

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **DIAN LANDURIE AND WALTER DE BRUYN KOPS** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 13, Concession 4 WHS, Part 2, Plan 43R-22577 municipally known as **7558 CREDITVIEW ROAD**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit a garden suite located above an existing detached garage with a residential gross floor area of 66 sq. m (710.42 sq. ft.) and a combined gross floor area for the detached garage with a garden suite above of 148.26 sq. m (1,595.86 sq. ft.), whereas the by-law permits a maximum gross residential floor area of 48 sq. m (516.67 sq. ft.) for a garden suite located above a detached garage and a maximum combined gross floor area of 96 sq. m (1,033.34 sq. ft.) for the detached garage with a garden suite above.

Note: Approval was granted for the detached garage under minor variance application A05-262.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO
Application for Consent: NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, March 28, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this this 16th Day of March, 2023.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

CREDITVIEW ROAD

PIN 14085-2990(LT)

PART 3
PLAN 43R-14404

PART 4
PLAN 43R-23982

PART 2
PLAN 43R-22577
PIN 14085-2512(LT)

PART 5
PLAN 43R-23982
PIN 14085-2802(LT)

PART 1
PLAN 43R-29985
PIN 14085-4655(LT)

PART 6
PLAN 43R-23982
PIN 14085-4650(LT)

PART 2
PLAN 43R-29985
PIN 14085-4641(LT)

WIDENING BY INST. 124278VS
(DEDICATED BY BY-LAW 8224, INST. 124278VS)

PART 3
PLAN 43R-22577
PIN 14085-2848(LT)

PART 4
PLAN 43R-22577
PIN 14085-2647(LT)

PART 7
PLAN 43R-29631
PIN 14085-4639(LT)

PART 8
PIN 14085-4638(LT)

PART 9
PIN 14085-4637(LT)

Date	Ref.	Description
OCT. 11/05	PP	GRANITE GARAGE AND DRIVEWAY
JULY 19/2005	LP	REVISION TO GARAGE POSITION AND LOT LINE DIMENSION

Revisions

Drawn	EH
Date	JUNE/05
Checked	
Approved	
Printed	JULY 20/05
CAD File	05-7955P.DWG

Single pages of documents are not to be read independently of all pages of the Contract Documents.

The contractor shall verify all dimensions on the Contract Documents. Any discrepancies are to be reported to the Architect prior to the commencement of the work.

Under no circumstances shall the Contractor or sub-contractors proceed in uncertainty. Do not scale drawings.

**nanagan
beresford
& patterson**
architects



70 Sifton Road, Unit 1,
Woodbridge, Ontario
L4L 8B9 Tel. (905) 265-2688
Fax. (905) 265-2685

SP

C OF A APPROVAL A-262/05

LANDURIE / DE BRUYN KOPS RESIDENCE

7558 CREDITVIEW ROAD
BRAMPTON, ONTARIO

PROPOSED GARAGE

PART OF LOT 13,
CONCESSION 4
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF TORONTO)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEELE

DESIGNATED AS PART 2
PLAN 43R-22577

Sheet
Title SITE PLAN

Scale 1:250

Sheet
Number 05-795-01

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **March 28, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, March 23, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, March 23, 2023.**
 2. To participate in-person, please email the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, March 23, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, March 23, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



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) DIAN LANDURIE & WALTER DE BRUYN KOPS
Address 7558 CREDITVIEW RD
BRAMPTON, ON L6Y 0G5

Phone # 416-948-2158 Fax # _____
Email dian.landurie@gmail.com

2. Name of Agent _____
Address _____

Phone # _____ Fax # _____
Email _____

3. Nature and extent of relief applied for (variances requested):
- To allow a garden suite of 66m² (2nd floor already built).
over an existing 2-car garage
- The second story was already approved as storage area.
- Existing garage already obtained variance
FILE # A05-262
- Exterior of garage building will remain as is - no changes.

4. Why is it not possible to comply with the provisions of the by-law?
require a minor variance for garden suite size.

5. Legal Description of the subject land:
Lot Number 13
Plan Number/Concession Number CONC 4 WHS PT
Municipal Address 7558 CREDITVIEW RD, BRAMPTON, ON L6Y 0G5

6. Dimension of subject land (in metric units)
Frontage 37.66 meters
Depth 81.67 meters
Area 3075.69 m²

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.)

- HOUSE - 1 1/2 story. $\cong 2500 \text{ sq. ft} / 232 \text{ m}^2$
- GARAGE - 2-car + 2nd story. - 51 m^2
- SHED - $10' \times 11.8'$
- SHED - $7' \times 7'$

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NONE - ALL EXISTING.

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)

	HOUSE	GARAGE
EXISTING		
Front yard setback	32.7m	50.5m
Rear yard setback	38.48m	20.51m
Side yard setback	7.82m	2m
Side yard setback	17.755m	25.86m
PROPOSED	EXISTING BUILDINGS.	
Front yard setback		
Rear yard setback		
Side yard setback		
Side yard setback		

10. Date of Acquisition of subject land: DEC / 1999
11. Existing uses of subject property: RESIDENTIAL
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: ① EXISTING HOUSE WAS MOVED FROM 2ND LINE, MISSISSAUGA
② EXISTING GARAGE (2 STORY) - BUILDING BEGAN IN 2006
15. Length of time the existing uses of the subject property have been continued: _____

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 # <u>A05-262</u>	Decision <u>Approved</u>	Relief _____
File # <u>A97-256</u>	Decision <u>Approved</u>	Relief _____
File # _____	Decision _____	Relief _____

[Signature]
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 15 DAY OF FEBRUARY, 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, DIAN LANDURIE, 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 16th DAY OF
Feb., 2023

[Signature]
Signature of Applicant or Authorized Agent

[Signature]
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Rhm2

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

L Barbuto
Zoning Officer

February 16, 2023
Date

DATE RECEIVED

Feb. 16, 2023

Date Application Deemed
Complete by the Municipality

CREDITVIEW ROAD

PIN 14085-2990(LT)

PART 3
PLAN 43R-14404

PART 4
PLAN 43R-23982

PART 5
PLAN 43R-23982
PIN 14085-1802(LT)

PART 2
PLAN 43R-22577
PIN 14085-2512(LT)

PART 1
PLAN 43R-29985

PART 6
PLAN 43R-23982
PART 2
PLAN 43R-29985

WIDENING BY INST. 124278VS
DEDICATED BY BY-LAW 8224, SST, 12/4/79(VS)

PART 3
PLAN 43R-22577
PIN 14085-2840(LT)

PART 4
PLAN 43R-22577
PIN 14085-2647(LT)

PART 7
PLAN 43R-29631

PART 5
PIN 14085-4641(LT)

PART 6
PIN 14085-4640(LT)

PART 7
PIN 14085-4639(LT)

PART 8
PIN 14085-4638(LT)

PART 9
PIN 14085-4637(LT)

**flanagan
berestford
& patteson
architects**

70 Sillar Road, Unit 1,
Woodbridge, Ontario
L4L 8B9 Tel: (905) 265-2688
Fax: (905) 265-2685

SP
C OF A APPROVAL A-262/05

**LANDURIE /
DE BRUYN KOPS
RESIDENCE**

7558 CREDITVIEW ROAD
BRAMPTON, ONTARIO
PROPOSED GARAGE

PART OF LOT 13,
CONCESSION 4
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF TORONTO)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

DESIGNATED AS PART 2
PLAN 43R-22577

Sheet
Title SITE PLAN
Scale 1:250

Sheet
Number 05-795-01

18 Metal Flashing - 0.31 mm (0.013") painted galvanized steel, 75 mm (3") under wall sheathing & singles or 150mm (6") up birds face into roof. To comply with subsection 9.27.3.(1) and 9.28.4 of the O.B.C.

19 N/A

20 STEEL PIPE COLUMN

- 89 mm (3-1/2") diameter and a wall thickness of 4.76 mm (3/16") with clips at top AND 150 X 150 X 10 mm (6" X 6" X 3/8") bottom plate, (for both steel beams and wood beams), (for continuous beams only)
- Anchor bottom plate with 2 @ 18 mm (5/8") diameter 200 mm (8") long bolts 50 mm (2") back on poured concrete footing.
- Footing size to be: minimum footing size / max. column spacing
- 1000 X 1000 X 400 mm - 2997 mm
- (5'-4" X 5'-4" X 1'-4") - 9'10"
- 120 X 120 X 333 mm - 4880 mm
- (3'-6" X 3'-6" X 1'-9") - 16'0"
- Where columns sit on foundation soil use 100 x 200 x 16 mm (4" x 8" x 5/8") plate with 2 - 16 mm (5/8") anchor bolts.

21 150 X 150 mm (6" X 6") No. 1 SPF, post on V steel shoe anchored in 600 X 600 X 400 mm (2'-0" X 2'-0" X 1'-4") poured concrete footing.

22 580 X 710 mm (20" X 28") attic hatch weather-stripped and locked with RS 5-4 (R23) insulation.

23 GARAGE SLAB

- minimum 100 mm (4") concrete slab on 130 mm (5") crushed stone
- reinforced with 150 X 3 mm (6" X 6" X 1/8") welded wire mesh located near mid-depth of slab
- concrete strength 32 MPa at 28 days with 5 - 8% air entrainment
- any fill placed beneath the slab, other than coarse, clean granular fill, shall be compacted

24 N/A

25 Solid core door with weather-stripping, self closer and minimum 150 mm (6") sill.

26 Capped dryer vent.

27 Capped range hood vent.

28 RSI 4.4 (R25) insulation above vented soffit.

29 RSI 5.4 (R31) insulation above ceiling.

30 STARS / EXTERIOR STARS

- To comply with Ontario Building Code

Maximum Rise	= 200 mm (7-7/8")
Minimum Run	= 210mm (8-1/4")
Minimum Overall Tread	= 235mm (9-1/4")
Minimum Flot Tread	= 220mm (8-11/16")
Minimum Nosing	= 25 mm (1")
Minimum Headroom	= 1950 mm (6'-5")
Rail at Landing	= 915 mm (3'-0")
Rail at Stair	= 810 mm (2'-6")
Minimum Width	= 880 mm (2'-10")
For Curved Stairs	
Minimum Run	= 150 mm (5-7/8")
Minimum Average Run	= 200 mm (7-7/8")

31 Maximal on wood pickets maximum 100 mm (3-15/16") apart.

32 Angle ceiling above for headroom.

33 Liner closet with 4 shelves, minimum 330 mm (1'-2") deep.

34 Provide hanging rod and shelf above.

35 Mechanical ventilation to provide minimum ONE air change per hour and shall conform to subsection 9.32.3 of the O.B.C.

36 Masonry fireplace construction to comply with Ontario Building Code 9.22.1, Zero-Clearance / Direct vent gas fireplace construction to comply with Manufacturer's Specification.

37 N/A

38 GABLE END WALL CONSTRUCTION FRAME CONSTRUCTION

- Board & Batten siding as per elevation
- No. 15 (0.7 kg/m sq) building paper
- 13 mm (1/2") exterior type sheathing
- 38 X 140 mm (2" X 6") wood studs at 400 mm (16") o.c.

BRICK VENEER CONSTRUCTION

- 90 mm (4") or 75 mm (3") face brick or stone maximum 1000 mm (36"-7") high
- 25 X 180 X 0.76 mm (1" X 7" X 22 ga) corrosion resistant corrugated metal lath at 400 mm (16") o.c.
- horizontal 800 mm (24") vertical
- 25 mm (1") air space
- No. 15 (0.7 kg/m sq) building paper
- 13 mm (1/2") exterior type sheathing
- 38 X 140 mm (2" X 6") wood studs at 400 mm (16") o.c.

39 Smoke alarms shall be interconnected conforming to O.B.C. 9.10.18.1, 3 & 4. Refer to plans for locations.

39a Carbon Monoxide Detectors shall be installed conforming to O.B.C. 9.33.1.1, 2 & 3. Refer to plans for locations.

40 GARAGE WALL CONSTRUCTION 1 HOUR FIRE-RESISTANCE RATING

- Construction complies with supplemental guidelines to the O.B.C. 1997 table 8.1 wall number EW1a
- 90 mm (4") or 75 mm (3") face brick or stone maximum 1000 mm (36"-7") high
- 25 X 180 X 0.76 mm (1" X 7" X 22 ga) corrosion resistant corrugated metal lath at 400 mm (16") o.c.
- Use exterior sheathing
- 25 mm (1") air space
- No. 15 (0.7 kg/m sq) building paper
- 13 mm (1/2") exterior type sheathing
- 38 mm x 89 mm (2" x 4") wood studs @ 400 mm (16") o.c.
- Mineral fibre processed from rock or slag 228g/m³ 2" x 4" const. completely filling the wall cavity
- Double top plate Single bottom plate
- 5/8" (9mm) type "X" gypsum board
- all joints taped and finished
- provide a sill under all windows and flash under all

41 N/A

42 N/A

WINDOWS As per O.B.C. 9.7

- 1 - Every floor level containing bedrooms shall be provided with one window to have minimum opening area of 0.35 m sq (3.8 sq ft.) with no dimension less than 380 mm (1'-3")
- 2 - At least 5% of floor area of bedrooms and at least 10% of living and dining rooms to equal transparent openings in windows
- 3 - Windows double glazed or with storm window and to conform to O.B.C. 9.7.1.2 and 9.7.2
- 4 - All dimensions shown are rough stud opening
- 5 - Windows located within 2 m (6'-7") of adjacent ground level, shall conform to the requirements for resistance to forced entry.
- 6 - As per Article 9.8.1 (2) (5) of O.B.C. where there is no dwelling unit above or below another dwelling unit the first floor of that unit shall be equipped with an egress window, providing unobstructed opening of not less than 1000mm (3'3") in height & 550mm (21 5/8") in width all located not more than 1000mm (3'3") above floor 7000 mm (23'0") above adjacent ground level or a direct access to a balcony

DOOR SCHEDULE

- 1 - Exterior doors to have a thermal resistance of RSI 0.7 or with storm door
- 2 - Glass in sidelights greater than 500 mm (19 3/4"), in storm doors, in sliding patio doors and in shower doors to be safety glass.
- 3 - Doors to be resistant to forced entry in conformance to subsection 9.8.8 of the O.B.C.

- | | |
|------|---|
| 1 - | 2'-8" X 6'-8" X 1-3/4" insulated door |
| 1a - | 3'-0" X 6'-8" X 1-3/4" insulated door |
| 2 - | 2'-8" X 6'-8" X 1-3/4" insulated door |
| 3 - | 2'-8" X 6'-8" X 1-3/4" solid core door |
| 4 - | 1'-6" X 6'-8" X 1-3/8" slab |
| 5 - | 2'-0" X 6'-8" X 1-3/8" slab |
| 6 - | 2'-2" X 6'-8" X 1-3/8" slab |
| 7 - | 2'-4" X 6'-8" X 1-3/8" slab |
| 8 - | 2'-6" X 6'-8" X 1-3/8" slab |
| 9 - | 2'-8" X 6'-8" X 1-3/8" slab |
| 10 - | 2'-10" X 6'-8" X 1-3/8" slab |
| 11 - | 3'-0" X 6'-8" X 1-3/8" slab |
| 12 - | 2'-0" X 6'-8" X 1-3/8" slab, bifold |
| 13 - | 2'-6" X 6'-8" X 1-3/8" slab, bifold |
| 14 - | 2 - 2'-6" X 6'-8" X 1-3/8" slab, bifold |
| 15 - | 3'-0" X 6'-8" X 1-3/8" slab, bifold |
| 16 - | 2 - 3'-0" X 6'-8" X 1-3/8" slab, bifold |
| 17 - | 4'-0" X 6'-8" X 1-3/8" slab, bifold |
| 18 - | 2 - 4'-0" X 6'-8" X 1-3/8" slab, bifold |

WINDL SCHEDULE

	metric	imperial
WB1	2 - 38 X 184 apf	2 - 2 x 8 apf
WB2	2 - 38 X 235 apf	2 - 2 x 10 apf
WB3	2 - 38 X 286 apf	2 - 2 x 12 apf
L1	90 X 90 X 8.0	1 3-1/2 X 3-1/2 X 5/8
L2	100 X 90 X 8.0	1 4 X 3-1/2 X 5/8
L3	125 X 90 X 8.0	1 4-7/8 X 3-1/2 X 5/8
L4	125 X 90 X 10.0	1 4-7/8 X 3-1/2 X 3/8
L5	150 X 100 X 10.0	1 8 X 4 X 3/8

NOTE

Provide slotted bolt holes at 900 mm (3'-0") o.c. Bolt angle to beam behind for lateral support and stability against twisting L2, L3 & L4.

FRAME CONSTRUCTION

- 1 - All framing lumber No. 1 grade spruce unless otherwise noted.
- 2 - End bearing - joists 38 mm (1-1/2") beams 89 mm (3-1/2")
- 3 - Lateral support for masonry walls parallel to joist: metal anchors 40 X 5 mm (1-9/16" X 3/16") at 2000 mm (6'-7") spacing bent into masonry 80 mm (3") and extending over 3 parallel joists.
- 4 - Double studs at openings, triple studs at corners
- 5 - Double rim joist under studs which support triside in exterior walls.
- 6 - Joist headers at floor openings 1000 mm to 3200 mm (3'-11" to 10'-6") doubled.
- 7 - Joist trimmers at floor opening 800 mm to 2000 mm (2'-7" to 6'-7") doubled.
- 8 - Double joist under parallel por/floors.
- 9 - FLOOR JOIST BRIDGING - 18 X 84 mm (1" X 3") cross bridging at 2000 mm (6'-11") o.c. maximum - OR 38 X 38 mm (2" X 2") cross bridging at 2000 mm (6'-11") o.c. maximum
- FLOOR JOIST STRAPPING - 18 X 84 mm (1" X 3") strapping nailed to u/s joists at 2000 mm (6'-11") o.c. maximum where no finished ceiling is provided
- 10 - Provide metal joist hangers for support of joist framing into sides of beams, trimmers and headers.
- 11 - Wood stud to be @ max 300mm (12") o/c at first storey of a three storey building.
- 12 - DOUBLE STOREY WALL construction consist of 38 x 140 (2" x 6") apf # 1 or 2 studs @ 8" o/c with 4 rows of solid blocking at equal spacing between studs for lateral support (typ).
- 13 - Squash blocking must be provided under all wood posts

butt-up post	sq. block between floor 2 / 1 & 1 / 1
3-38 x 89	1-38 x 89
4-38 x 89	1-38 x 89
5-38 x 89	2-38 x 89
6-38 x 89	2-38 x 89
7-38 x 89	3-38 x 89
2-38 x 140	1-38 x 89
3-38 x 140	2-38 x 89

SOIL GAS CONTROL

Construction to comply with articles 9.13.1.3 and 9.13.7.1 of the O.B.C. where soil gas hazard exists.

- △ spec revised as per update sep / 2001
- △ spec revised as per update mar / 2004

CITY OF BRAMPTON
BUILDING DEPARTMENT
REVIEWED
4/4
2006
BY
PAVE BOULE
DATE REF. DESCRIPTION

Engineered truss drawings to be submitted to the architect for co-ordination of structure.

The architect has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractors to carry out the work in accordance with the contract documents.

Single pages of the contract documents are not to be read independently of all pages of the contract documents.

The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the architect prior to the commencement of the work.

Under no circumstances shall the contractor or sub-contractors proceed in uncertainty.

My/are are issued to the client on the under-standing that no changes are to be made to the contract documents without written consent of the architect.

DO NOT SCALE DRAWING



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& patteson
architects

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LANDURIE /
DE BRUYN KOPS
RESIDENCE
7558, CREDITVIEW ROAD,
BRAMPTON, ONT

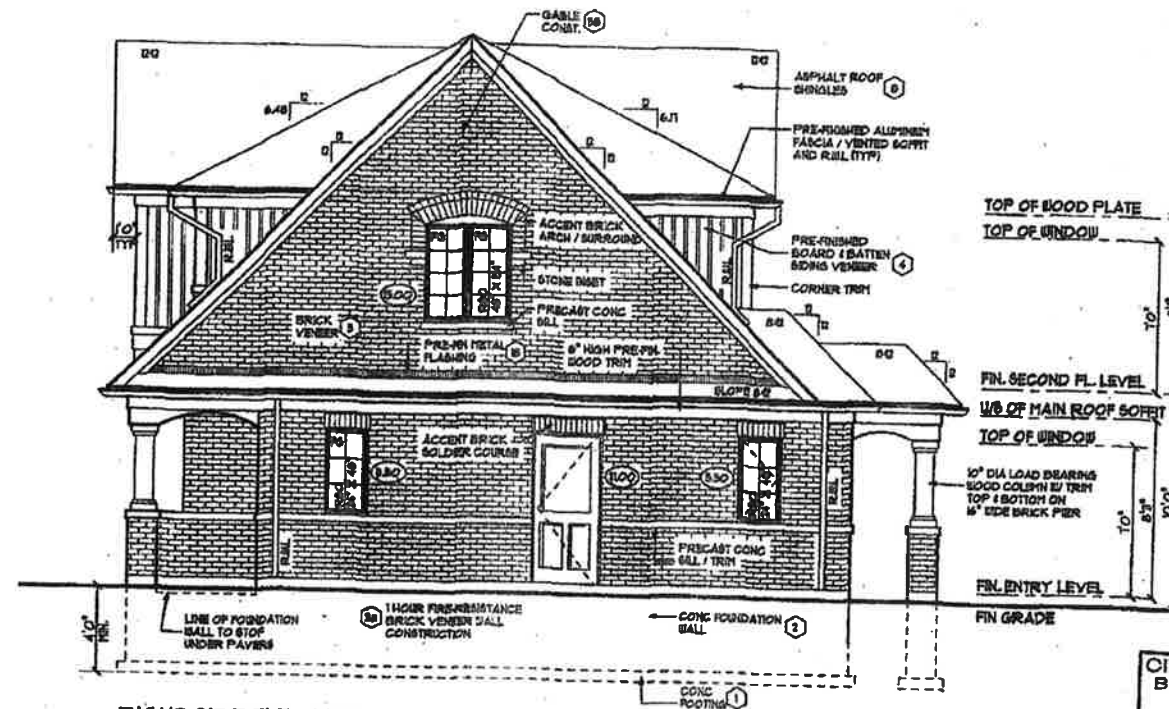
PROPOSED GARAGE

Date	Checked By
OCT 2005	
Job Number	Drawn By
05-795	KSP
Scale	
	3/16" = 1'-0"

Issued

Sheet Number

ALL WORK SHALL CONFORM TO O.B.C.,
O.REG. 403 / 97, AS AMENDED



RIGHT SIDE ELEVATION

UNPROTECTED OPENING	
Exposed Building Face	550.00 sqft
Limiting Distance	84'-10" (25.86m)
Unprotected Opening Permitted	100.00%
As Per Table 9.10.14.4 O.B.C.	550.00 sqft
Unprotected Opening Proposed	6.18%
	45.00 sqft

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JUL 7 2006
BY
DAVE GODLEY

ALL WORK SHALL CONFORM TO O.B.C.,
O.REG. 403 / 97, AS AMENDED

DATE	REF.	DESCRIPTION
02/10/06	KSP	REVISION STAIRS TO 2ND

Explored these drawings to be submitted to the architect for co-ordination of structure.

The architect has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractors to carry out the work in accordance with the contract documents.

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PROPOSED GARAGE

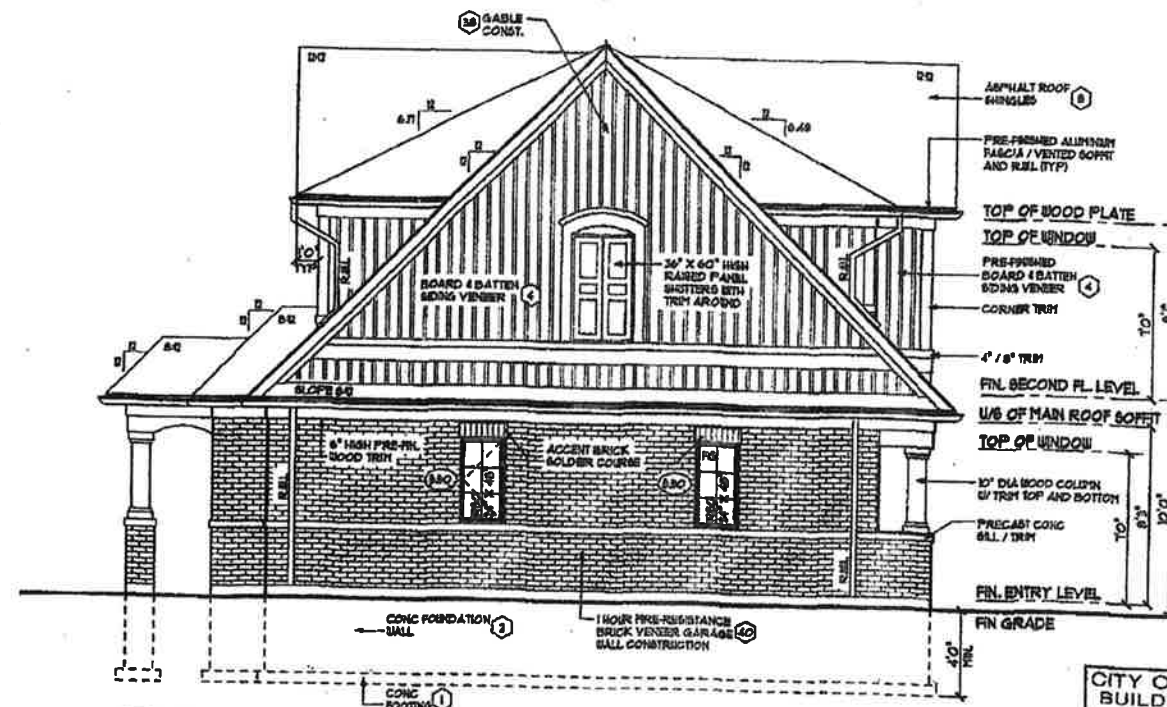
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Drawn By

KSP

Sheet Number



LEFT SIDE ELEVATION

UNPROTECTED OPENING	
Exposed Building Face	550.00 sqft
Limiting Distance	6'-1" (2.00m)
Unprotected Opening Permitted	8.00%
As Per Table 9.10.14A O.B.C.	44.00 sqft
Unprotected Opening Proposed	2.00%
	11.00 sqft

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JUL 7 2006
BY
DAVE GODLEY

ALL WORK SHALL CONFORM TO O.B.C.,
O.REG. 403 / 97, AS AMENDED

DATE	REV.	DESCRIPTION
02/05	KSP	LOCK / TRUSS SYSTEM STRUCTURAL CO-ORD

Engineered steel drawings to be submitted to the architect for co-ordination of structures.
The architect has not been retained to carry out general review of the work and carries no responsibility for the safety of the contractor or sub-contractors to carry out the work in accordance with the contract documents.

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The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the architect prior to the commencement of the work.

Under no circumstances shall the contractor or sub-contractors proceed in uncertainty.

Where are issued to the client on the understanding that no changes are to be made to the contract documents without written consent of the architect.

DO NOT SCALE DRAWING



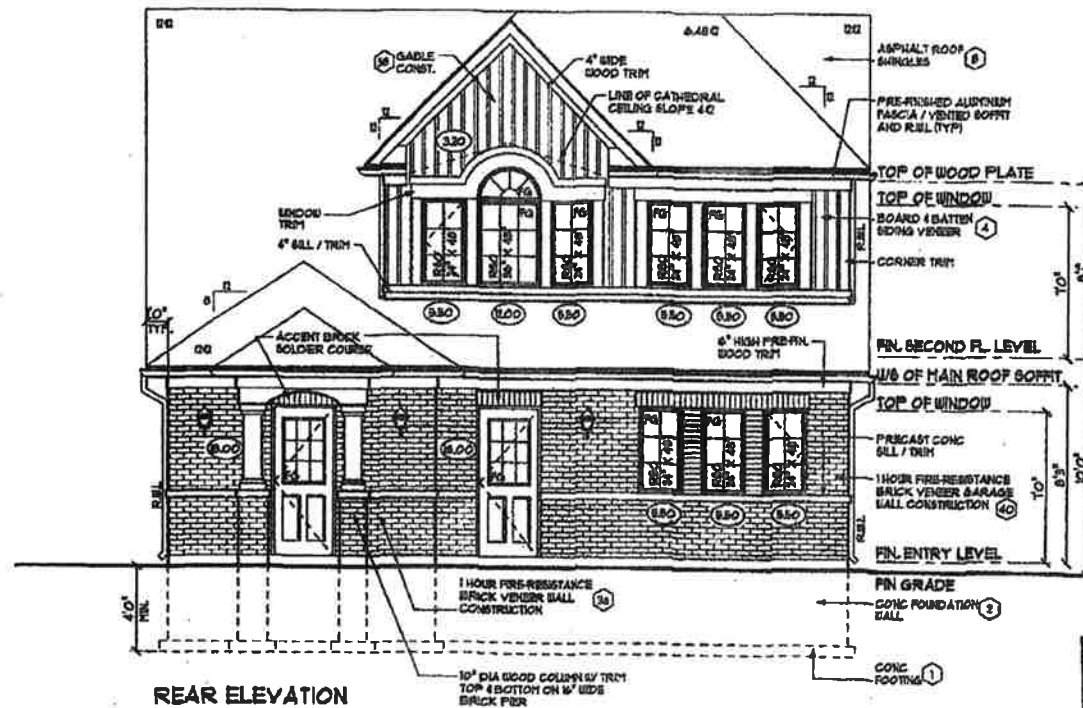
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PROPOSED GARAGE

Date	Checked By
OCT 2005	
Job Number	Drawn By
DS-795	KSP
Scale	
	3/16" = 1'-0"
Revised	Sheet No.



REAR ELEVATION

UNPROTECTED OPENING	
Exposed Building Face	400.00 sqft
Limiting Distance	61'-1" (18.6m)
Unprotected Opening Permitted	100.00%
As Per Table SJO.4.4 O.B.C.	400.00 sqft
Unprotected Opening Proposed	23.00%
	92.00 sqft

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JUL 7 2006 *dy*
BY
DAVE GODLEY

ALL WORK SHALL CONFORM TO O.B.C.,
O.REG. 403 / 97, AS AMENDED

DATE	REF.	DESCRIPTION
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Engineered these drawings to be submitted to the architect for co-ordination of structure.

The architect has not been retained to carry out general review of the work and assumes no responsibility for the future of the contractor or sub-contractors to carry out the work in accordance with the contract documents.

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The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the architect prior to the commencement of the work.

Under no circumstances shall the contractor or sub-contractors proceed in uncertainty.

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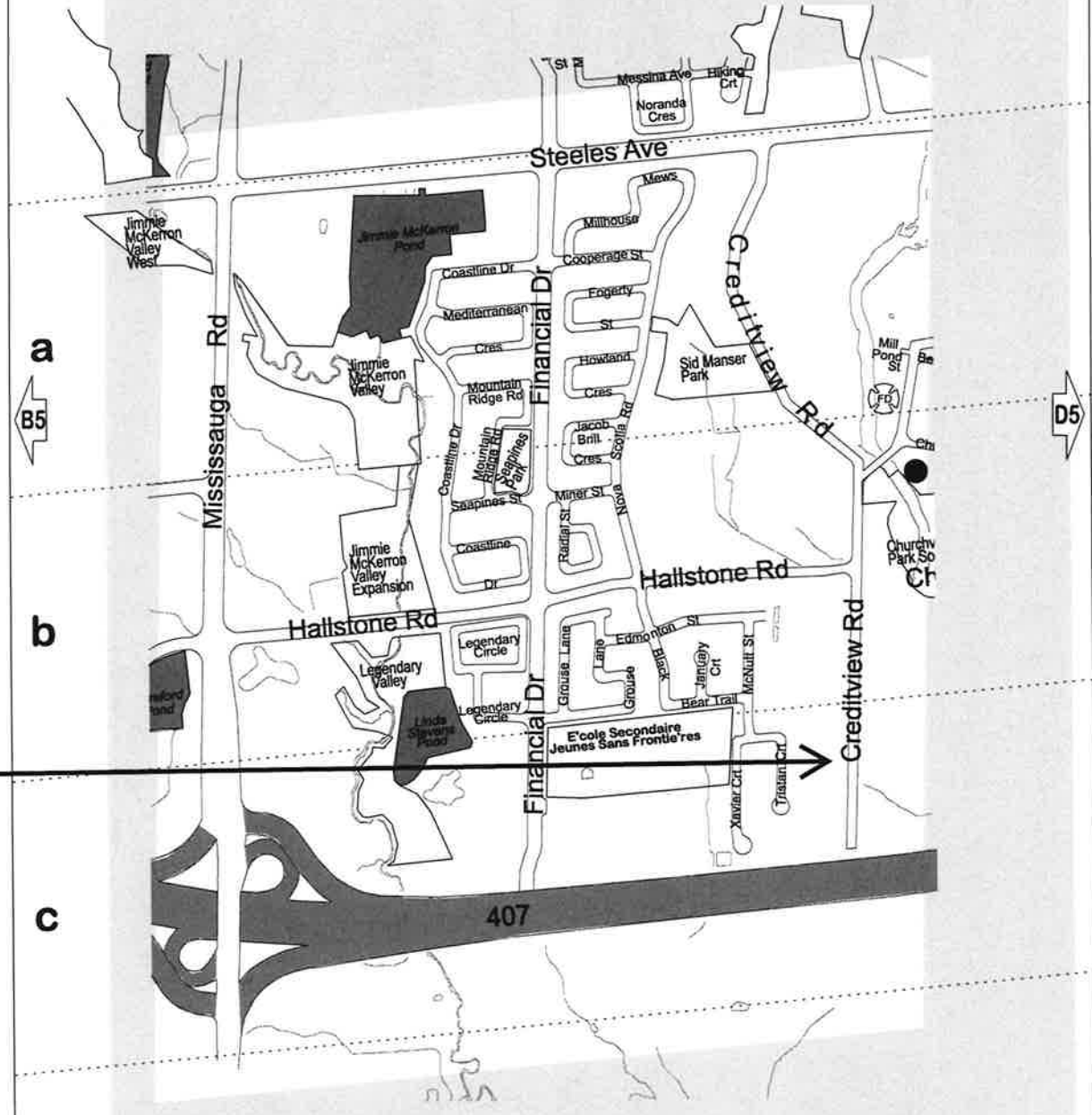
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PROPOSED GARAGE

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