



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2024-0014

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)** Irfan Muhammad and Alia Muhammad
Address 9182 Heritage Rd. Brampton. ON L6X 0A1

Phone # 416-276-9495 **Fax #** _____
Email Irfan0517@gmail.com

2. **Name of Agent** Pamir Rafiq
Address 1435 Cornwall Road, Unit D2, Oakville, ON L6J 7T5

Phone # 416-566-6588 **Fax #** _____
Email info@lucidhomes.ca

3. **Nature and extent of relief applied for (variances requested):**
For the proposed 2 storey custom dwelling with a 4 car garage, the following are the variances requested,

- Lot area – 0.344 hectares provided, 0.4 hectares required (section 46.1.2(a))
- Lot width – 38.1m provided, 45m required (section 46.1.2(b))
- Side yard setback – 7.5m required, 2.21m provided (section 46.1.2(b))
- Building height – 10.6 required, 13.03m provided (section 46.1.2(b))

4. **Why is it not possible to comply with the provisions of the by-law?**
1.The lot area (0.344 hectares), and lot width (38.1m) are existing lot conditions.
2. Due to the dwelling's size and the need for a higher roof to match the neighborhood's character, some parts of the roof exceed the by-law limits, reaching up to 13.28m, while the main roof is 12.42m, and certain portions are as low as 10.94m. The house also surpasses the side yard setback, providing only 2.21m instead of the required 7.5m.

5. **Legal Description of the subject land:**
Lot Number Lot 6
Plan Number/Concession Number CONCESSION 6, PART 2, 43R-3488
Municipal Address 9182 Heritage Rd, Brampton, ON L6X 0A1

6. **Dimension of subject land (in metric units)**
Frontage 38.10 M.
Depth 90.806 M.
Area 3442.30 SQ.M. (0.344 ha)

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.)

Existing 1 storey brick dwelling and two detached garage (210.42 sq.m.)
Front covered porch, 21.80 sq.m. Walkout basement, 3.18 sqm.
Rear deck, 28.98 sq.m. Existing shed, 13.48 sq.m.
All existing structures listed above to be demolished.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed 2 storey single family dwelling with attached 4 cars garage. The dwelling will be divided into three separate buildings, each separated by a firewall:
Proposed Building 'A': 593.89 SQ.M.
Proposed Building 'B': 57.57 SQ.M.
Proposed Building 'C': 58.48 SQ.M.

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	22.90
Rear yard setback	55.84
Side yard setback	4.56
Side yard setback	10.61

PROPOSED

Front yard setback	24.27
Rear yard setback	27.55
Side yard setback	2.21
Side yard setback	7.5

10. Date of Acquisition of subject land: December 27, 2021

11. Existing uses of subject property: Residential Single Family Dwelling

12. Proposed uses of subject property: Residential Single Family Dwelling

13. Existing uses of abutting properties: Estate Residential to sides, Agriculture to rear

14. Date of construction of all buildings & structures on subject land: N/A

15. Length of time the existing uses of the subject property have been continued: N/A

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

Municipal ☐ Other (specify) _____
Well ☒

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

Municipal ☐ Other (specify) _____
Septic ☒

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

Sewers ☐ Other (specify) _____
Ditches ☐
Swales ☒

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 _____

DATED AT THE city Town OF Oakville Brampton
THIS 21 19 DAY OF December Jan, 2023 2024
Signature of Applicant(s) or Authorized Agent _____

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, Pamir Rafiq IREAN MUHAMMAD, OF THE city Town OF Oakville Brampton
IN THE Region OF Peel 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 Region OF
Peel THIS 19 DAY OF
January, 2024.

[Signature]
A Commissioner etc.

Ayena Zahid [Signature]
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires June 20, 2025.

[Signature]
Signature of Applicant or Authorized Agent

Submit By Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

A _____

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

Connor Cowan

Zoning Officer

2024-01-16

Date

DATE RECEIVED

JAN 19 2024

Date Application Deemed
Complete by the Municipality

VL

Revised 2022/02/17

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 9182 Heritage Rd, Brampton, ON L6X 0A1



I/We, Irfan Muhammad and Alia Muhammad
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

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

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 21 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.)

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

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

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.

PERMISSION TO ENTER



To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 9182 Heritage Rd, Brampton, ON L6X 0A1

I/We, Irfan Muhammad and Alia Muhammad
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

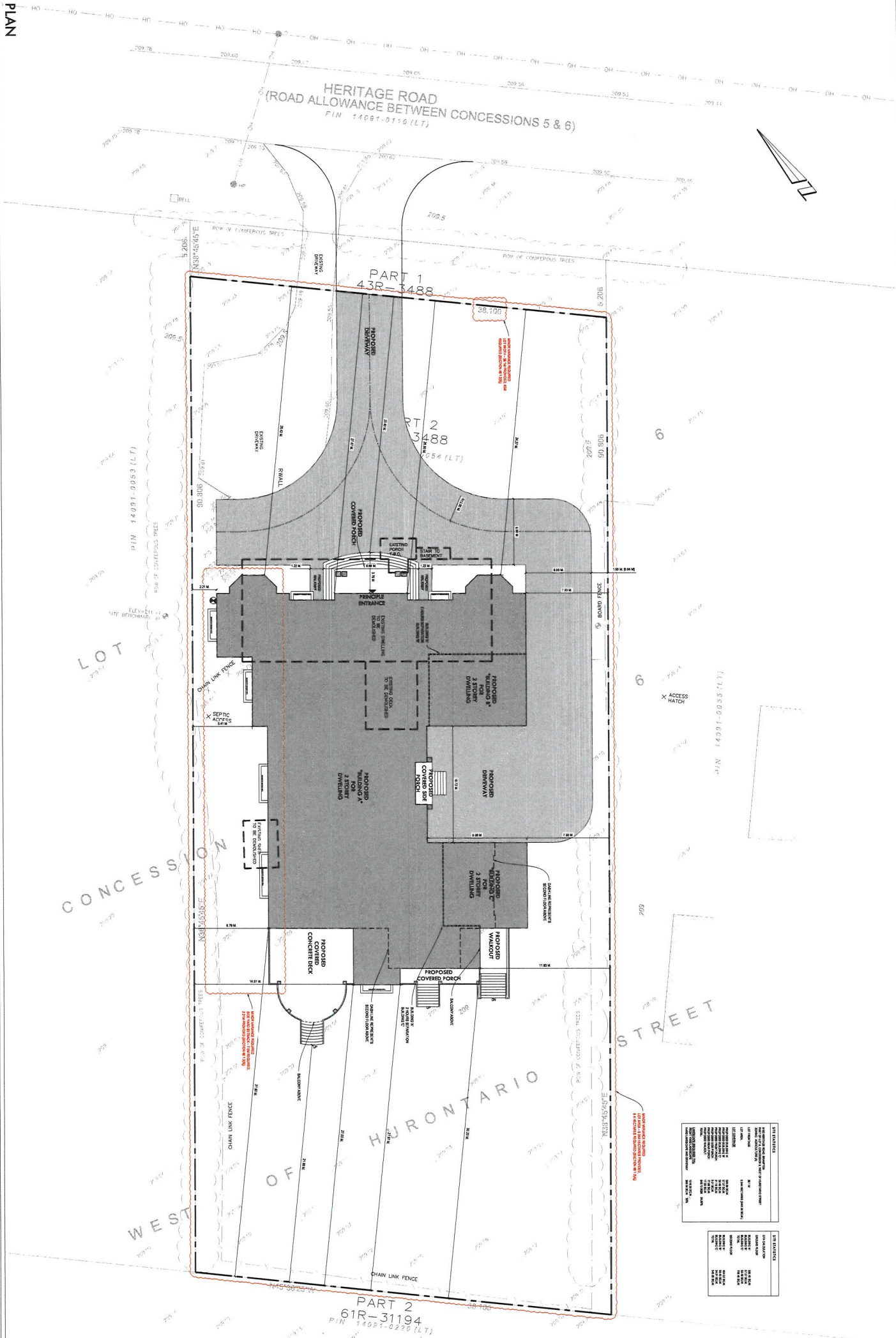
Dated this 21 day of December, 2023.

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

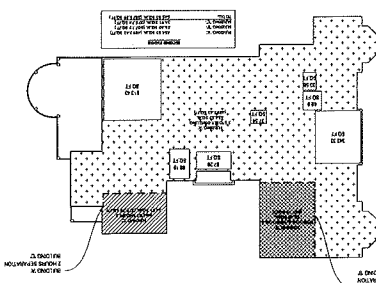
Irfan Muhammad Alia Muhammad
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

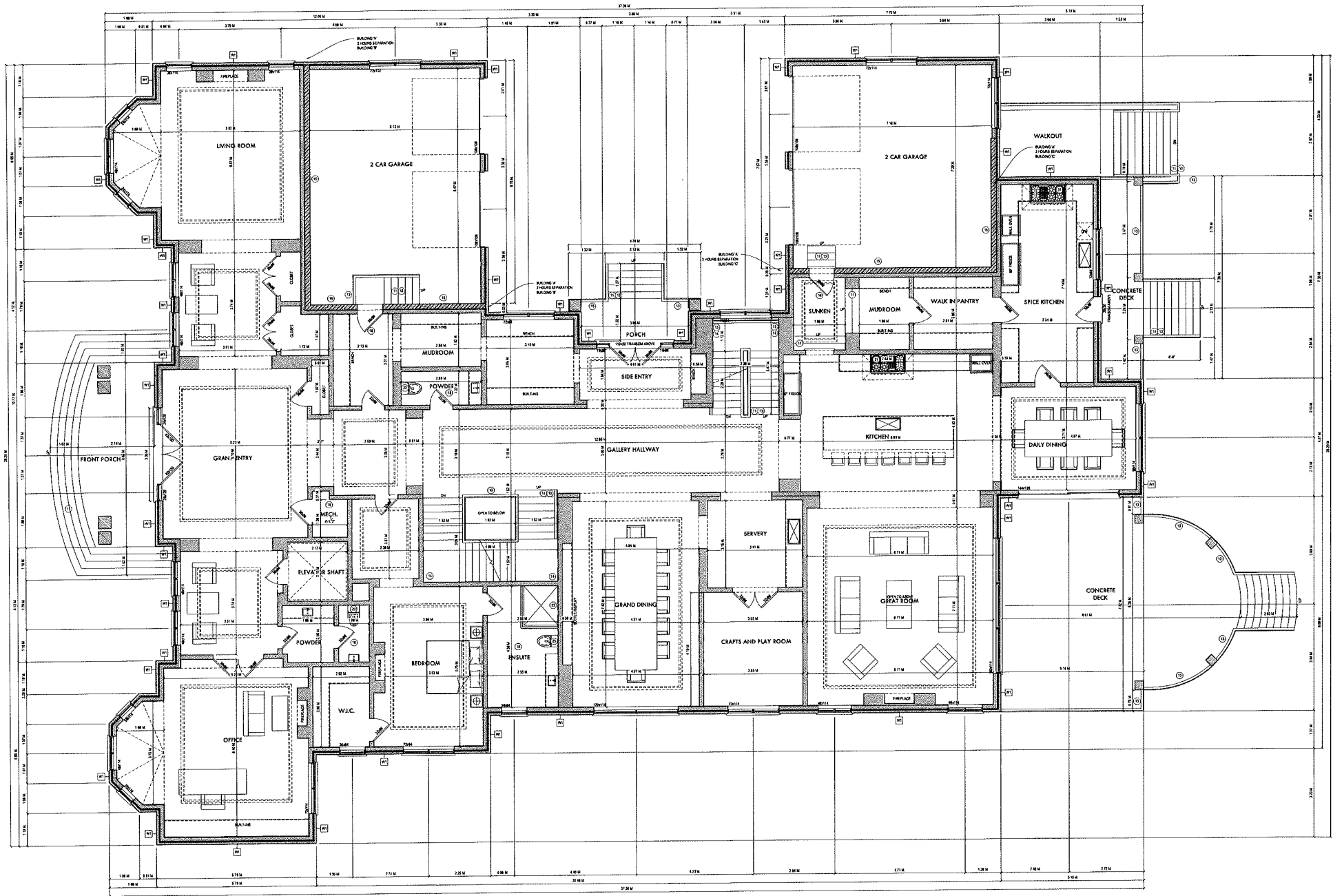
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

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

1-480
SITE PLAN[illegible]


LIFE STATISTICS	
<p>DATA COLLECTION:</p> <p>ENROLLMENT: 1,000</p> <p>RESEARCH W/:</p> <p>RESEARCH D/:</p> <p>70% F</p>	<p>100% B, 0% M</p> <p>50% F, 50% M</p> <p>50% F, 50% M</p> <p>70% F, 30% M</p>
<p>RESEARCH W/:</p> <p>RESEARCH D/:</p> <p>70% F</p>	<p>100% B, 0% M</p> <p>50% F, 50% M</p> <p>50% F, 50% M</p> <p>70% F, 30% M</p>

[illegible]



1/8" = 1'-0" **GROUND FLOOR PLAN**

CONSTRUCTION NOTES
1. CONTRACTOR TO VERIFY ALL DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DISCREPANCY MUST BE NOTIFIED IMMEDIATELY. DISCREPANCY THERE BE ANY DISCREPANCY.
2. POINT LOADS FROM OVERHEAD TRUSSES NOT SHOWN ON DRAWINGS. MANUFACTURER TO ACCOUNT FOR POINT LOADS. MANUFACTURER TRUSSES WITH DESIGN.
3. ALL TRUSSES SHALL HAVE A MINIMUM SPACING OF 4'.



LUCID HOMES
CUSTOM HOME BUILDERS
10000 LUCID DRIVE, SUITE 100
DALLAS, TEXAS 75243
TEL: 972.444.1111
WWW.LUCID-HOMES.COM

GENERAL NOTES

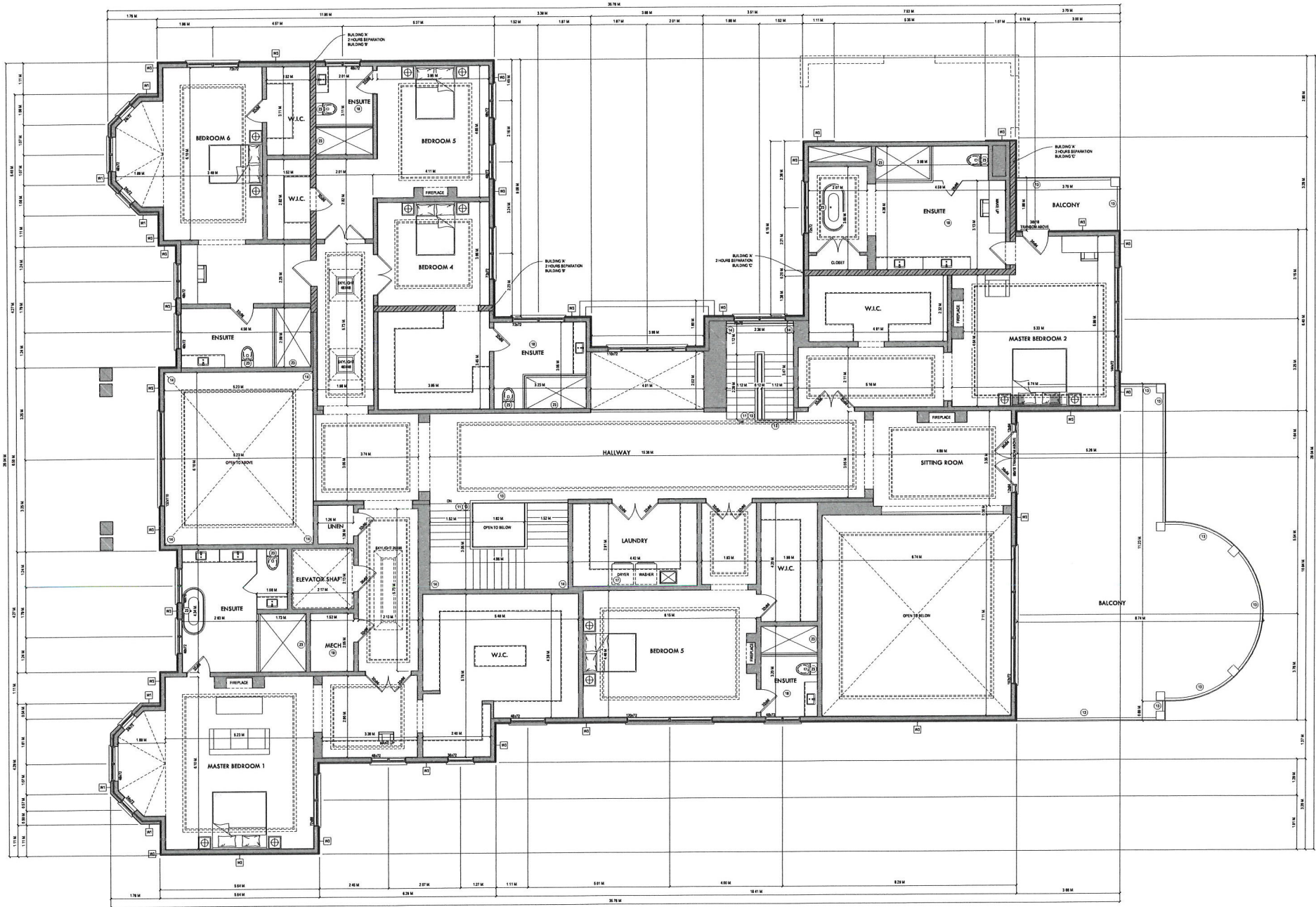
1. DRAWINGS ARE TO BE USED AS A GUIDE ONLY. NO CONSTRUCTION OF THIS BUILDING SHALL BE COMPLETED UNTIL ALL PERMITS ARE OBTAINED. AS AMENDMENTS ARE REQUIRED FOR PERMITS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE CITY OF DALLAS.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE CITY OF DALLAS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE CITY OF DALLAS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE CITY OF DALLAS.

REVISION LIST

NO.	DATE	DESCRIPTION
1	01/15/2024	ISSUED FOR PERMITS
2	01/15/2024	ISSUED FOR PERMITS
3	01/15/2024	ISSUED FOR PERMITS
4	01/15/2024	ISSUED FOR PERMITS
5	01/15/2024	ISSUED FOR PERMITS

PROJECT INFO

PROJECT NAME: LUCID HOMES
ADDRESS: 10000 LUCID DRIVE, SUITE 100
CITY: DALLAS, TEXAS 75243
STATE: TEXAS
ZIP: 75243
PHONE: 972.444.1111
WWW: WWW.LUCID-HOMES.COM



SECOND FLOOR PLAN

CONSTRUCTION NOTES

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSSES MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DIMENSIONS MUST BE NOTIFIED IMMEDIATELY IF SUCH IS THE CASE. NO MODIFICATIONS.

POINT LOADS FROM GROUND TRUSSES NOT SHOWN ON DRAWINGS. MANUFACTURER TO ADVISE FOR POINT LOADS FROM GROUND TRUSSES IN ALL DIRECTIONS.

ALL BEAMS SHALL HAVE A MINIMUM BEARING OF 4"

ALL STEEL COLUMN PILE DRIVEN OR SHALL BE SPANNED TO WOOD PILES.

ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.



GENERAL NOTES

DRAWINGS ARE TO BE READ AND SCALED TO BE SHOWN AND CONSTRUCTION OF THE BUILDING SHALL COMPLY WITH CANADIAN BUILDING CODE AS AMENDED. DIMENSIONS NOT WITHSTANDING FOR FINISH OF CONSTRUCTION UNLESS SPECIFIED OTHERWISE BY THE DESIGNER.

NOTICE: CONTRACTOR TO SITE VERIFY DIMENSIONS AND ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY. THE DRAWING AND DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF LUCID HOMES INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT CONSENT OF THE DESIGNER.

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5 -	MM/00/YYYY

PROJECT TITLE: SECOND FLOOR PLAN
DRAWN BY: PH
CHECKED BY:
ADDRESS: 8100 SERVICE ROAD, BRANTFORD
PROJECT NO.: 2023-001
SHEET NO.: A102



FRONT ELEVATION

CONTRACTOR TO VERIFY IF DIMENSIONS FOR SPAN OF TRUSSES MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY IN WRITING IF ANY DISCREPANCIES ARE FOUND.

POINT LOADS FROM GROUND TRUSSES NOT TO BE ON OR DRUMS. IMMEDIATELY ADVISE DESIGNER OF ANY DISCREPANCIES IN LVL DESIGN.

ALL BEAMS SHALL HAVE A MINIMUM BEARING OF 4" ALL STEEL COLUMNS SHALL BE BRACED TO WOOD STUDS.

ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.



CHANGES ARE TO BE MADE BY READING DRAWING AND CONSTRUCTION OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES. AS NOTED, CHANGES NOT REQUIRING PERMIT OR CONTRACTOR SHALL BE MADE BY THE DESIGNER OR ENGINEER. DO NOT BE CONSIDERED A PART OF THE CONTRACT UNLESS SPECIFICALLY NOTED BY THE DESIGNER OR ENGINEER. ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

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LEFT ELEVATION

CONSTRUCTION NOTES

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. IF DISCREPANCY MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES.

POINT LOADS FROM GROUND TRUSSES NOT SHOWN ON DRAWINGS. MANUFACTURER TO ACCOUNT FOR POINT LOADS FROM GROUND TRUSSES IN LV. DESIGN.

ALL BEAMS SHALL HAVE A MINIMUM BRACING OF 4'.

ALL TRUSS COLUMN RAILS SHALL BE STRAPPED TO WOOD FLOOR.

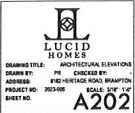
ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.



GENERAL NOTES

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES. AS AMENDMENTS ARE ISSUED, THE DRAWINGS SHALL BE REVISED TO REFLECT THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES. AS AMENDMENTS ARE ISSUED, THE DRAWINGS SHALL BE REVISED TO REFLECT THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES. AS AMENDMENTS ARE ISSUED, THE DRAWINGS SHALL BE REVISED TO REFLECT THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES.

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3	MM/05/2022
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5	MM/05/2022





REAR ELEVATION

CONSTRUCTION NOTES

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY IF DISCREPANCY IS NOTED IN ANY DIMENSIONS.

POINT LOADS FROM GIRDER TRUSSES NOT SHOWN ON DRAWINGS. MANUFACTURER TO ACCOUNT FOR POINT LOADS FROM GIRDER TRUSSES IN LVL DESIGN.

ALL BEAMS SHALL HAVE A MINIMUM BEARING OF 4"

ALL STEEL COLUMNS TALLER THAN 12' 6" SHALL BE SHIPPED TO WOOD BY LVL.

ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.



GENERAL NOTES

DRAWINGS ARE TO BE READ IN THE ORDER SHOWN AND CONSTRUCTION OF THE BUILDING SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES. AS AMENDED. DIMENSIONS NOT NOTED FOR PERMIT OR CONTRACT SHALL BE AS SHOWN BY DIMENSIONS OR MEMBERS. DO NOT SCALE DRAWINGS FOR PERMIT. DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED CONTRACTOR TO SITE VERIFY DIMENSIONS AND ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY. THE DRAWINGS AND DOCUMENTS ARE THE SOLE PROPERTY OF LUCID HOMES INC. REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF LUCID HOMES INC. IS PROHIBITED WITHOUT CONSENT OF THE DESIGNER.

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REUSE LIST	
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RIGHT ELEVATION

CONSTRUCTION NOTES

CONTRACTOR TO SITE VERIFY V DIMENSIONS FOR SPAN OF TRUSSES MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY IF BOLD THERE BE ANY DISCREPANCIES.

POINT LOADS FROM GROUND TRUSSES NOT SHOWN ON DRAWINGS. MANUFACTURER TO ACCOUNT FOR POINT LOADS FROM GROUND TRUSSES IN V. DESIGN.

ALL BEAMS SHALL HAVE A MINIMUM BEARING OF 4"

ALL SITE COLUMNS SHALL HAVE A 2" B.C. BE SHAPED TO WOOD FLOOR.

ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

LUCID HOMES

LUCID HOMES INC.
CUSTOM HOME AND RENOVATION DESIGN
1430 CORNELIUS BLVD. UNIT 105
DANVILLE, CA 94519
TEL: 925.446.8888 FAX: 925.446.8888
WWW.LUCID-HOMES.CA

GENERAL NOTES

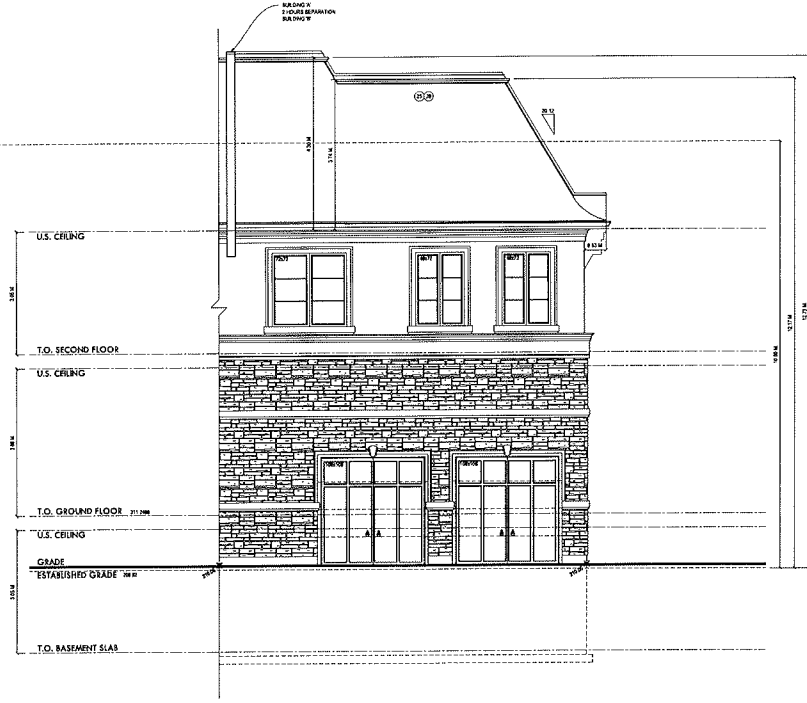
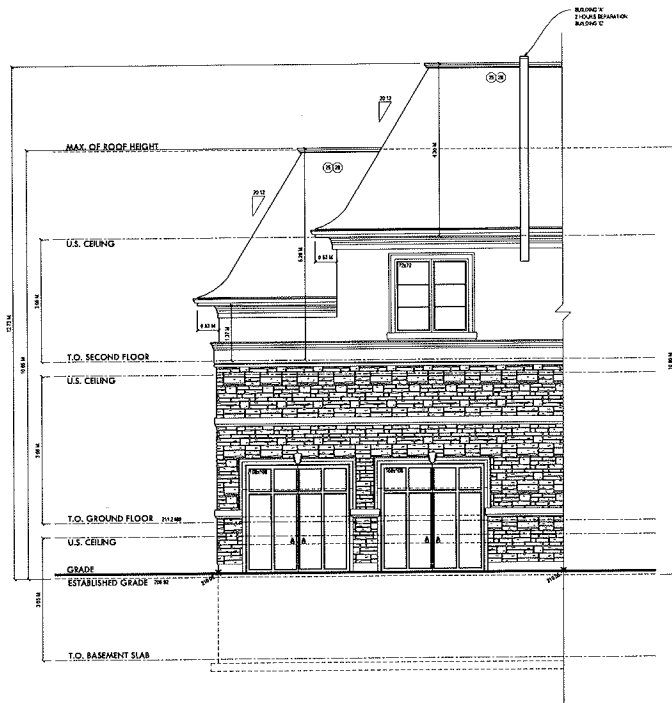
DRAWINGS ARE TO BE READ AND NOT SCALED. DESIGN AND CONSTRUCTION OF THE BUILDING SHALL COMPLY WITH CURRENT BUILDING CODES. AS AMENDED. DRAWINGS NOT INTENDED FOR RE-PRINT OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF THE DESIGNER. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER IS PROHIBITED.

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REVISION LIST	
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4.	MM/05/2024
5.	MM/05/2024

LUCID HOMES

ARCHITECTURAL ELEVATIONS

DRAWN BY: JH CHECKED BY: JH
ANALYST: JH
PROJECT NO: 202406
SHEET NO: A204



COURTYARD ELEVATIONS

CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING DIMENSIONS FOR BRICK/STONE MATCH WITH ON-SITE CONDITIONS PRIOR TO ORDERING OF MATERIALS. DIMENSIONS MUST BE NOTIFIED IMMEDIATELY THROUGH THESE OR ANY OTHER CHANNELS.

POINT LOADS FROM OVERHANGS SHALL NOT BE SHOWN ON DRAWINGS. MANUFACTURERS TO SUGGEST FOR POINT LOADS IN FOOTING PLANS IN DISCREET.

ALL BEAMS SHALL HAVE A MINIMUM BEARING OF 4"

ALL STEEL COLUMNS SHALL BE SHOWN ON ALL BEAMS TO BE SUPPORTED BY BEAMS.

ANY DISCREPANCIES BETWEEN DRAWINGS SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

LUCID HOMES

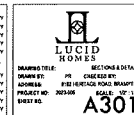
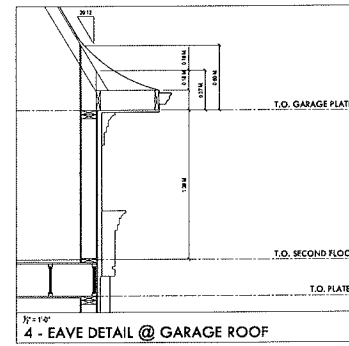
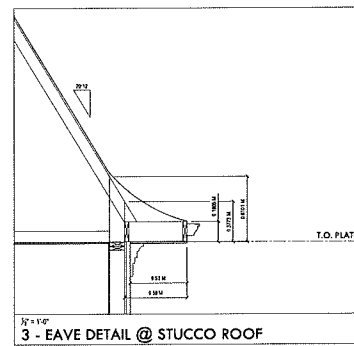
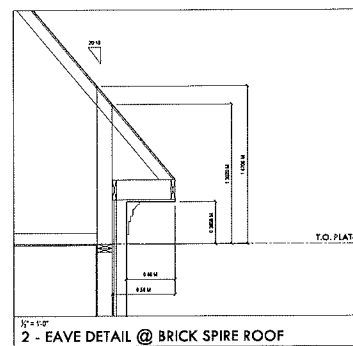
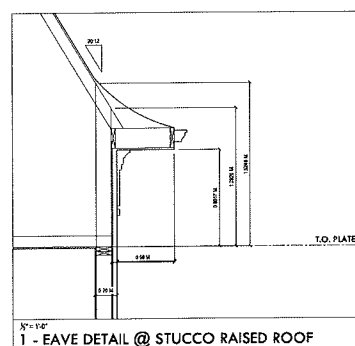
LUCID HOMES INC.
CUSTOM HOME AND RENOVATION DESIGN
1500 CORNELIUS BLVD. STE. 100
DANVILLE, CA 94501
TEL: 925.466.0000
WWW.LUCIDHOMES.COM

DISCLAIMER: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS PRIOR TO ORDERING OF MATERIALS. DIMENSIONS MUST BE NOTIFIED IMMEDIATELY THROUGH THESE OR ANY OTHER CHANNELS.

REVISION	DATE
1	01/01/2024
2	01/01/2024
3	01/01/2024
4	01/01/2024
5	01/01/2024

LUCID HOMES

ARCHITECTURAL ELEVATIONS
DRAWN BY: JPM
CHECKED BY: JPM
PROJECT NO: 202400
SHEET NO: A204



Zoning Non-compliance Checklist

File No.
A - 2024-0014

Applicant: Pamir Rafiq
Address: 9182 Heritage Rd
Zoning: A
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
LOT DIMENSIONS - AREA	To permit a single unit dwelling having a lot area of 0.345ha	whereas the by-law permits a minimum lot area of 0.4ha.	46.1.2(a)
LOT DIMENSIONS - WIDTH	To permit a single unit dwelling having a lot width of 38.1m	whereas the by-law permits a minimum lot width of 45m	46.1.2(b)
BUILDING SETBACKS - SIDE	To permit an interior side yard setback of 2.21m to a proposed single unit dwelling	whereas the by-law requires a minimum interior side yard setback of 7.5m .	46.1.2(b)
BUILDING SIZE			
BUILDING HEIGHT	To permit a single unit dwelling having a building height of 13.03m	whereas the by-law permits a maximum building height of 10.6m.	46.1.2(b)
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2024-01-16

Date