIVE MATERIAL IN CAVITY AND R31 INSULATION |
| 3C | EXISTING CEILING EXISTING DRY WALL CEILING ATTACHED TO BOTTOM OF FLOOR JOISTS OF THE GROUND FLOOR ASSEMBLY SHALL SATISFY THE HORIZONTAL FIRE SEPARATION REQUIREMENT AS PER COMPLIANCE ALTERNATIVE C-152b OF PART 11 OF OBC 2012 |
| 4 | 20 MIN. RATED DOOR WITH SELF CLOSING DEVICE FOR FURNACE ROOM AND BETWEEN FINISHED BASEMENT AND BASEMENT AREA WHICH IS PART OF PRINCIPAL RESIDENCE |
| 5 | EXISTING DUCT WORK LOCATED IN THE CEILING SHALL BE RELOCATED SO THAT THE DIRECTION OF THE HEAT FLOW IS TOWARDS THE FLOOR |
| 6 | MECHANICAL VENTILATION 50 CFM EXHAUST FAN VENTED TO EXTERIOR COMPLETE WITH RATED CAP. 5 L/S EXHAUST FANS IN KITCHEN AND WASHROOM AND 37.5 L.S FOR PRINCIPAL EXHAUST |
| 7 | INTERCONNECTED AND WIRED SMOKE + STROBE (VISUAL SIGNALING DEVICE) ALARMS ONE AT EACH BEDROOM AND ONE IN COMMON FLOOR AREA INCLUDING BASEMENT - AS PER OBC 9.10.19 |
| 8 | INTERCONNECTED AND WIRED CARBON MONOXIDE DETECTOR AS PER OBC 2012 B 9.33.4.3. & CAN/CSA-6.19 |
| 9 | FOR ALL ELECTRICAL WORK AND PERMIT CONTACT ELECTRICAL SAFETY AUTHORITY |
| 10 | SELF CONTAINED EMERGENCY LIGHTING UNIT CONFORMING TO CSA C22.2 NO.141, "EMERGENCY LIGHTING EQUIPMENT" - AS PER OBC 9.9.12 |
| 11 | EXHAUST SYSTEM SHALL DISCHARGE DIRECTLY TO THE OUTDOORS AS PER OBC 6.2.3.8. |
| 12 | CLOTHES DRYER SHALL COMPLY WITH OBC 6.2.4.11. REQUIREMENTS. |
| UNDERSIDE OF STAIR FIRE SEPARATION 2" x 4" WOOD STUDS TO SUPPORT CEILING SOUND INSULATION 2 LAYERS TYPE 'X' 5/8" THICK GYPSUM BOARD RATING PER BUILDING CONDITION | |

| SPECIFICATIONS | | | | | | | | | | | | |
|---|-----------------------|---|--------|---|--------|--|--------|---|--------|--------|--|--|
|  | | 2" x 4" WOOD FRAMING TWO LAYERS TYPE 'X' GYPSUM BOARD FIRE RATING AS PER BUILDING CONDITION | |  | | FIRE SEPARATION CEILING ABOVE 2"x4" WOOD STUDS GYPSUM BOARD | |  | | | 2" x 4" WOOD FRAMING 2 LAYERS TYPE 'X' 5/8" THICK GYPSUM BOARD RATING PER BUILDING CONDITION | |
| STEEL BEAM SEPARATION | | | | BULKHEAD BELOW FIRE SEPARATION | | | | STEEL COLUMN SEPARATION | | | | |
| NOTE: | | | | | | | | | | | | |
| <ul style="list-style-type: none">ALL ASSEMBLIES SHALL CONFIRM TO O.B.C 2012 SB-2 TABLE T.2.3.4.BWALL TYPES DEMONSTRATED ON THE DRAWING ARE BASED ON WALL CONSTRUCTION DETAILS SPECIFIED IN THE SUPPLEMENTARY STANDARD SB-3. | | | | | | | | | | | | |
| ROOM FINISH SCHEDULES | | | | | | | | | | | | |
| ROOM NO. | ROOM NAME | FLOOR | | BASE | | WALLS | | CEILING | | HEIGHT | REMARKS | |
| | | MATERIAL | FINISH | MATERIAL | FINISH | MATERIAL | FINISH | MATERIAL | FINISH | | | |
| BASEMENT FLOOR | | | | | | | | | | | | |
| 1 | LIVING/DINING | WOOD | STAIN | VINYL | | DRYWALL | PAINT | DRYWALL | PAINT | 7'-9" | | |
| 2 | BEDROOMS 2 No.) | WOOD | STAIN | VINYL | | DRYWALL | PAINT | DRYWALL | PAINT | 7'-9" | | |
| 3 | W.I.C./CLOSET/STORAGE | WOOD | STAIN | VINYL | | DRYWALL | PAINT | DRYWALL | PAINT | 7'-9" | | |
| 4 | BATH | CERAMIC | | VINYL | | DRYWALL | PAINT | DRYWALL | PAINT | 7'-9" | | |
| 5 | UTILITY / FURNACE | CONC. | | VINYL | | DRYWALL | PAINT | DRYWALL | PAINT | 7'-9" | | |
| 6 | KITCHEN | CERAMIC | | VINYL | | DRYWALL | PAINT | DRYWALL | PAINT | 7'-9" | | |
| 7 | LAUNDRY | CERAMIC | | VINYL | | DRYWALL | PAINT | DRYWALL | PAINT | 7'-9" | | |
| ELEC. & MECH. LEGEND | | | | | | DOORS SCHEDULE | | | | | | |
| 3 OR 4 WAY SWITCH INSTALL AT 3'-3" ABOVE FINISH FLOOR 3 DENOTES 3-WAY SWITCH SPECIFICATION GRADE WHITE, WITH WHITE COVER PLATE 4 DENOTES 4-WAY SWITCH SHALL BE INSTALLED AT THE ENDS OF EACH STAIRWAYS | | | | | | <div>1- ALL INTERIOR DOORS ARE SLAB DOOR 1-3/8 TH. HOLLOW CORE. THE SIZES ARE MENTIONED ON THE FLOOR PLAN. THE HEIGHT OF ALL DOORS IS 80" UNLESS OTHERWISE MENTIONED ON PLANS.</div> <div>2- EGRESS DOOR - NEW BELOW GRADE EXTERIOR TYPE STEEL DOOR PROVIDES ACCESS TO THE OUTSIDE</div> <div>3- ALL FIRE RATED DOORS SHALL HAVE SELF-CLOSING DEVICES</div> | | | | | | |
| 15A, 120V DUPLEX RECEPTACLE SPECIFICATION GRADE, WHITE C/W WHITE COVER PLATE GFI- GROUND FAULT TYPE WP- WEATHERPROOF COVER C - ABOVE COUNTER | | | | | | | | | | | | |
| DUCT-TYPE SMOKE DETECTOR TO BE INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING THAT MUST TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION | | | | | | WINDOWS SCHEDULE | | | | | | |
| 50 CFM EXHAUST FAN VENTED TO EXTERIOR CW RATED CAP | | | | | | <div>ONE WINDOW PER FLOOR TO HAVE AN UNOBSTRUCTED OPEN PORTION W/A MIN. AREA OF 0.35m2 W/ NO DIMENSION LESS THAN 380mm & MAXIMUM SILL HEIGHT OF 1 M ABOVE FLOOR WINDOW SIZES HAVE BEEN PROVIDED ON THE FLOOR PLANS SEE NOTE-1 ON BASEMENT FLOOR PLAN</div> <div>ALL WINDOW SIZES AR MENTIONED ON THE FLOOR PLAN</div> <div></div> <div>EGRESS WINDOW (TYP.)</div> <div></div> <div></div> | | | | | | |
| FD: FLOOR DRAIN | | | | | | | | | | | | |
| SPRINKLER | | | | | | | | | | | | |
| SD: SMOKE DETECTOR + STROBE: (VISUAL SIGNALING DEVICE) | | | | | | | | | | | | |
| CO: CARBON MONOXIDE DETECTOR | | | | | | | | | | | | |
| LIGHT | | | | | | | | | | | | |
| EMERGENCY LIGHT | | | | | | | | | | | | |
| RECEPTACLE 50A, 208V, STOVE OR DRYER OUTLET. | | | | | | | | | | | | |

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REV DATE DESCRIPTION

PROJECT NORTH

TRUE NORTH

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATION AND MEET THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS
QUALIFICATION INFORMATION
REGISTRATION NUMBER: 102752
NAME: WEDESIGNBUILD INC.
REGISTRATION NUMBER: 115001
NAME: WEDESIGNBUILD INC.

weDesignBuild Inc.
MAKE IDEAS HAPPEN
205 Advance Blvd Brampton ON L6T 4V9
(647) 770 3230 info@wedeDesignBuild.ca
www.wedeDesignBuild.ca

PROJECT TITLE
**BASEMENT APARTMENT
AS 2ND UNIT**

PROJECT ADDRESS
**95 LLYOD SANDERSON
DRIVE - BRAMPTON**

DRAWING TITLE
GENERAL NOTES

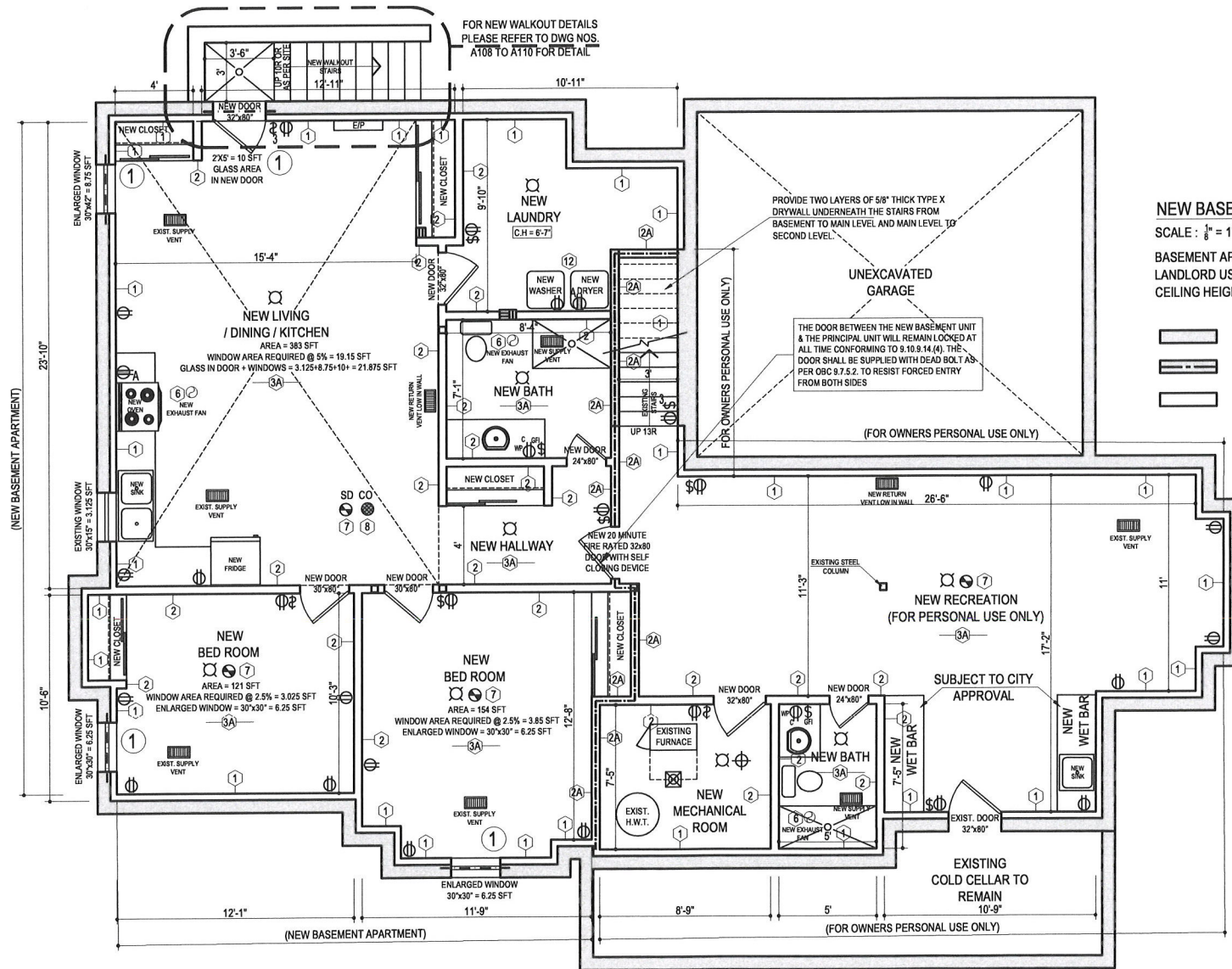
PROJECT NO.
20231205

DRAWN
M.N.

CHECKED
H.M.

DRAWING NO.
A101

DATE MODIFIED
DEC 21, 2023



NEW BASEMENT APARTMENT PLAN

SCALE : 1/8" = 1'-0"

BASEMENT APARTMENT AREA : 1025 SFT. / 95.23 M²
LANDLORD USE BASEMENT FINISH AREA : 561 SFT. / 52.12 M²
CEILING HEIGHT = 7'-9"

- EXISTING WALLS
- PROVIDE 1/2" TYPE X DRYWALL ON NEW OR EXISTING WALL
- NEW WALLS

1 PROVIDE 89x89x6.4 (mm) STEEL LINTEL FOR 90MM BRICK VENEER AND 2-38x140 (mm) WOOD LINTEL SPF NO. 1 OR 2.

MINIMUM BEARING OF STEEL LINTEL = 150MM, 6 INCH

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEET THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION

REGISTERED UNDER DESIGN IN ESRP (UNDER DIV. C-33.1 OF THE BUILDING CODE)

Haroon Malik 302743
Name: R.O.N.

REGISTRATION INFORMATION

REGISTERED UNDER DESIGN IN ESRP (UNDER DIV. C-33.1 OF THE BUILDING CODE)

weDesignBuild Inc. 111001
Firm Name: R.O.N.

weDesignBuild Inc.
MAKE IDEAS HAPPEN

205 Advance Blvd Brampton ON L6T 4V9
(647) 770 3230 info@weDesignBuild.ca
www.weDesignBuild.ca

PROJECT TITLE
BASEMENT APARTMENT
AS 2ND UNIT

PROJECT ADDRESS
95 LLOYD SANDERSON
DRIVE - BRAMPTON

DRAWING TITLE
NEW BASEMENT
FLOOR PLAN

PROJECT NO.
20231205

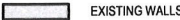
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| DRAWN M.N. | CHECKED H.M. |
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DRAWING NO.

A104

DATE MODIFIED

DEC 21, 2023



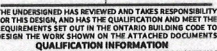
DATE MODIFIED DEC 21, 2023



DATE MODIFIED DEC 21, 2023


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WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION, IF THE SITE CONDITIONS ENCOUNTERED ARE DIFFERENT THAN SHOWN IN THE DRAWINGS, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS ETC. CONSTRUCTION SHALL ONLY COMMENCE AFTER PERMIT APPROVAL HAS BEEN OBTAINED FROM ALL RESPECTIVE AUTHORITIES.





GLAZED OPENINGS:
NO NEW WINDOWS PROPOSED
NO NEED OF SPATIAL CALCULATION



weDesignBuild Inc.
MAKE IDEAS HAPPEN

205 Advance Blvd Brampton ON L6T 4V9
(647) 770 3230 info@weDesignBuild.ca
www.weDesignBuild.ca

PROJECT TITLE

**BASEMENT APARTMENT
AS 2ND UNIT**

PROJECT ADDRESS

**95 LLYOD SANDERSON
DRIVE - BRAMPTON**

DRAWING TITLE

ELEVATION

PROJECT NO.

20231205

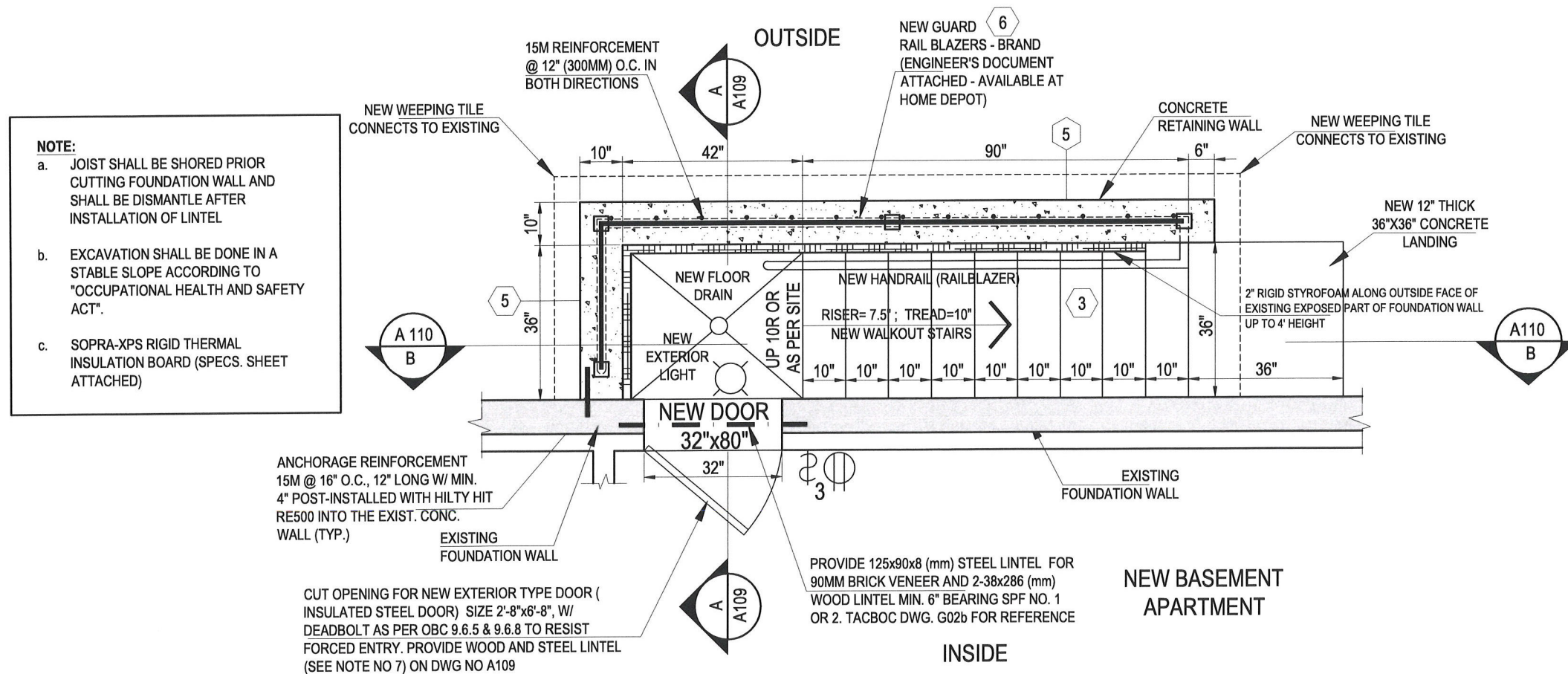
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| DRAWN M.N. | CHECKED H.M. |
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DRAWING NO.

A107

DATE MODIFIED

DEC 21, 2023



DEC 21, 2023

- ALL WORK ACCORDING TO ONTARIO BUILDING CODE 2012 AND TOWN OF BRAMPTON BY-LAWS
- ALL WORKING ACCORDING TO GOOD CONSTRUCTION PRACTICES
- ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH A MINIMUM BEARING CAPACITY OF 75 KPA
- WHERE THE FOUNDATIONS OF A BUILDING ARE TO BE CONSTRUCTED BELOW THE LEVEL OF THE FOOTINGS OF AN ADJACENT BUILDING AND WITHIN THE ANGLE OF REPOSE OF THE SOIL, OR THE UNDERPINNING EXCEEDS 1200mm OF Laterally Unsupported Height OR THE SOIL IS CLAY OR SILT, THE UNDERPINNING & RELATED CONSECUTION SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
- EXCAVATION SHALL BE UNDERTAKEN IN A MANNER SO AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTIES, STRUCTURES, UTILITIES, ROADS & SIDEWALKS. CONTACT YOUR LOCAL UTILITIES PRIOR TO COMMENCING EXCAVATION.
- SHORE & BRACE WHERE NECESSARY TO ENSURE THE SAFETY & STABILITY OF THE EXISTING STRUCTURE DURING UNDERPINNING.

1. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE 32MPa @ 28 DAYS W/5% TO 8% AIR ENTRAINMENT.
2. MINIMUM YIELD STRENGTH OF STEEL 60 KSI.

RISE 4 7/8" (125 MM) MINIMUM 7 7/8" (200 MM) MAXIMUM
 RUN 10" (255 MM) MINIMUM 14" (355 MM) MAXIMUM
 ADJUST TOTAL NUMBER OF STEPS TO SUITE GRADE AT SITE.
 ALL SIZES SHALL CONFORM TO O.B.C TABLE 9.8.4.1.

4a. MIN. RSI 2.11 (R12) INSULATION & VAPOR BARRIER ON THE INSIDE FACE OF THE EXPOSED FOUNDATION WALL.

4b. 4" RIGID STYROFOAM UNDER STAIR
SLAB, LOWER LANDING AND OUTSIDE
FACE OF RETAINING WALLS

10" POURED CONCRETE WALL
W/NO REINFORCING REQUIRED FOR
WALL HEIGHTS TO A MAX. OF 1200mm,
UNLESS MENTIONED OTHERWISE.

PROVIDE 15M VERTICAL STEEL
REINFORCEMENT @ 12" O.C. AND 10M
DISTRIBUTION REINFORCEMENT
@12" O.C. PROVIDE MINIMUM 3" CONCRETE
COVER FOR MAIN REINFORCEMENT
PLACED TOWARD EARTH SIDE

42" HIGH WHERE DISTANCE FROM GRADE
TO BOTTOM OF WALKOUT EXCEEDS 5'-11"
36" FOR LESSER HEIGHTS. MAXIMUM 4"
BETWEEN VERTICAL PICKETS

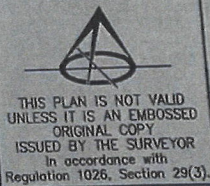
EXTERIOR TYPE DOOR (42MM INSULATED STEEL DOOR) SIZE 2'-8"x6'-8", W/ DEADBOLT AS PER OBC 9.6.5 & 9.6.8 TO RESIST FORCED ENTRY.



SCALE $\frac{3}{8}''=1'$

DEC 21, 2023

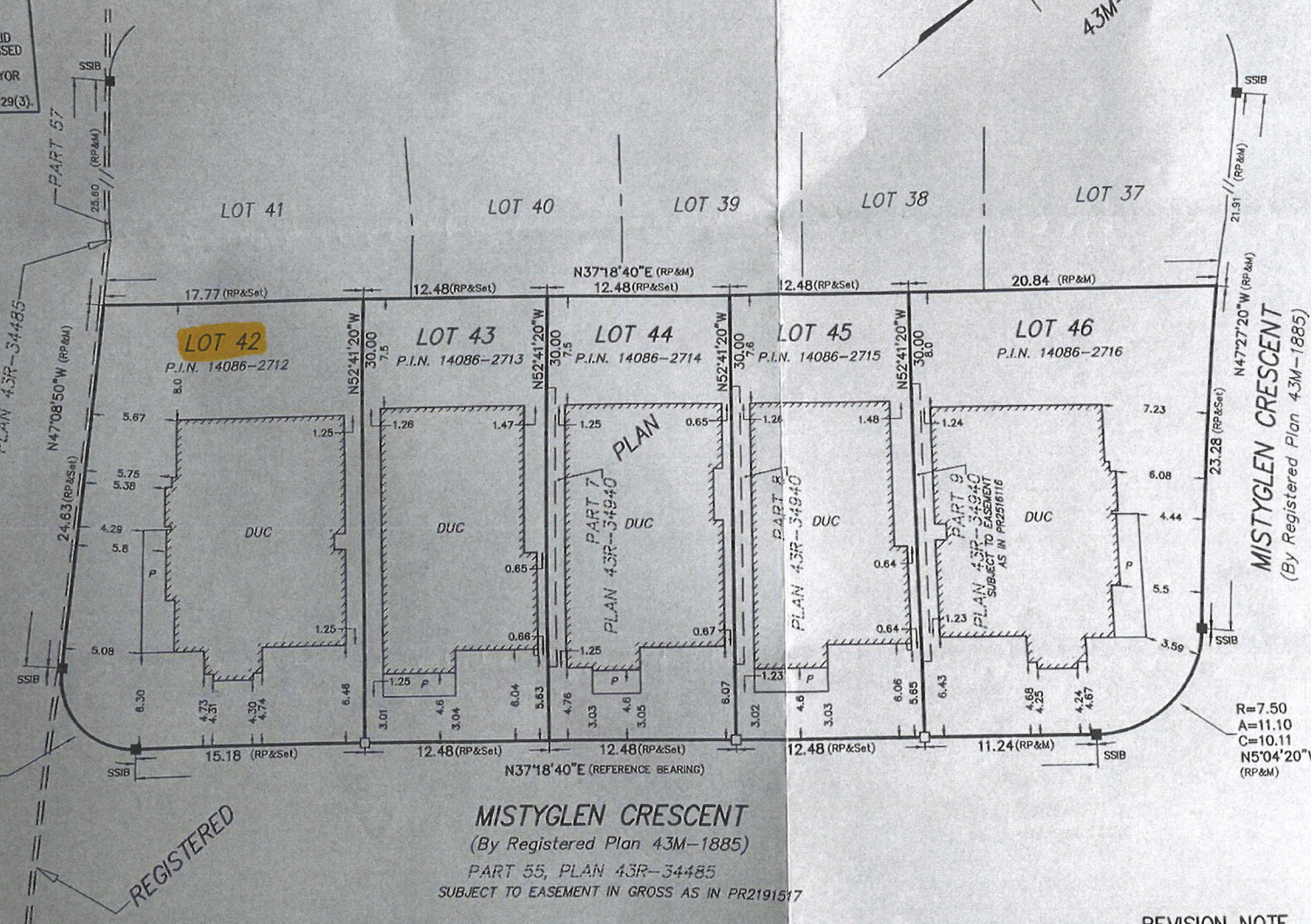
ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1885014



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ISSUED BY THE SURVEYOR
In accordance with
Regulation 1025, Section 29(3).

PART OF LOT 4, CONCESSION 3
WEST OF HURONTARIO STREET
LLOYD SANDERSON DRIVE
(By By-Law 235-2012 Registered As PR2198461)
PART 56
PLAN 43R-34485

R=5.00
A=8.34
C=7.41
N4°55'00"W
(RP&M)



SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF

LOTS 42 to 46 INCLUSIVE
REGISTERED PLAN 43M-1885

CITY of BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 300



YOUNG & YOUNG SURVEYING
(ETOBICOKE 2006) INC.

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METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE

BEARINGS ARE GRID AND ARE REFERRED TO THE
NORTH LIMIT OF MISTYGLEN CRESCENT, HAVING A BEARING
OF N37°18'40"E ACCORDING TO REGISTERED PLAN 43M-18

LEGEND

| | | |
|---------|---------|-----------------------------|
| □ | DENOTES | SURVEY MONUMENT SET |
| ■ | — | SURVEY MONUMENT FOUND |
| N,S,E,W | — | NORTH,SOUTH,EAST, WEST |
| M | — | MEASURED |
| SSIB | — | SHORT STANDARD IRON BAR |
| P.I.N. | — | PROPERTY IDENTIFIER NUMBER |
| DUC | — | DWELLING UNDER CONSTRUCTION |
| RP | — | REGISTERED PLAN 43M-1885 |
| P | — | PORCH |

NOTE

ALL FOUND SURVEY MONUMENTS ARE BY
J.D. BARNES LTD., O.L.S.
ALL SET SURVEY MONUMENTS ARE IRON BARS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LA
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF
OCTOBER, 2013.

JANUARY 22, 2014

DATE

CHRIS BERESNIEWICZ
ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR FIELDGATE HOMES

PART 2 - SURVEY REPORT

- 1) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY :
PART OF LOT 46 IS SUBJECT TO AN EASEMENT AS IN PR251
- 2) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING B

Young & Young Survey

(ETOBICOKE 2006)

310 North Queen St., Suite 102, Toronto ON M

Tel: (416) 621-2676 - Fax: (416) 621-

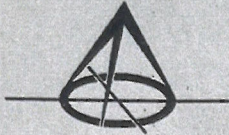
E-MAIL : yytoronto@bellnet.ca

DRAWN BY RJM CHECKED BY R.T./C.A. PROJECT 11-T7

ASSOCIATION OF ONTARIO
LAND SURVEYORS

PLAN SUBMISSION FORM

1885014

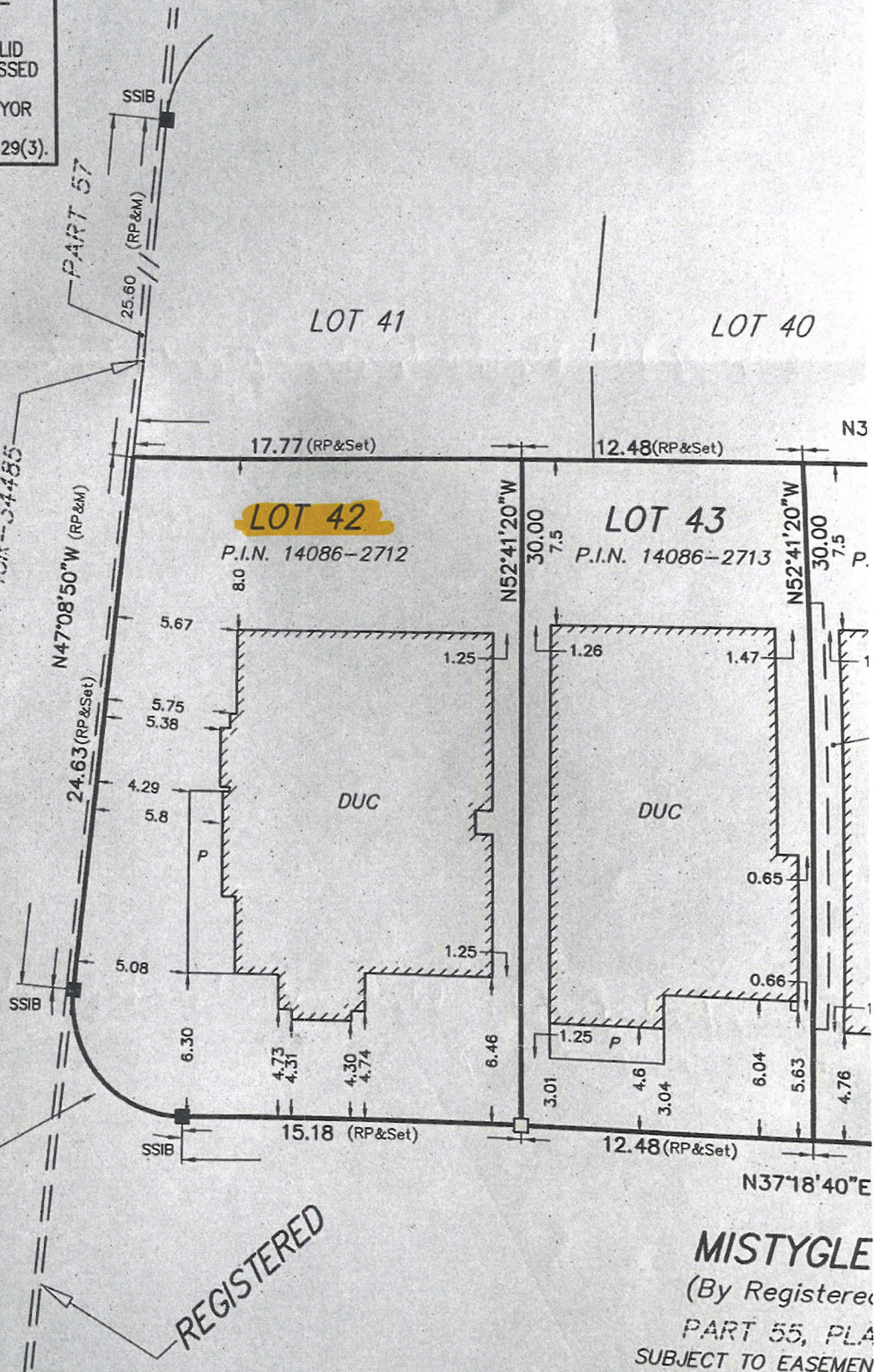


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In accordance with
Regulation 1026, Section 29(3).

PART OF LOT 4, CONCESSION 3
WEST OF HURONTARIO STREET
LLOYD SANDERSON DRIVE
(By By-Law 235-2012 Registered As PR2198461)
PART 56
PLAN 43R-34485

R=5.00
A=8.34
C=7.41
N4°55'00"W
(RP&M)

REGISTERED



MISTYGLE
(By Registered)
PART 55, PLAN
SUBJECT TO EASEMENTS

Zoning Non-compliance Checklist

File No.
A-2024-0008

Applicant: Haroon Malik
Address: 95 Lloyd Sanderson Dr
Zoning: R1F-12.4-2101
By-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|--|---|--|-----------|
| USE | | | |
| LOT DIMENSIONS AREA / DEPTH / WIDTH | | | |
| BUILDING SETBACKS FRONT / SIDE / REAR | | | |
| BUILDING SIZE | | | |
| BUILDING HEIGHT | | | |
| COVERAGE | | | |
| BELOW GRADE ENTRANCE | To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, | whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard. | 10.23.1 |
| BELOW GRADE ENTRANCE | To permit an interior side yard setback of 0.06m to a proposed exterior stairway leading to a below grade entrance, | whereas the by-law requires a minimum setback of 0.3m to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling. | 10.23.2 |
| ACCESSORY STRUCTURE SIZE / HEIGHT | | | |
| MULTIPLE ACCESSORY STRUCTURES | | | |
| GARAGE WIDTH | | | |
| LANDSCAPED OPEN SPACE | | | |
| ENCROACHMENTS | | | |
| TWO-UNIT DWELLING | | | |
| SCHEDULE "C" | | | |
| OTHER – DECK | | | |

Shiza Athar

Reviewed by Zoning

2024/01/09

Date