



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

FILE NUMBER: A-2024-0006

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) Agyei Peprah-Asiase

Address 13 HARPER RD, BRAMPTON

Phone # 416-939-1550 Fax # _____

Email agyeipeprah@hotmail.com

2. Name of Agent ARYAN SHARMA

Address 96 KENNEDY RD SOUTH, UNIT 206

Phone # 905-452-8200 Fax # _____

Email info@thedesignfine.com

3. Nature and extent of relief applied for (variances requested):

1) MINOR VARIANCE FOR REDUCED REAR YARD SETBACK FROM 7.5 M TO 3.84M

2) MINOR VARIANCE REDUCE SETBACK ON SECOND FLOOR FROM (1.2+0.6M) TO 1.2M (ALLOWABLE FOR MAIN FLOOR)

3) MINOR VARIANCE FOR INCREASE IN COVERAGE TO 36.40% (MAX ALLOWED (30%))

4. Why is it not possible to comply with the provisions of the by-law?

1) Current minimum allowable setback is 7.5 m we propose 3.84 m.

2) Second floor side setback is (1.2+0.6 m) we would like to propose 1.2 m for both main floor and second floor.

3) Coverage exceeding by 6.4%.

5. Legal Description of the subject land:

Lot Number 236

Plan Number/Concession Number _____

Municipal Address 13 HARPER RD, BRAMPTON

6. Dimension of subject land (in metric units)

Frontage 15.24 M

Depth 35.05 M

Area 534.19 M

7. Access to the subject land is by:

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

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.)

Bungalow with Garage. (garage to be demolished)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Two story addition attach to existing house.

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	7.96 M
Rear yard setback	13.16 M
Side yard setback	2.4 M
Side yard setback	5.7 M

PROPOSED

Front yard setback	7.96
Rear yard setback	3.84 M
Side yard setback	2.4 M
Side yard setback	1.2 M

10. Date of Acquisition of subject land: unknown
11. Existing uses of subject property: RESIDENTIAL (TWO UNIT DWELLING)
12. Proposed uses of subject property: RESIDENTIAL (THREE UNIT DWELLING)
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 1960
15. Length of time the existing uses of the subject property have been continued: 6 YEARS

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

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 DECEMBER 27TH OF 2023

THIS 27 DAY OF DECEMBER, 2023.

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, ARUN SHARMA, OF THE City OF 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 27th DAY OF

January, 2024

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

A Commissioner etc.

Expires September 20, 2026

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1B

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

2024-01-08

Date

DATE RECEIVED January 9, 2024

Date Application Deemed
Complete by the Municipality

Clara

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: 13 HARPER RD, BRAMPTON


I/We, Aryansharma please print/type the full name of the owner(s)

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

ARYANSHARMA 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 27 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: 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: 13 HARPER RD, BRAMPTON

I/We, Agys Properties Inc
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.

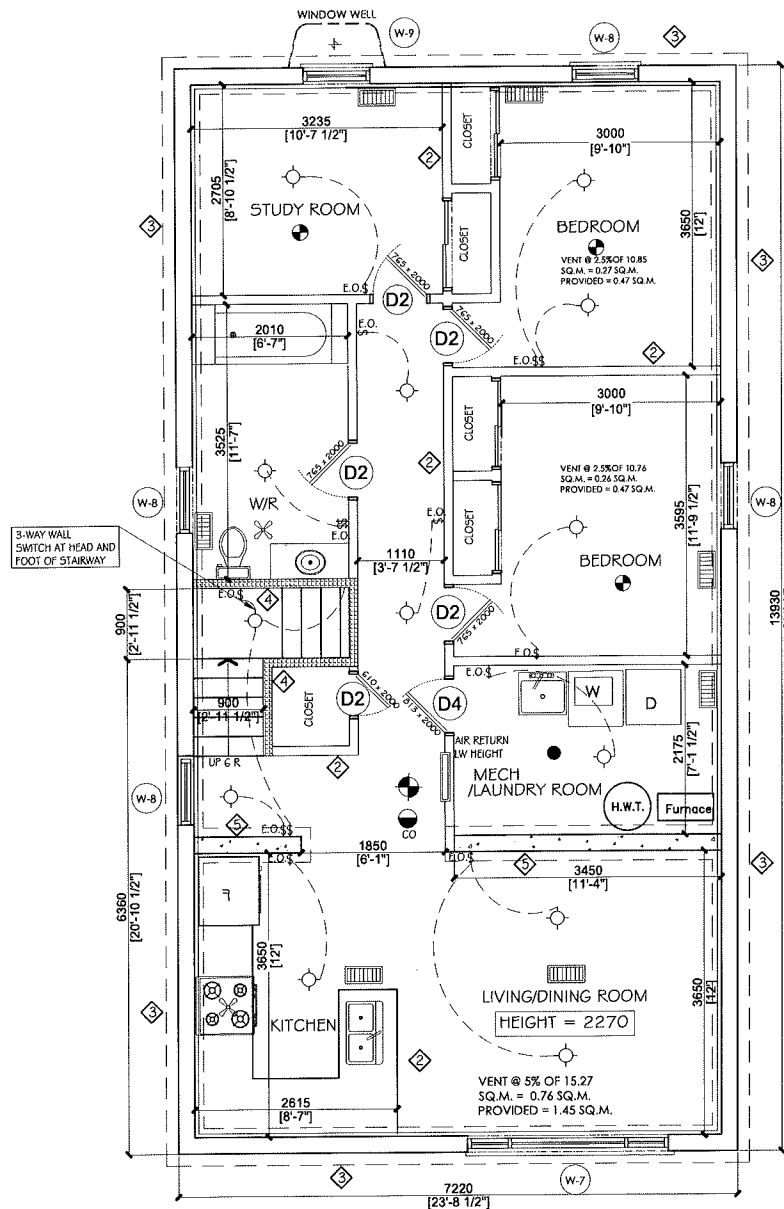
Dated this 27 day of DECEMBER, 2023.


(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: 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



WALL SCHEDULE

1	PROPOSED INTERIOR 3/8 X 1/40 @40G O/C 12.7 MM GYPSUM WALL BOARDS ON BOTH THE SIDES TO REMAIN AS IS
2	PROPOSED 3/8 X 1/40 WOOD FRAMING @ 40G O.C. RSI 2.11 INSULATION WVAPOR BARRIER UP TO THE FULL BASEMENT HEIGHT
3	TYPE 'X' WALL 2'X6' (3/8 X 1/40)MM FRAMING @ 40G MM OR 16' (30 MIN. FRR)
4	EXISTING CONCRETE BLOCK WALL TO BE REMAIN AS IS

WINDOW SCHEDULE	DOOR SCHEDULE
(EXISTING TO REMAIN)	(EXISTING TO REMAIN)
W7 2600 X 560 WINDOW	D-1 800 X 2000 DOOR
W8 850 X 560 WINDOW	D-2 765 X 2000 DOOR
	D-3 610 X 2000 DOOR
	D-4 813 X 2000 DOOR

PROPOSED WINDOW SCHEDULE

W-9 865 X 1420 WINDOW

LEGEND:

- WIRED INTERCONNECTED SMOKE ALARM WITH VISUAL SIGNALING COMPONENT (STROBE)
- PROVIDE DUCT TYPE SMOKE DETECTOR WHICH UPON ACTIVATION WILL TURN OFF FUEL SUPPLY AND ELECTRICAL TO THE HEATING SYSTEM
- CLG. MTD. EXHAUST FAN POWERED BY ELECT. LIGHT SWITCH CONTD. TO O/S DAMPERED VENT
- HEATING OUTLET
- ELECTRIC OUTLET
- CARBON MONO-OXIDE DETECTOR
- SPRINKLER

- GENERAL NOTES:
- ALL WORK SHALL CONFORM TO THE ONTARIO BUILDING CODE O. REG. 332 /12 AS AMENDED DIV. B. PART 7.
- ELECTRICAL NOTES:
- ALL THE ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY.
 - ALL SMOKE ALARMS ARE LOCATED WITH CONFORMATION OF OBC. DIV.B 9.10.19.3.

- PLUMBING NOTES:
- ALL THE PLUMBING SHALL CONFORM TO THE ONTARIO BUILDING CODE O. REG. 332 /12 AS AMENDED DIV. B. PART 7.
 - PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE REQUIRED ON SHOWER AS PER OBC DIV.B 7.6.5.2.(1)
 - THE MAXIMUM HOT WATER TEMPERATURE SUPPLIED TO THE FIXTURES IN RESIDENTIAL OCCUPANCIES SHALL NOT EXCEED 49° C (120° F) AS PER OBC ARTICLE 7.6.5.1. DISHWASHER AND CLOTHES WASHERS ARE EXEMPT FROM THIS REQUIREMENT.
 - ALL THERMOSTATIC VALVES SHALL CONFORM TO CAN/CSA-B125 "PLUMBING FIXTURES" AND BE LABELED ACCORDINGLY.
 - THE FIRE SPRINKLER SYSTEM SHALL BE A FLOW THROUGH SYSTEM WITH A MINIMUM 3/4" COPPER PIPE CONNECTED TO AT LEAST A 3/4" COPPER WATER PIPE OR DIRECTLY AFTER THE WATER METER.
- NOTE:THE INSTULLATION OF CARBON MONOXIDE DETECTOR S SHALL COMPLY WITH OBC DIV B.9.33.4 REQUIREMENTS.
- : INSTALLATION OF HVAC EQUIPMENTS SHALL CONFORM TO MANUFACTURE'S SPECIFICATIONS AND MANUALS
- : MECHANICAL VENTILATION SHALL BE PROVIDED IN CONFORMANCE WITH OBC DIV B.9.32.3 REQUIREMENTS.

- NOTE :
- MIN CEILING HEIGHT REQUIRED FOR BASEMENT IS 1950 MM
 - PROVIDED EXHAUST FAN/ RANG HOOD
 - MIN 30 MIN F.R.R FOR STRUCTURAL ITEMS
 - LOCATION OF SMOKE ALARMS PER OBC DIV.B.9.10.19.3
 - THE FIRE SPRINKLER SYSTEM SHALL BE A FLOW THROUGH SYSTEM WITH A MIN 3/4" COPPER PIPE CONNECTED TO AT LEAST A 3/4" COPPER WATER PIPE OR DIRECTLY AFTER THE WATER METER OR PEV LINE (4")
 - BASEMENT CEILING AND MAIN FLOOR ASSEMBLY TO PROVIDE FIRE SEPARATION OF 15MIN. MINIMUM WITH 1/2" GYPSUM WALL BOARD

GENERAL NOTE:

The contractor shall check and verify all dimensions and report all errors and omissions to the consultant. All drawings, specifications and related documents are the copyright property of DESIGN FINE LTD. and may not be reproduced without their permission. Do not scale drawings. This drawing shall not be used for construction purposes unless issued for construction and signed by DESIGN FINE LTD.

DATE:	NO.	DESCRIPTION	BY
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REVISIONS:

PROJECT:

13 HARPER ROAD, BRAMPTON,ON

CLIENT:

KOFI

deSign
Fine Ltd.

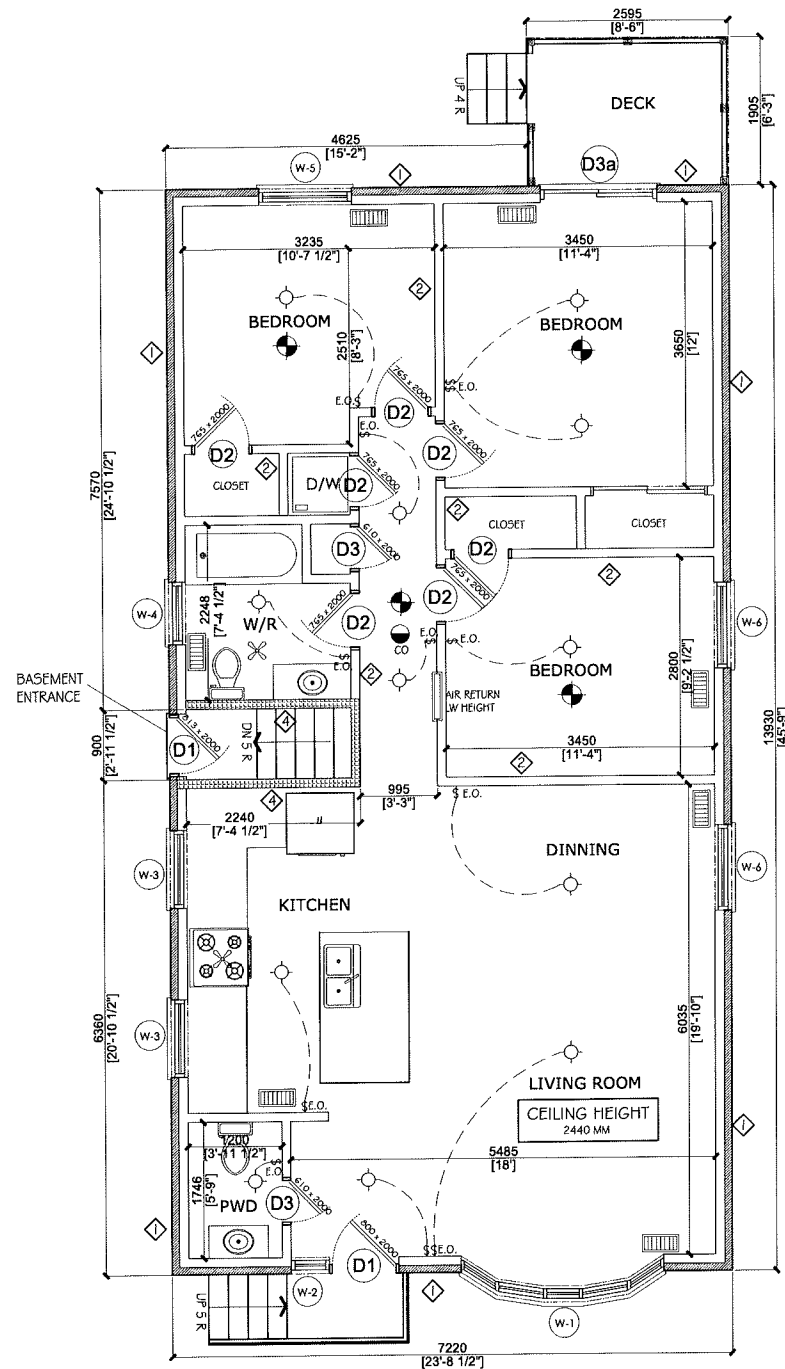
CONSULTING ENGINEERS

95 KENNEDY ROAD SOUTH
BRAMPTON, ON L6W 3E7
Ph: 905-452-8200 Fax: 905-452-8285
www.thedesignfine.com

DRAWING TITLE:

EXISTING BASEMENT PLAN

DESIGN: AS	SCALE: AS NOTED	DRAWING NO: A1
DRAWN: AS	DATE: JULY, 2023	
CHECKED: AS	PROJECT NO DFL-2023-035	



EXISTING MAIN FLOOR PLAN (AREA = 100.57 SQM)

Scale = 1:75

WALL SCHEDULE

- EXISTING EXTERIOR BRICK VENEER 25MM AIR GAP
MOISTURE BARRIER 13MM SHEATHING R20
INSULATION 38 X 140 @40G O/C VAPOR BARRIER
12.7 MM GYPSUM WALL BOARD TO REMAIN AS IS
- EXISTING INTERIOR 38 X 140 @40G O/C 12.7
MM GYPSUM WALL BOARDS ON BOTH THE
SIDES TO REMAIN AS IS
- TYPE 'X' WALL 2"x6"(38 X 140)MM FRAMING @
40G MM OR 16" (30 MIN. FRR)

LEGEND:

- WIRED INTERCONNECTED SMOKE ALARM
WITH VISUAL SIGNALING COMPONENT (STROBE)
- PROVIDE DUCT TYPE SMOKE DETECTOR WHICH
UPON ACTIVATION WILL TURN OFF FUEL SUPPLY
AND ELECTRICAL TO THE HEATING SYSTEM
- CLG. MTD. EXHAUST FAN POWERED BY
ELECT. LIGHT SWITCH CONTD. TO O/S
DAMPED VENT
- HEATING OUTLET
- ELECTRIC OUTLET
- CARBON MONO-OXIDE
DETECTOR
- AIR RETURN

WINDOW SCHEDULE

(EXISTING TO REMAIN)

- W1 2600 x 1750 WINDOW
- W2 500 x 2000 WINDOW
- W3 1000 x 950 WINDOW
- W4 800 x 1000 WINDOW
- W5 1200 x 1100 WINDOW
- W6 1100 x 1100 WINDOW

DOOR SCHEDULE

(EXISTING TO REMAIN)

- D-1 813 X 2000 DOOR
- D-2 765 X 2000 DOOR
- D-3 610 X 2000 DOOR
- D-3a 1500 X 2000 SLIDING DOOR

ELECTRICAL NOTES:

- ALL THE ELECTRICAL INSTALLATIONS MUST
BE INSPECTED BY THE ELECTRICAL SAFETY
AUTHORITY.
- ALL SMOKE ALARMS ARE LOCATED WITH
CONFORMATION OF OBC, DIV.B
9.10.19.3.

GENERAL NOTE:

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DATE:	NO.	DESCRIPTION	BY
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REVISIONS:

PROJECT:

13 HARPER ROAD,
BRAMPTON, ON

CLIENT:

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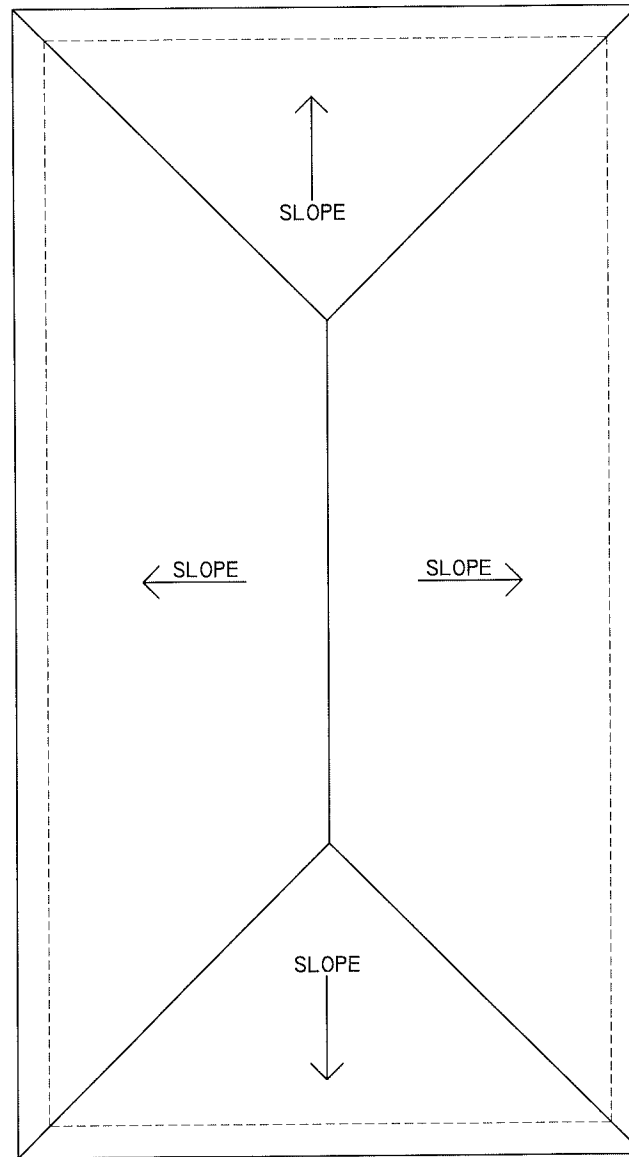
CONSULTING ENGINEERS

96 KENNEDY ROAD SOUTH
BRAMPTON, ON L6W 9E7
Ph: 905-452-8200 Fax: 905-452-8285
www.thedesignfine.com

DRAWING TITLE:

EXISTING MAIN FLOOR PLAN

DESIGN: AS	SCALE: AS NOTED	DRAWING NO: A2
DRAWN: AS	DATE: JULY, 2023	
CHECKED: AS	PROJECT NO DFL-2023-035	



EXISTING ROOF PLAN

Scale= 1:75

GENERAL NOTE:

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[illegible]

REVISIONS:

PROJECT:

**13 HARPER ROAD,
BRAMPTON, ON**

CLIENT:

KOFI



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DRAWING TITLE:

EXISTING ROOF PLAN

DESIGN: AS	SCALE: AS NOTED
DRAWN: AS	DATE: JULY, 2023
CHECKED:	PROJECT NO DFL-2023-035



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REVISIONS:

PROJECT:

13 HARPER ROAD,
BRAMPTON, ON

CLIENT:

KOFI



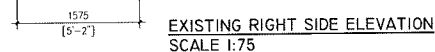
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BRAMPTON, ON L6W 3E7
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www.thedesignfine.com

DRAWING TITLE:

EXISTING FRONT, REAR
ELEVATIONS

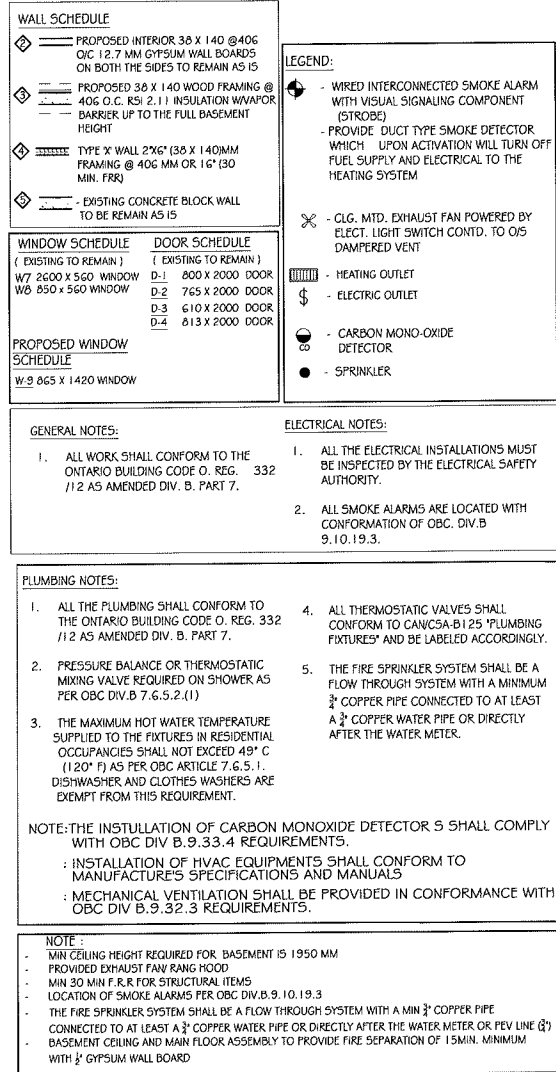
DESIGN: AS	SCALE: AS NOTED	A4
DRAWN: AS	DATE: JULY, 2023	
CHECKED: AS	PROJECT NO DFL-2023-035	



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DESIGN: AS	SCALE: AS NOTED	DRAWING NO.
DRAWN: AS	DATE: JULY, 2023	A5
CHECKED: AS	PROJECT NO DFL-2023-035	

A5



Scale= 1:100

GENERAL NOTE:
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DATE:	NO.	DESCRIPTION	BY

REVISIONS:

PROJECT:
**13 HARPER ROAD,
BRAMPTON, ON**

CLIENT:

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CONSULTING ENGINEERS

96 KENNEDY ROAD SOUTH
BRAMPTON, ON L6W 3E7
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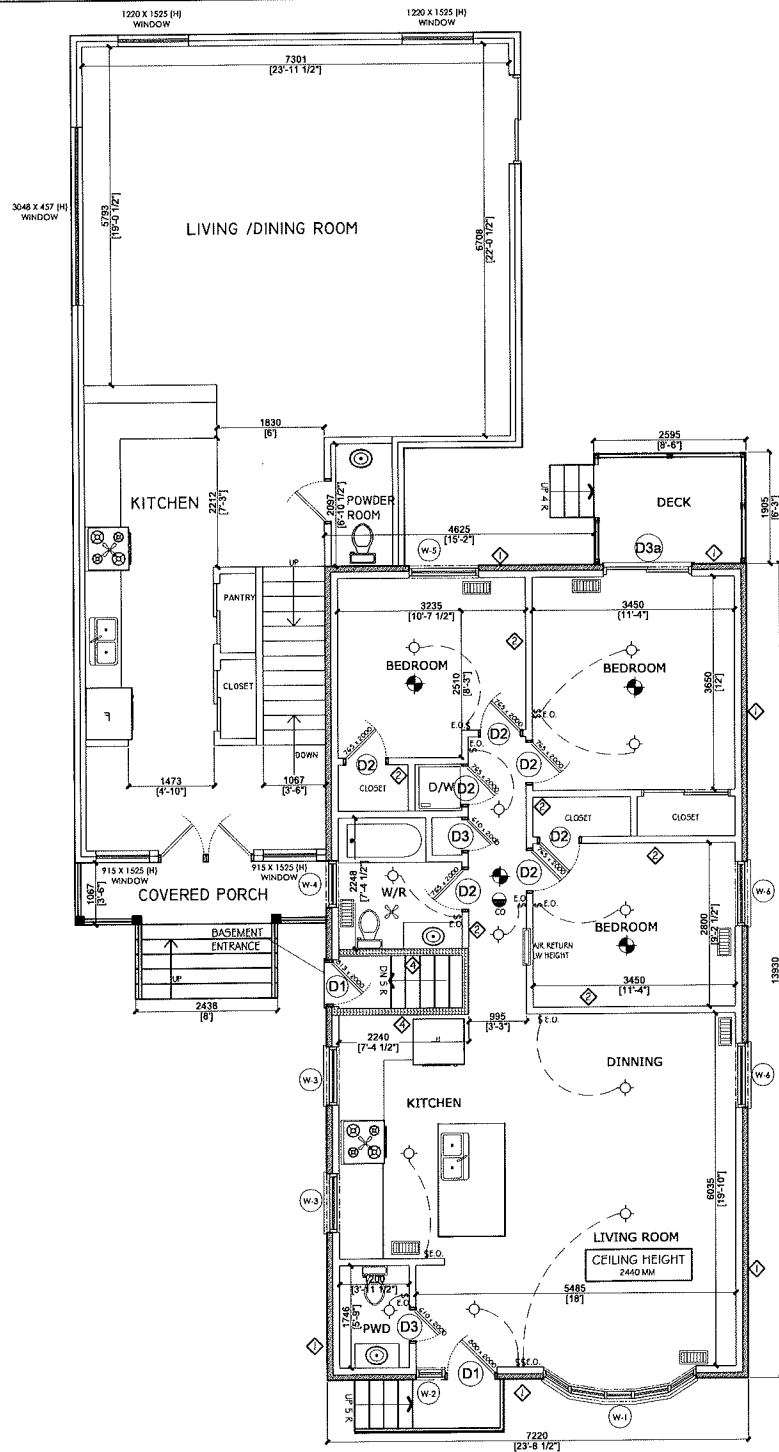
DRAWING TITLE:

PROPOSED BASEMENT
PLAN

DESIGN: AS	SCALE: AS NOTED
DRAWN: AS	DATE: JULY, 2023
CHECKED: AS	PROJECT NO DFL-2023-035

A6

A6



WALL SCHEDULE	
EXISTING EXTERIOR BRICK VENEER, 25MM AIR GAP, MOISTURE BARRIER, 13MM SHEATHING R20, INSULATION 3/8 X 140 @40% O/C VAPOR BARRIER, 12.7 MM GYPSUM WALL BOARD TO REMAIN AS IS	
EXISTING INTERIOR 3/8 X 140 @40% O/C 12.7 MM GYPSUM WALL BOARDS ON BOTH THE SIDES TO REMAIN AS IS	
TYPE 'X' WALL 2X6(38 X 140)MM FRAMING @ 406 MM OR 16\"	

WINDOW SCHEDULE (EXISTING TO REMAIN)	DOOR SCHEDULE (EXISTING TO REMAIN)
W1 2600 x 1750 WINDOW	D-1 813 X 2000 DOOR
W2 500 x 2000 WINDOW	D-2 765 X 2000 DOOR
W3 1000 x 950 WINDOW	D-3 610 X 2000 DOOR
W4 800 x 1000 WINDOW	D-3a 1500 X 2000 SLIDING DOOR
W5 1200 x 1100 WINDOW	
W6 1100 x 1100 WINDOW	

- ELECTRICAL NOTES:
- ALL THE ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY.
 - ALL SMOKE ALARMS ARE LOCATED WITH CONFORMANCE OF OBC, DIV.B 9.10.19.3.

- LEGEND:
- WIRED INTERCONNECTED SMOKE ALARM WITH VISUAL SIGNALING COMPONENT (STROBE) PROVIDE DUCT TYPE SMOKE DETECTOR WHICH UPON ACTIVATION WILL TURN OFF FUEL SUPPLY AND ELECTRICAL TO THE HEATING SYSTEM
 - CLG. MTD. EXHAUST FAN POWERED BY ELECT. LIGHT SWITCH CONTD. TO O/S DAMPERED VENT
 - HEATING OUTLET
 - ELECTRIC OUTLET
 - CARBON MONO-OXIDE DETECTOR
 - AIR RETURN

PROPOSED MAIN FLOOR PLAN

Scale= 1:100

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DATE:	NO.	DESCRIPTION	BY
REVISIONS:			

PROJECT:
**13 HARPER ROAD,
BRAMPTON, ON**

CLIENT:
KOFI

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Fine Ltd.

CONSULTING ENGINEERS

96 KENNEDY ROAD SOUTH
BRAMPTON, ON L6W 3T7
Ph: 905-452-8200 Fax: 905-452-8285
www.thadesignfine.com

DRAWING TITLE:		
PROPOSED MAIN FLOOR PLAN		
DESIGN: AS	SCALE: AS NOTED	DRAWING NO: A7
DRAWN: AS	DATE: JULY, 2023	
CHECKED: AS	PROJECT NO DFL-2023-035	



Scale= 1:100

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DATE:	NO.	DESCRIPTION	BY
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**13 HARPER ROAD,
BRAMPTON, ON**

KOFI

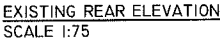
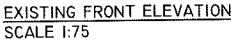


96 KENNEDY ROAD SOUTH
BRAMPTON, ON L6W 3E7
Ph: 905-452-8200 Fax: 905-452-8285
www.thedesignline.com

PROPOSED SECOND FLOOR PLAN

DESIGN: AS	SCALE: AS NOTED	DRAWING NO: A8
DRAWN: AS	DATE: JULY, 2023	
CHECKED: AS	PROJECT NO DFL-2023-035	

A8



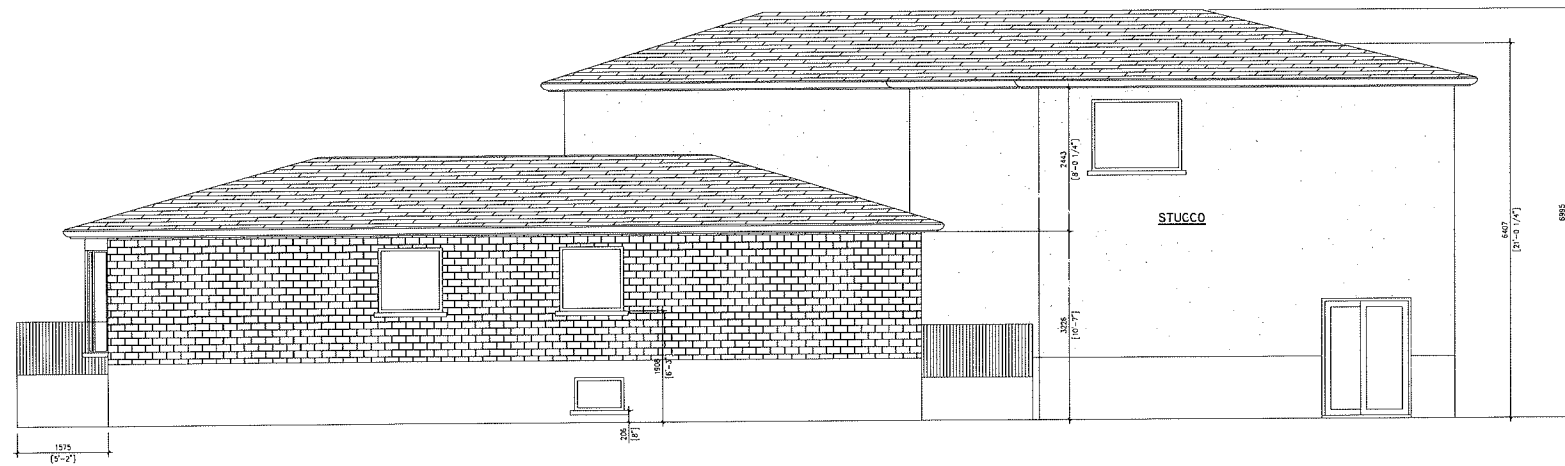
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DESIGN: AS	SCALE: AS NOTED
DRAWN: AS	DATE: JULY, 2023
CHECKED: AS	PROJECT NO DPL-2023-035

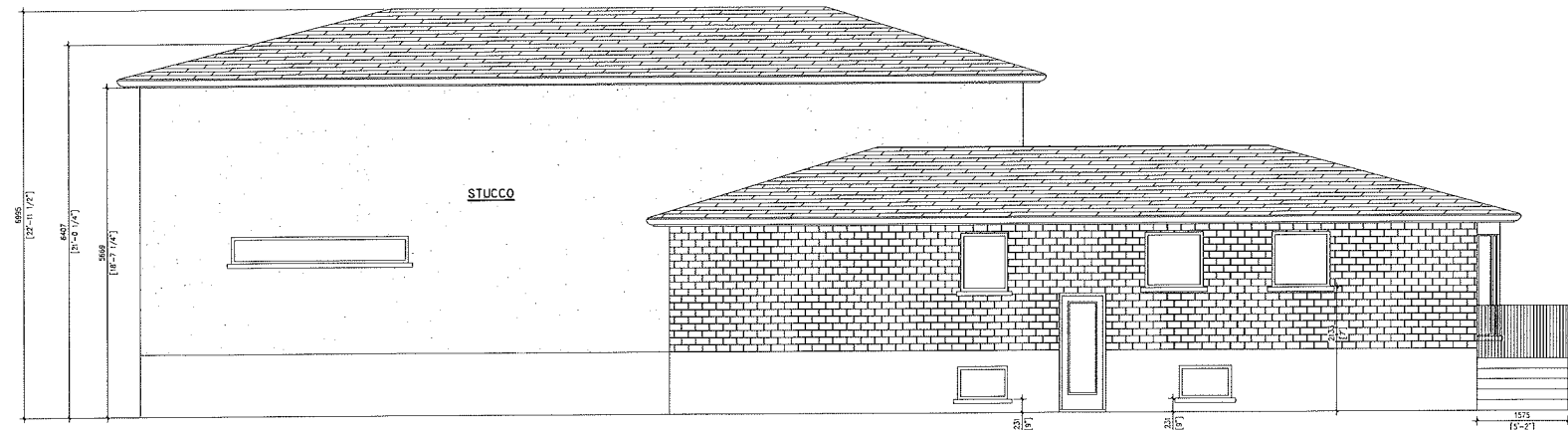
DRAWING NO:

A9

A9



PROPOSED RIGHT SIDE ELEVATION
SCALE 1:100



PROPOSED LEFT SIDE ELEVATION
SCALE 1:100

GENERAL NOTE:
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DATE:	NO.	DESCRIPTION	BY
REVISIONS:			

PROJECT:
**13 HARPER ROAD,
BRAMPTON, ON**

CLIENT:
KOFI

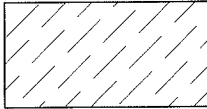
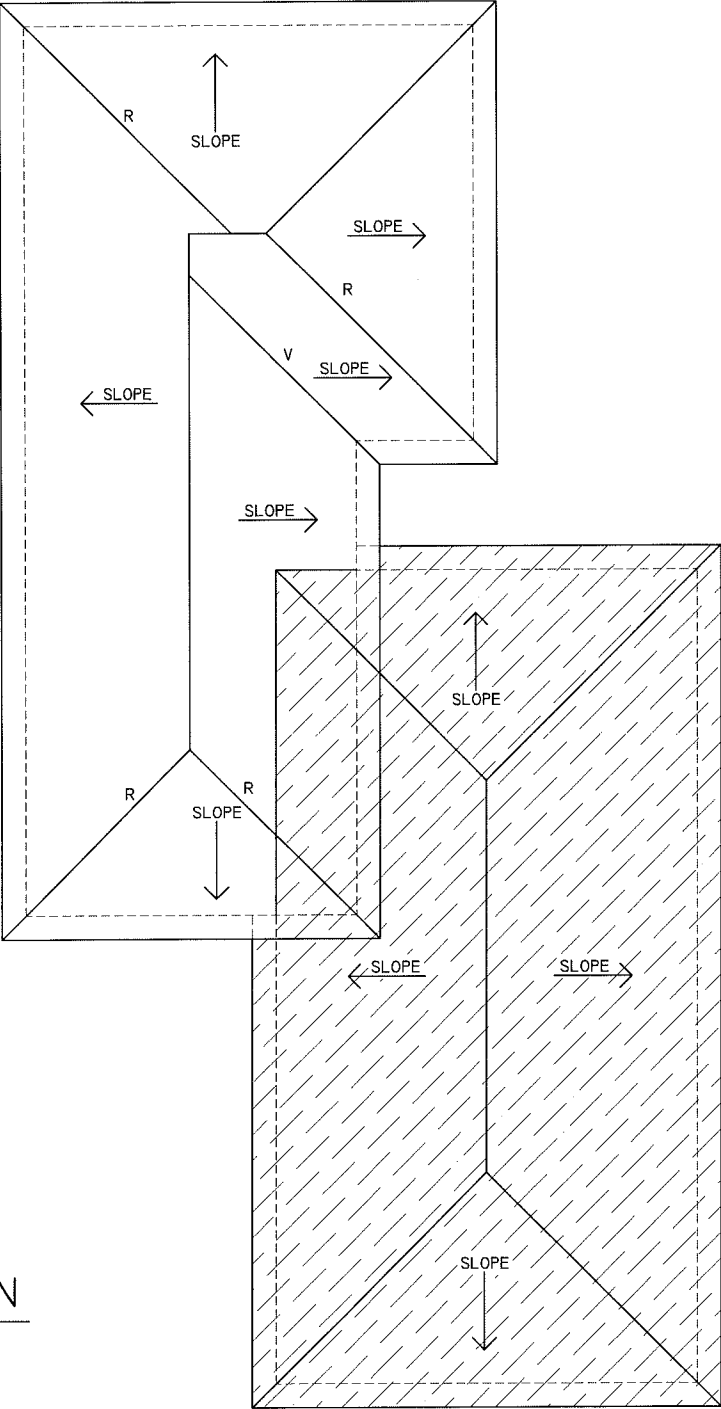
deSign

Fine Ltd.

CONSULTING ENGINEERS

96 KENNEDY ROAD SOUTH
BRAMPTON, ON L6W 3E7
Ph: 905-452-8200 Fax: 905-452-8285
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DRAWING TITLE:		
PROPOSED SIDE ELEVATIONS		
DESIGN: AS	SCALE: AS NOTED	DRAWING NO: A10
DRAWN: AS	DATE: JULY, 2023	
CHECKED: AS	PROJECT NO DFL-2023-035	



EXISTING
ROOF

PROPOSED ROOF PLAN

Scale= 1:100

GENERAL NOTE:
The contractor shall check and verify all dimensions and report all errors and omissions to the consultant. All drawings, specifications and related documents are the copyright property of DESIGN FINE LTD. and may not be reproduced without their permission. Do not scale drawings. This drawing shall not be used for construction purposes unless issued for construction and signed by DESIGN FINE LTD.

DATE:	NO.	DESCRIPTION	BY

REVISIONS:

PROJECT:
**13 HARPER ROAD,
BRAMPTON,ON**

CLIENT:
KOFI

deSign

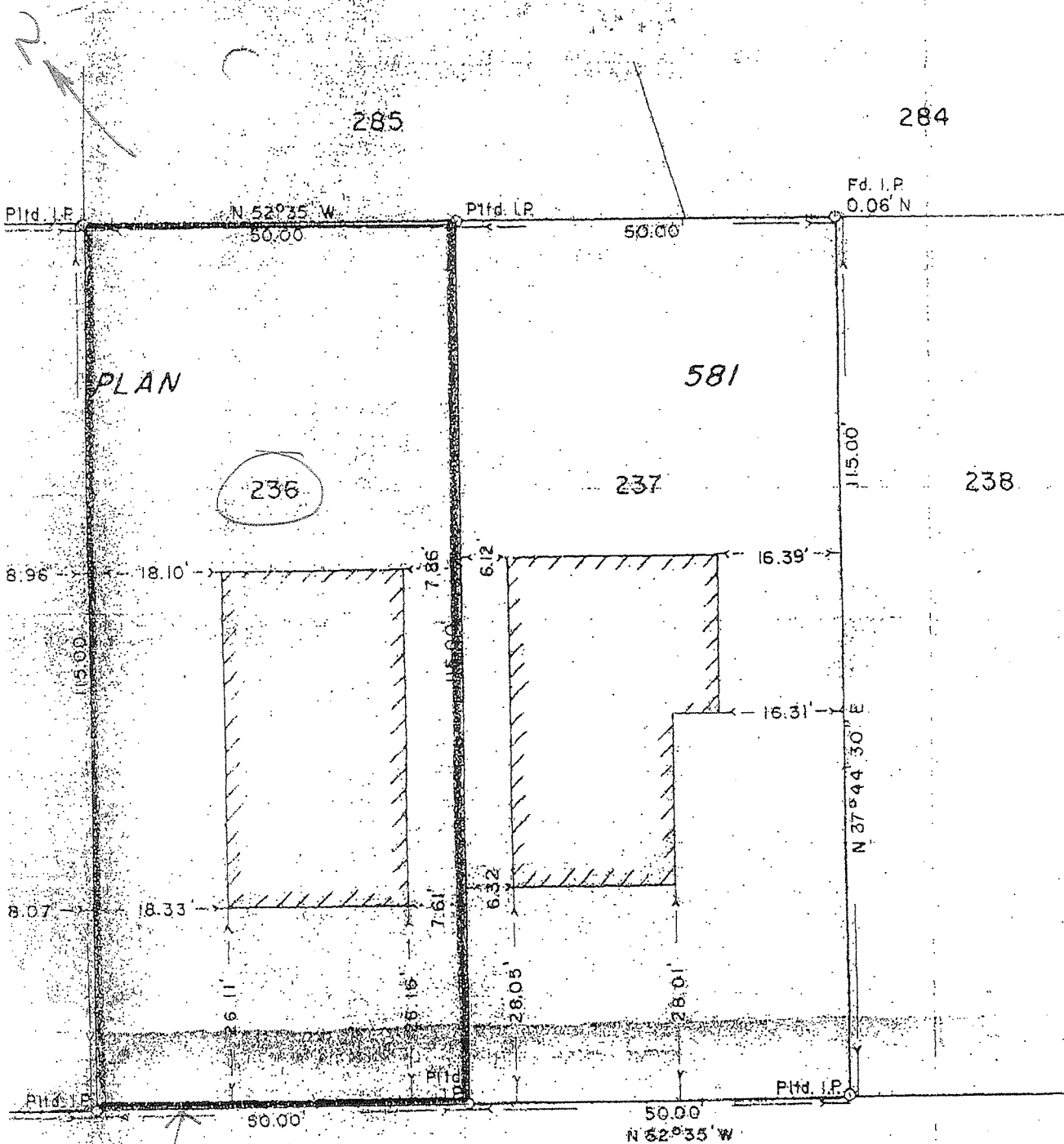
Fine Ltd.

CONSULTING ENGINEERS

95 KENNEDY ROAD SOUTH
BRAMPTON, ON L6W 3E7
Ph: 905-452-8200 Fax: 905-452-8285
www.thadesignfine.com

DRAWING TITLE:
**PROPOSED ROOF
PLAN**

DESIGN: AS	SCALE: AS NOTED	DRAWING NO: A11
DRAWN: AS	DATE: JULY, 2023	
CHECKED: AS	PROJECT NO DFL-2023-035	



13 HARPER ROAD

13 HARPER ROAD S.E.

N OF SURVEY

OF
3 & 237 REGISTERED PLAN 581
N OF BRAMPTON
COUNTY OF PEEL

if this plan is correct

Ontario Land Surveyor
Ontario Land Surveyor

OLD & BROUSE

ENGINEERS, ONTARIO LAND SURVEYORS

A SCARLETT ROAD

WESTON, ONT.

CH. 4-5464

DATE OCT 19, 1959 PROJECT 59-581-3

Zoning Non-compliance Checklist

File No.
A-2024-0006-

Applicant: Aryan Sharma
Address: 13 Harper Rd
Zoning: R1B
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
BUILDING SETBACKS - REAR	To permit a rear yard setback of 3.84m to a proposed addition	whereas the by-law requires a minimum rear yard setback of 8.76m .	10.27(a)
BUILDING SETBACKS - SIDE	To permit a building addition with an exterior side yard setback of 1.2m on the second storey	whereas the by-law requires a minimum exterior side yard setback of 1.8m on the second storey	10.27(b)(i)
BUILDING SIZE	To permit a lot coverage of 36.4%,	whereas the by-law permits a maximum lot coverage of 30%.	10.27(c)
BUILDING HEIGHT			
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

2024-01-08

Date