

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **PARTH SHAH AND HINAL PARTH SHAH** 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 65, Plan M-1114, Part 16, Plan 43R-20429 municipally known as **4 RAIN LILY LANE**, Brampton;

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

1. To permit a below grade entrance on a lot containing a quattroplex whereas the by-law only permits a below grade entrance in a single detached, semi detached or townhouse dwelling;
2. To permit a side yard setback of 1.29m (4.23 ft.) to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.8m (5.91 ft.).

**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.

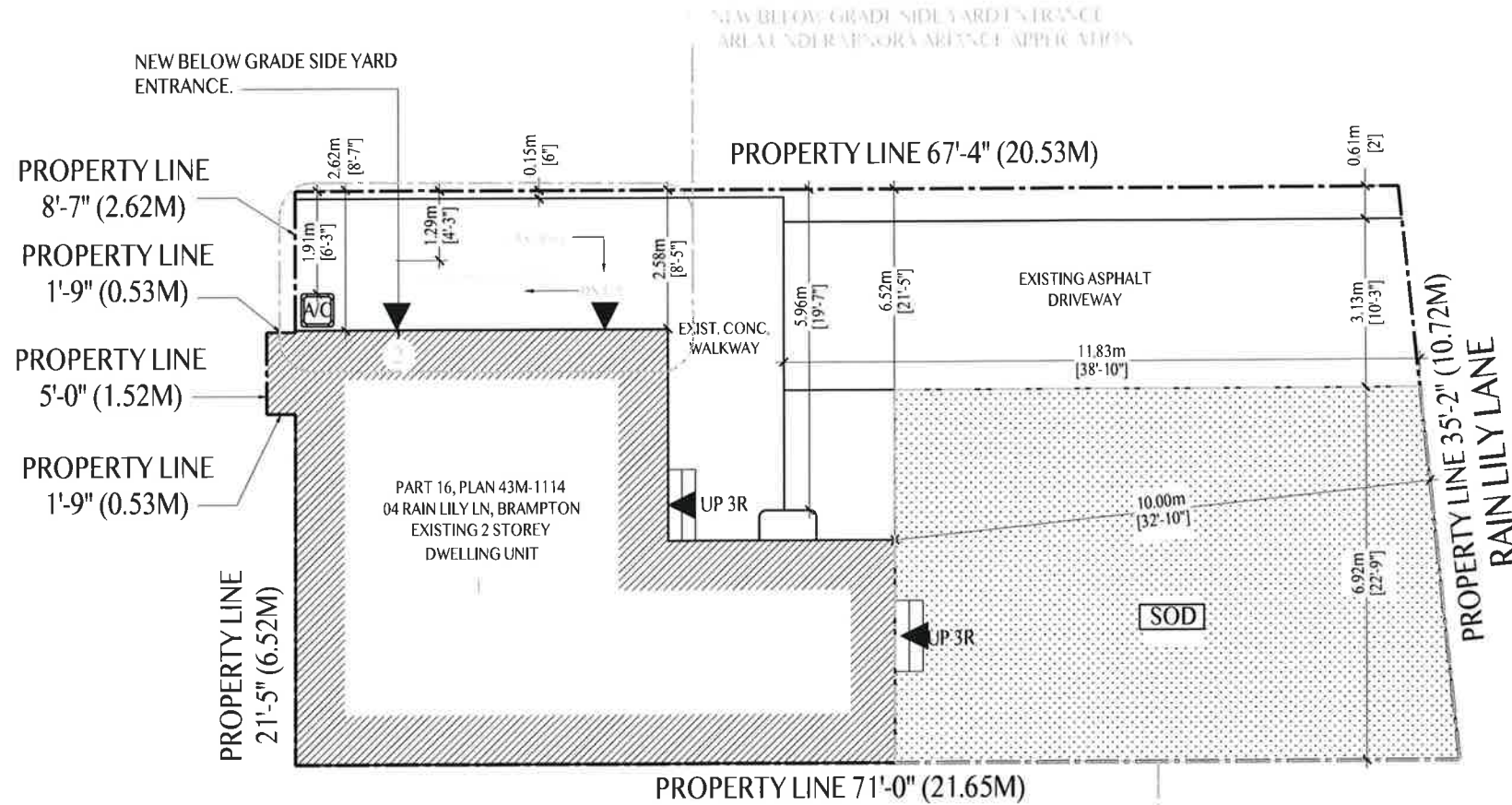
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

**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](mailto:jeanie.myers@brampton.ca)



AREA STATISTICS

GROSS FLOOR AREA CALCULATIONS

|                              |                                        |
|------------------------------|----------------------------------------|
| A -                          |                                        |
| EXISTING MAIN FLOOR AREA     | : 806.68 SFT / 74.97 M <sup>2</sup>    |
| EXISTING SECOND FLOOR AREA   | : 806.68 SFT / 74.97 M <sup>2</sup>    |
| TOTAL GFA                    | : 1,613.36 SFT / 149.94 M <sup>2</sup> |
| B -                          |                                        |
| EXISTING BASEMENT            |                                        |
| BASEMENT FINISHED AREA GFA   | : 628.74 SFT / 58.43 M <sup>2</sup>    |
| BASEMENT UNFINISHED AREA GFA | : 00.00 SFT / 00.00 M <sup>2</sup>     |
| TOTAL GFA                    | : 628.74 SFT / 58.43 M <sup>2</sup>    |

SCOPE OF WORK

- 1 FINISHED BASEMENT
- 2 NEW BELOW GRADE SIDE YARD ENTRANCE

▲ ENTRANCE & EGRESS

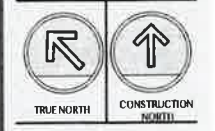
NOTE: EXISTING GRADE REMAINS AS IS

GENERAL NOTES:

- 1. EXISTING REMAINS THE PROPERTY OF SHAFER INC. THESE PLANS, DESIGN AND SPECIFICATIONS ARE THE PROPERTY OF SHAFER INC. AND MUST NOT BE REPRODUCED, COPIED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THE FIRM.
- 2. THE OWNER SHALL VERIFY THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH THE INFORMATION PROVIDED ON THESE PLANS AND SPECIFICATIONS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT CANADIAN BUILDING CODE AND RESPECTIVE CITY ZONING BY-LAWS AND STANDARDS.
- 3. WRITTEN CONSTRUCTION AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALE DRAWINGS AND GENERAL NOTES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT CANADIAN BUILDING CODE AND RESPECTIVE CITY ZONING BY-LAWS AND STANDARDS.

| No. | Date       | Revision/Issued  |
|-----|------------|------------------|
| 00  | 2023/01/05 | Schematic Design |
| 01  | 2023/02/25 | Rev. Application |

Consultants  
**SHAFER**  
BUILDING FOR FUTURE  
Permit Drawings | Construction |  
Project Management |  
Developments  
126 Burnhamthorpe Rd. East |  
Unit A | Oakville | ON | L6H 0X9  
m: 647.471.7441  
e: info@shafereinc.com  
www.shafereinc.com



Scale

Project Title:  
**FINISHED  
BASEMENT**  
Project Address:  
04 Rain Lily Ln,  
Brampton  
Drawing title:

SITE PLAN

Project:  
22-240  
Scale:  
1/8" = 1'-0"  
Drawn  
AK  
Checked  
YK  
Drawing number:

**A-01**  
Date Modified  
FEB 25, 2023

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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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.

## AMENDMENT LETTER

March 14, 2023

To: Committee of Adjustment

**RE: PARTH SHAH AND HINAL PARTH SHAH  
PART OF LOT 65, PLAN M-1114  
PART 16, PLAN 43R-20429  
A-2023-0051 – 4 RAIN LILY LANE**

---

Please **amend** application **A-2023-0051** to reflect the following:

1. To permit a below grade entrance on a lot containing a quattroplex whereas the by-law only permits a below grade entrance in a single detached, semi detached or townhouse dwelling;
2. To permit a side yard setback of 1.29m (4.23 ft.) to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.8m (5.91 ft.).



DATED: Mar 15, 2023.

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Applicant/Authorized Agent

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)

Address

Phone #

Email

Part 2

PARTH SHAH & HINAL PARTH SHAH

04 RAIN LILY LANE, BRAMPTON, ON L6R 1S2

+1.647.717.8136

shahparthk1989@gmail.com
2.

Name of Agent

Address

Phone #

Email

Part 2

Salman Ellahi

126 BURNHAMTHORPE ROAD EAST, OAKVILLE, L6H 0X9

647 471 7441

salman@shafeinc.com
3.

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

Part 2

To create a below grade entrance in right side yard where set back of 1.8 required as per by law. we have only 1.2 m set back.
4.

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

Part 2

In current zoning by laws below grade side yard is allowed with 1.8M set back. we have only 1.29 m set back.
5.

Legal Description of the subject land:

Part 2

Lot Number

Plan Number/Concession Number

Municipal Address

65

43M - 1114 RP 43R20429 PART 16

04 RAIN LILY LANE, BRAMPTON, ON L6R 1S2
6.

Dimension of subject land (in metric units)

Part 2

Frontage

Depth

Area

10.72 M

21.65 M & 20.53

225.64 SM
7.

Access to the subject land is by:

Part 2

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.)

2 Storey quattroplex Dwelling unit

Basement Area: 54.43 SM

Main Floor Area: 74.97 SM

Second Floor Area: 74.97 SM

Total for Floors Above Grade: 149.94 SM

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

- single-Unit Dwelling Unit quattroplex

- below grade side yard entrance. entrance and exit for a finished basement.

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 10.0 M

Rear yard setback N/A

Side yard setback N/A (left side)

Side yard setback 2.58 (right side)

**PROPOSED**

Front yard setback No Change in setback.

Rear yard setback No Change

Side yard setback No Change (left side)

Side yard setback 1.29 (right side)

10. Date of Acquisition of subject land: year 2017
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: 1994
15. Length of time the existing uses of the subject property have been continued: 29 year

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 26 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, Salman Ellahi, 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 28<sup>TH</sup> DAY OF

February, 2023

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

\_\_\_\_\_  
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

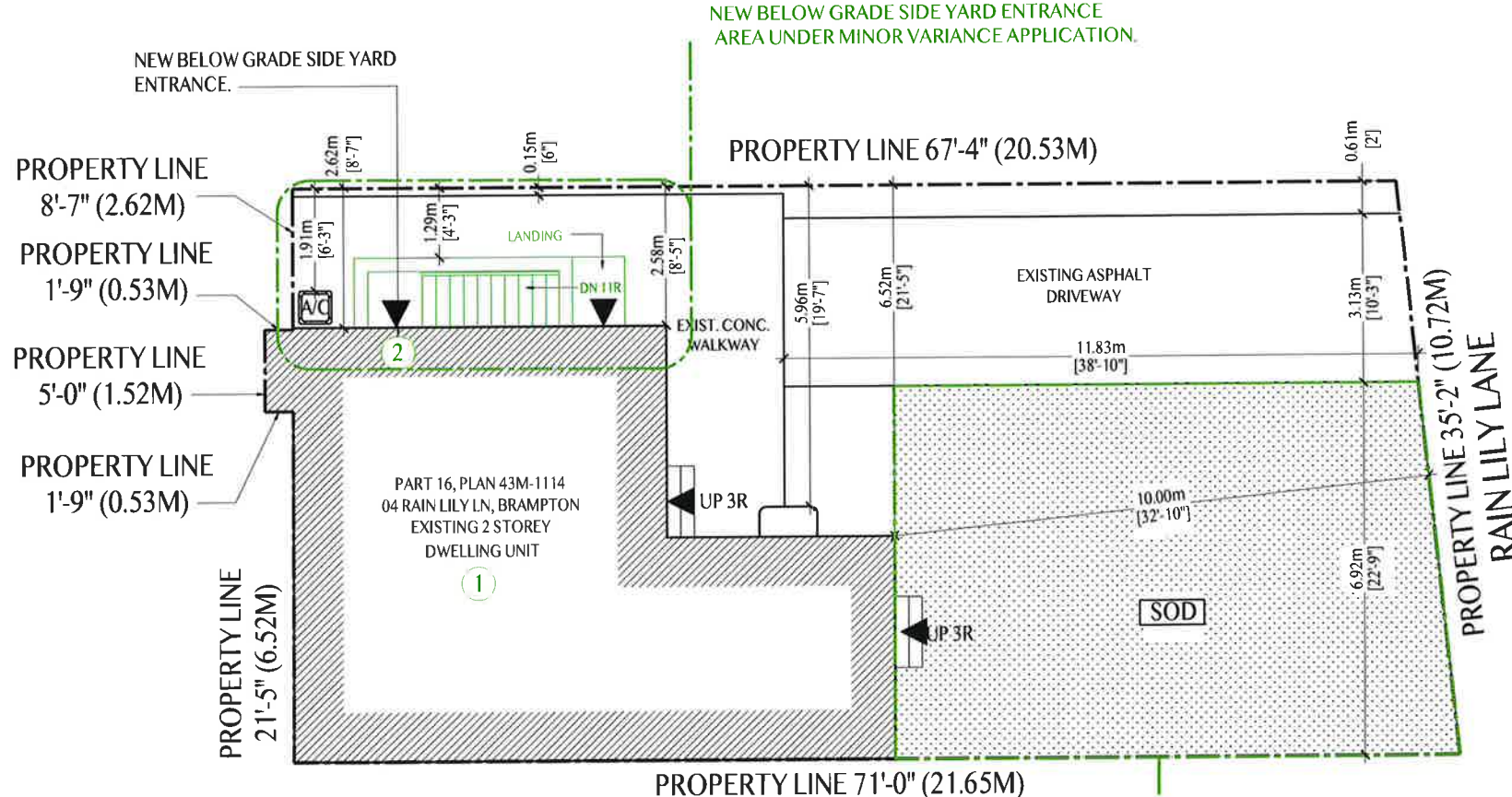
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED

February 28, 2023



AREA STATISTICS

GROSS FLOOR AREA CALCULATIONS

|                              |                                        |
|------------------------------|----------------------------------------|
| A -                          |                                        |
| EXISTING MAIN FLOOR AREA     | : 806.68 SFT / 74.97 M <sup>2</sup>    |
| EXISTING SECOND FLOOR AREA   | : 806.68 SFT / 74.97 M <sup>2</sup>    |
| TOTAL GFA                    | : 1,613.36 SFT / 149.94 M <sup>2</sup> |
| B -                          |                                        |
| EXISTING BASEMENT            |                                        |
| BASEMENT FINISHED AREA GFA   | : 628.74 SFT / 58.43 M <sup>2</sup>    |
| BASEMENT UNFINISHED AREA GFA | : 00.00 SFT / 00.00 M <sup>2</sup>     |
| TOTAL GFA                    | : 628.74 SFT / 58.43 M <sup>2</sup>    |

SCOPE OF WORK

- ① FINISHED BASEMENT
- ② NEW BELOW GRADE SIDE YARD ENTRANCE

▲ ENTRANCE & EGRESS  
NOTE: EXISTING GRADE REMAINS AS IS

GENERAL NOTES:

- COPYRIGHT REMAINS THE PROPERTY OF SHAF|E. THESE PLANS DESIGN AND INTELLECTUAL CONTENT ARE SOLELY THE PROPERTY OF SHAF|E. AND SHOULD NOT BE REPRODUCED, COPIED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF SHAF|E.
- THE USER SHALL VERIFY THAT ALL CONDITIONS ARE CONSISTENT WITH THE INFORMATION PROVIDED. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE CITY OF BRAMPTON, ONTARIO, AND THE CANADIAN NATIONAL STANDARDS.
- 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 OR REQUIREMENTS ARE DIFFERENT FROM THOSE SHOWN IN THE DRAWINGS, A DISCREPANCY SHALL BE IDENTIFIED IN THE PLAN NOTES. THE USER SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE PLANS AND CONDITIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

| No. | Date       | Revision/Issued  |
|-----|------------|------------------|
| 00  | 2023.01.01 | Schematic Design |
| 01  | 2023.02.25 | APP Application  |

Consultants

**SHAF|E**

BUILDING FOR FUTURE

Permit Drawings | Construction | Project Management | Developments

126 Burnhamthorpe Rd. East | Unit A | Oakville | ON | L6H 0X9

m: 647.471.7441

e: info@shafeinc.com

www.shafeinc.com

TRUE NORTH CONSTRUCTION NORTH

Scale

Project Title: **FINISHED BASEMENT**

Project Address: **04 Rain Lily Ln, Brampton**

Drawing title: **SITE PLAN**

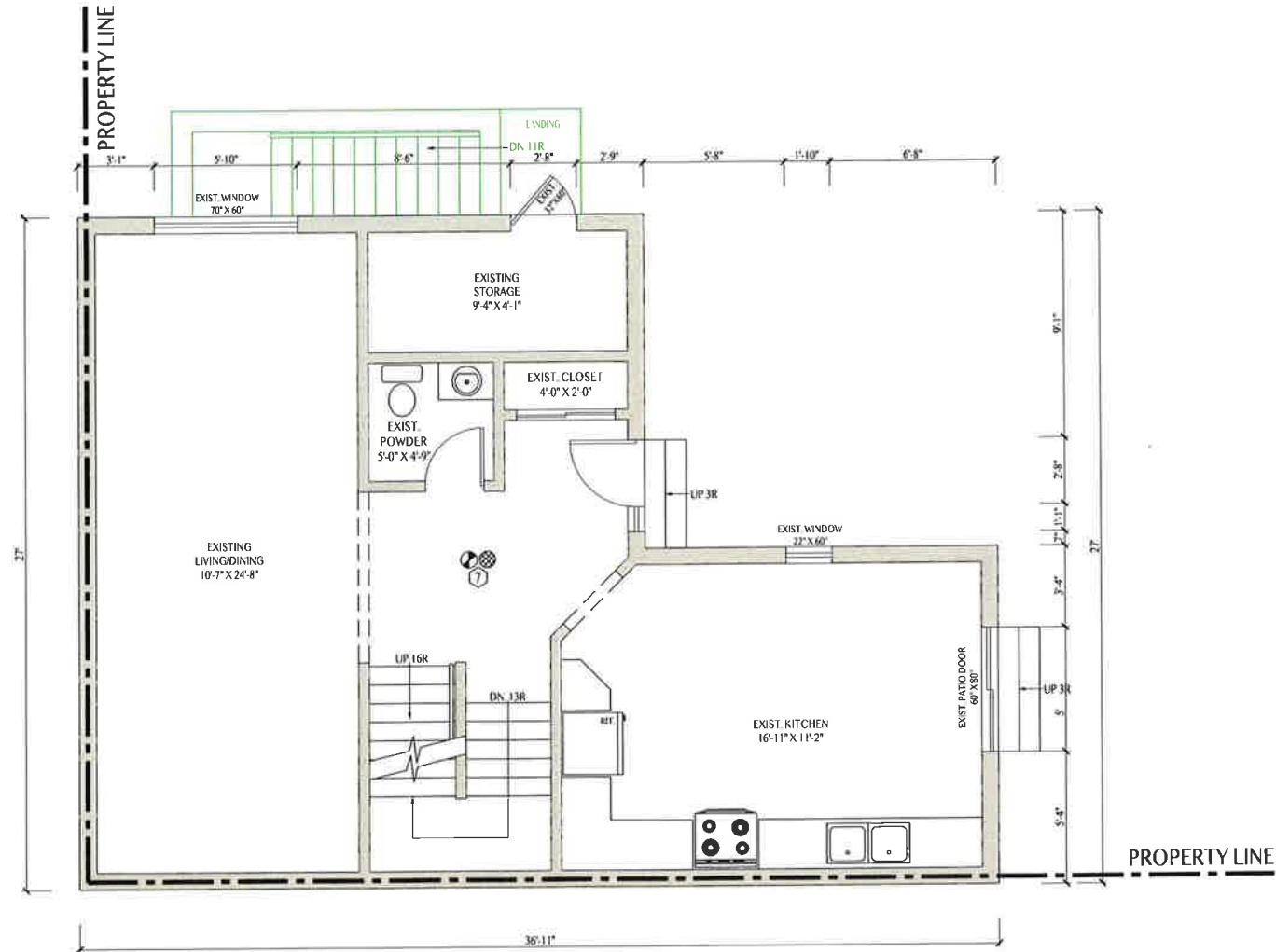
Project: **22-240**

Scale: **1/8" = 1'-0"**

|       |         |
|-------|---------|
| Drawn | Checked |
| AK    | YK      |

Drawing number: **A-01**

Date Modified: **FEB 25, 2023**



### LEGEND :

- EXISTING WALLS
- NEW WALLS
- FIRE RATED WALLS REFER TO G-01 FOR DETAILS
- EXISTING TO BE REMOVED
- EXISTING COLUMNS

### MAIN FLOOR PLAN

(FOR REFERENCE ONLY)

GROSS FLOOR AREA = 812.16 SFT / 75.47 M<sup>2</sup>  
CEILING HEIGHT = 8'-10"

PLEASE SEE DRAWING NO. G-01 FOR GENERAL NOTES AND SCHEDULES

INTERCONNECTED AND WIRED SMOKE ALARMS AT EACH FLOOR AND EACH UNIT INCLUDING FINISHED BASEMENT AND LEGAL BASEMENT - AS PER OBC 9.10.19.

7

**GENERAL NOTES:**

1. COPYRIGHT REMAINS THE PROPERTY OF SHAFI INC. THESE PLANS, SPECIFICATIONS, AND SCHEDULES ARE THE PROPERTY OF SHAFI INC. AND MUST NOT BE REPRODUCED, COPIED, OR OTHERWISE COWED WITHOUT THE WRITTEN CONSENT OF THE OWNER.

2. THE OWNER SHALL VERIFY THAT THE EXISTING CONDITIONS OF THE BUILDING ARE AS SHOWN ON THESE PLANS. SHAFI INC. SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE INFORMATION PROVIDED ON THESE PLANS.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE AND THE RESPECTIVE CITY, PROVINCIAL AND FEDERAL STANDARDS.

4. WHEN THE WORKING DRAWINGS AND SPECIFICATIONS CONTRADICT, THE SPECIFICATIONS SHALL PREVAIL. WHEN THE SPECIFICATIONS CONTRADICT THE GENERAL NOTES, THE GENERAL NOTES SHALL PREVAIL. WHEN THE GENERAL NOTES CONTRADICT THE CITY, PROVINCIAL AND FEDERAL STANDARDS, THE CITY, PROVINCIAL AND FEDERAL STANDARDS SHALL PREVAIL.

No. Date Revision/Issued

01 2023.01.05 Schematic Design

02 2023.02.23 Rev. Application

Consultants

**SHAFI**

BUILDING FOR FUTURE

Permit Drawings | Construction |

Project Management |

Developments

126 Burnhamthorpe Rd. East |

Unit A | Oakville | ON | L6H 0X9

m: 647.471.7441

e: info@shafinc.com

www.shafinc.com

Seal

Project Title :

**FINISHED BASEMENT**

Project Address :

04 Rain Lily Ln,

Brampton

Drawing title :

**MAIN FLOOR PLAN**

Project :

22-240

Scale :

3/16" = 1'-0"

Drawn

AK

Checked

YK

Drawing number :

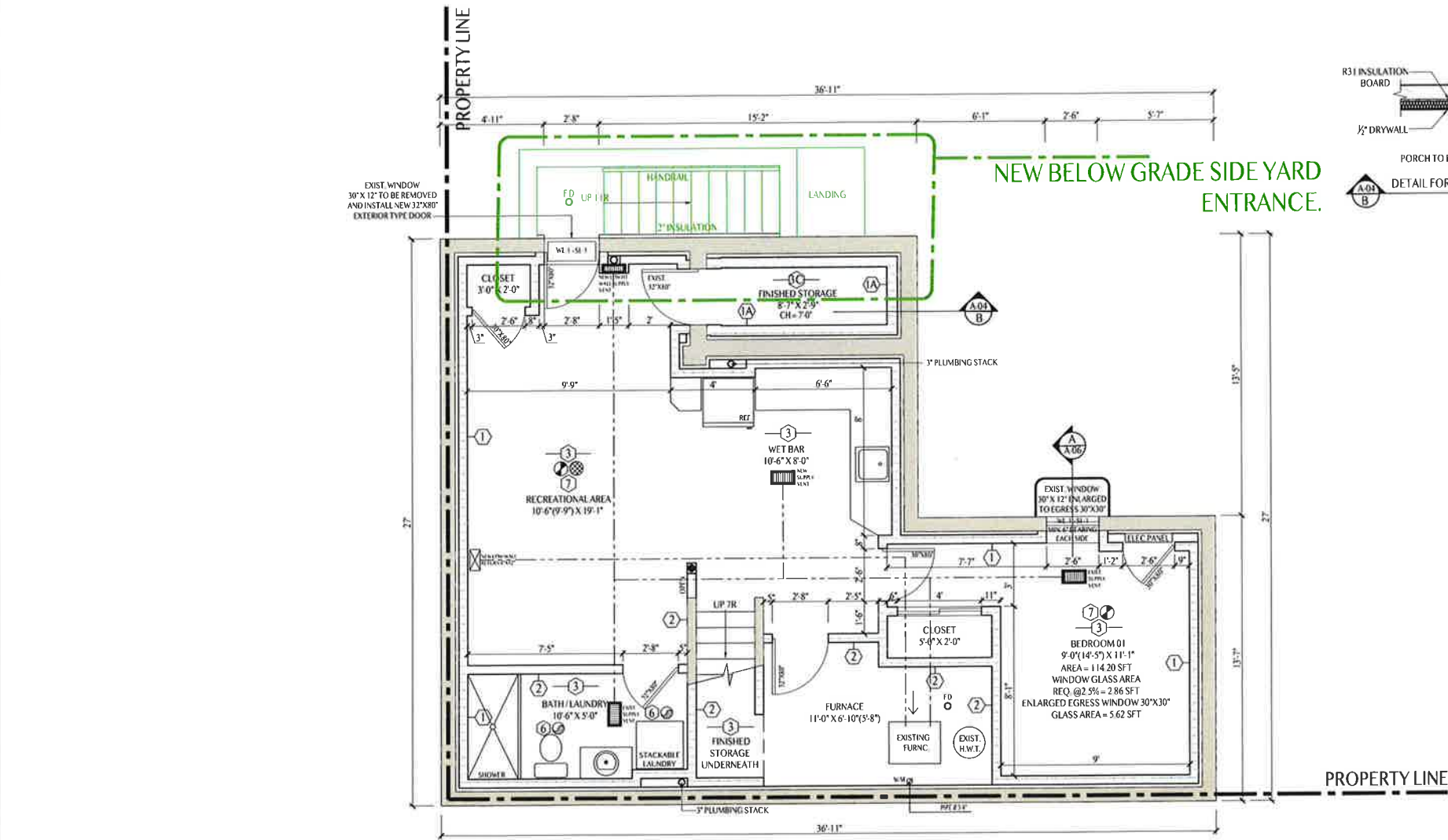
**A-02**

Date Modified

FEB 25, 2023



11x17



7

PLEASE SEE DRAWING NO. G-01 FOR GENERAL NOTES AND SCHEDULES

INTERCONNECTED AND WIRED SMOKE ALARMS AT EACH FLOOR AND EACH UNIT INCLUDING FINISHED BASEMENT AND LEGAL BASEMENT - AS PER OBC 9.10.19.

GENERAL NOTES

COPYRIGHT REMAINS THE PROPERTY OF SHAFTE INC. THE SE PLANS DESIGN AND REFLECTS ALL CURRENT AND STATED THE PROPERTY OF SHAFTE INC. AND MUST NOT BE REPRODUCED, COPIED, OR OTHERWISE CAPTURED WITHOUT THE WRITTEN CONSENT OF SHAFTE INC.

THE BUILDER SHALL VERIFY THAT ALL CONDITIONS ARE AS SHOWN IN THESE DRAWINGS BEFORE CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO SHAFTE INC. IMMEDIATELY. SHAFTE INC. SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCY. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OAKVILLE STANDARDS AND SPECIFICATIONS. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OAKVILLE STANDARDS AND SPECIFICATIONS.

DATE: 2023.02.25

REVISION/ISSUED

01 2023.02.25 SHAFTE INC. Schematic Design

02 2023.02.25 SHAFTE INC. Application

Consultants

**SHAFTE**

BUILDING FOR FUTURE

Permit Drawings | Construction | Project Management | Developments

126 Burnhamthorpe Rd. East | Unit A1 | Oakville | ON | L6H 0X9

m: 647.471.7441

e: info@shafteinc.com

www.shafteinc.com

Seal

Project Title:

**FINISHED BASEMENT**

Project Address:

04 Rain Lily Ln, Brampton

Drawing title:

**PROPOSED BASEMENT PLAN**

Project:

22-240

Scale:

3/16" = 1'-0"

Drawn

AK

Checked

YK

Drawing number:

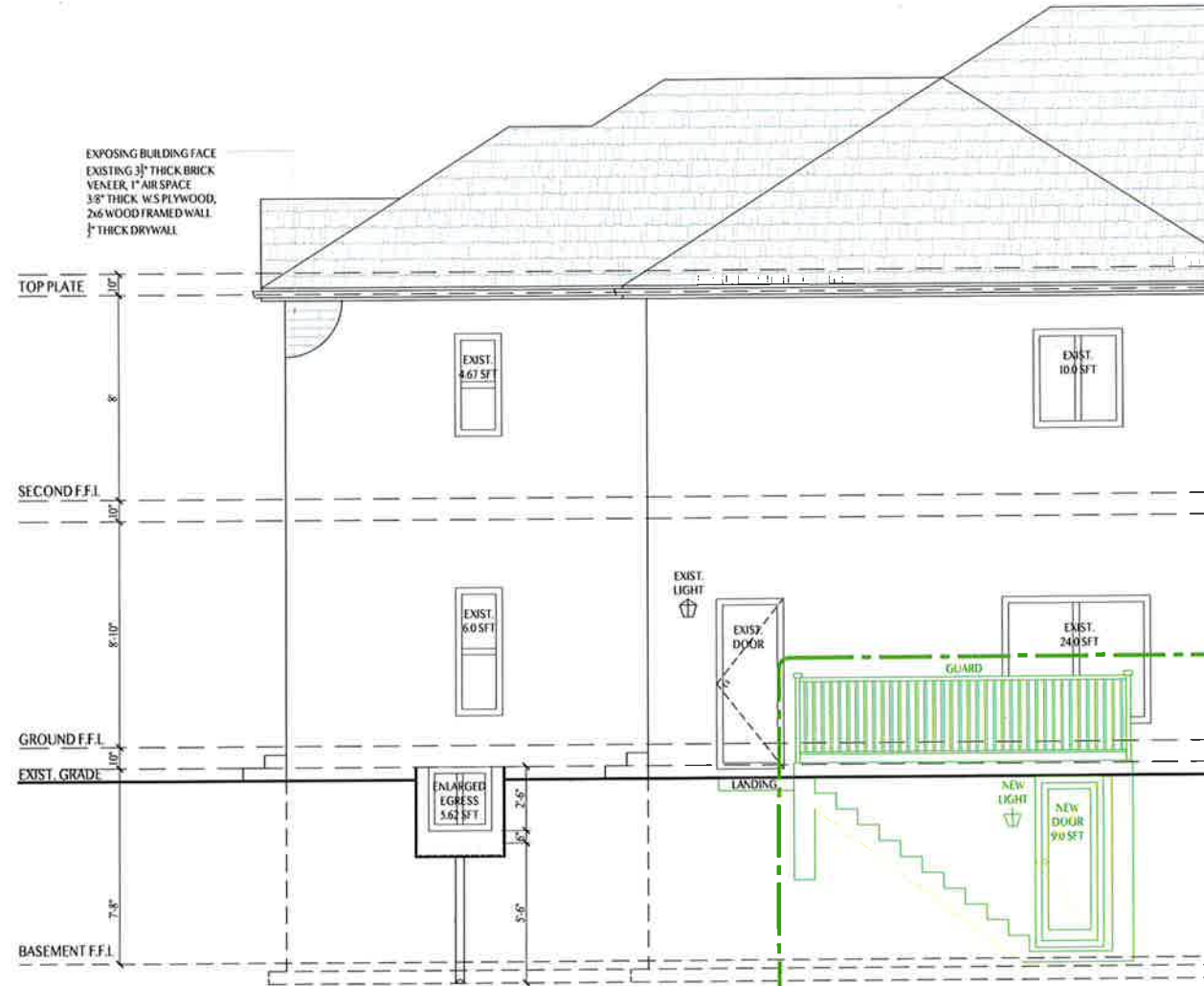
**A-04**

Date Modified

FEB 25, 2023

# GLAZED OPENINGS:

WALL AREA: = 686.49 SFT / 63.80 M<sup>2</sup>  
 LIMITING DISTANCE: 2.58 M  
 WINDOW AREA PROVIDED: 59.29 SFT / 5.51 M<sup>2</sup> (8.64%)  
 WINDOW AREA ALLOWED: 14%



NORTH ELEVATION

PROPERTY LINE

NEW BELOW GRADE SIDE YARD  
 ENTRANCE.

**GENERAL NOTES**

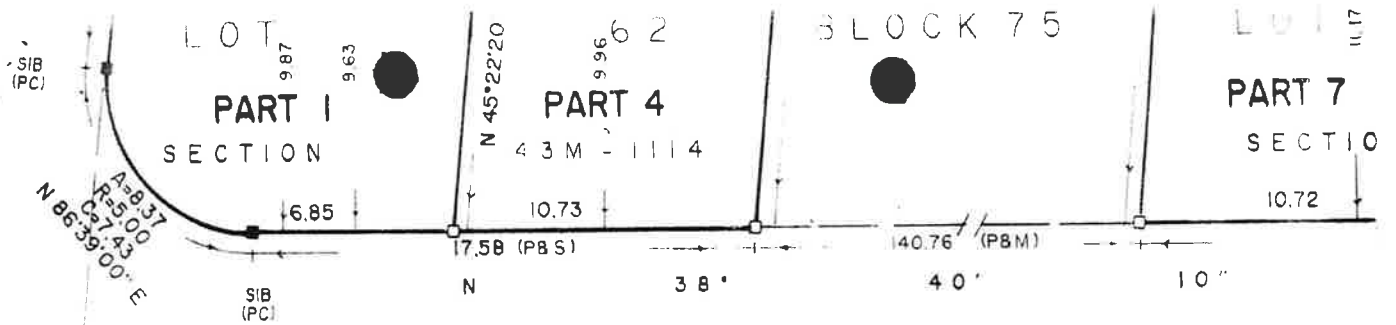
- 1. LAYOUTS, DIMENSIONS, AND FINISHES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND FINISHES PRIOR TO CONSTRUCTION.
- 2. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2018 INTERNATIONAL BUILDING CODE (IBC).
- 3. ALL MATERIALS AND FINISHES SHALL BE OF QUALITY SUITABLE FOR THE EXPOSED LOCATION AND SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE IN ACCORDANCE WITH LOCAL REGULATIONS.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL WORK TO MINIMIZE DISRUPTION TO ADJACENT PROPERTIES.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL ADJACENT PROPERTY OWNERS OF THE PROJECT PRIOR TO CONSTRUCTION.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE PRIOR TO CONSTRUCTION.

| No | Date       | Revision/Issued  |
|----|------------|------------------|
| 00 | 2023.01.05 | Schematic Design |
| 01 | 2023.02.23 | MV Application   |

Consultants  
**SHAFIE**  
 BUILDING FOR FUTURE  
 Permit Drawings | Construction |  
 Project Management |  
 Developments  
 126 Burnhamthorpe Rd. East |  
 Unit A | Oakville | ON | L6H 0X9  
 m: 647.471.7441  
 e: info@shafieinc.com  
 www.shafieinc.com

Seal

Project Title:  
**FINISHED  
 BASEMENT**  
 Project Address:  
 04 Rain Lily Ln,  
 Brampton  
 Drawing title:  
**NORTH  
 ELEVATION**  
 Project:  
 22-240  
 Scale:  
 3/16" = 1'-0"  
 Drawn  
 AK  
 Checked  
 YK  
 Drawing number:  
**A-05**  
 Date Modified  
 FEB 25, 2023



**BISON RUN ROAD**  
 (DEDICATED BY REGISTERED PLAN 43M-1114)  
 PARCEL STREETS AND STREET WIDENING - I SECTION



**RAIN LILY LANE**  
 (DEDICATED BY REGISTERED PLAN 43M-1114)  
 PARCEL STREETS AND STREET WIDENING - I SECTION 43M 111

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SURVEYOR'S COPY

PLAN 43R-20429

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE JUNE 15, 1994

David A. Black

DAVID A. BLACK  
ONTARIO LAND SURVEYOR

RECEIVED AND DEPOSITED

DATE June 15, 1994

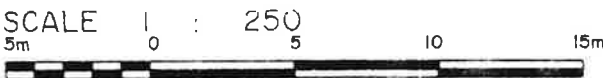
Michael Chyde  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
PEEL (N° 43)

PARTS 1,2,3,4,25 AND 26 - ALL OF PARCEL 62 - I SECTION 43M - III4  
PARTS 5,6,7,8,27 AND 28 - ALL OF PARCEL 63 - I SECTION 43M - III4  
PARTS 9,10,11,12,29 AND 30 - ALL OF PARCEL 64 - I SECTION 43M - III4  
PARTS 13,14,15,16,31 AND 32 - ALL OF PARCEL 65 - I SECTION 43M - III4  
PARTS 17,18,19,20,33 AND 34 - ALL OF PARCEL 73 - I SECTION 43M - III4  
PARTS 21,22,23,24,35 AND 36 - ALL OF PARCEL 74 - I SECTION 43M - III4

DESCENT  
43M - III4 )  
SECTION 43M - III4

65-92

PLAN OF SURVEY OF  
LOTS 62,63,64,65,73 AND 74  
REGISTERED PLAN 43M - III4  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL



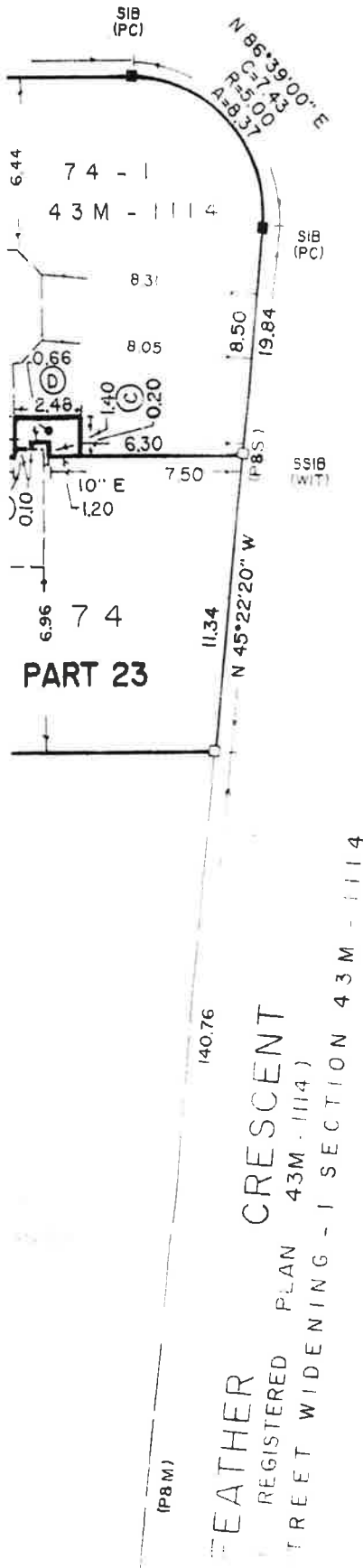
J. D. BARNES LIMITED  
1994

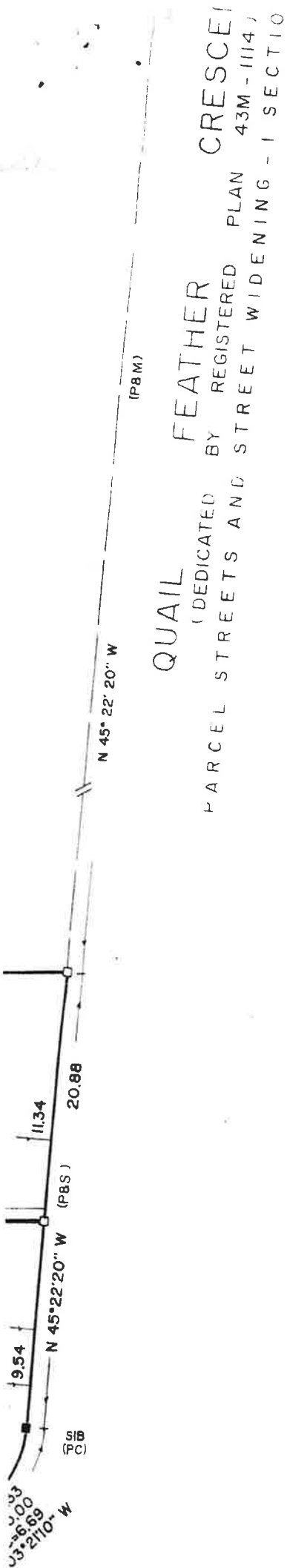
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METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES:  
BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE  
NORTHEASTERLY LIMIT OF POPPY BLOOM AVENUE AS SHOWN ON  
REGISTERED PLAN 43M - III4, HAVING A BEARING OF N 45° 22' 20" W.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- WIT DENOTES WITNESS
- PC DENOTES POINT OF CURVATURE
- DUC DENOTES DWELLING UNDER CONSTRUCTION
- F DENOTES FACE OF FOUNDATION WALL
- DENOTES CENTRELINE OF FOUNDATION WALL





BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE  
EASTHEASTERLY LIMIT OF POPPY BLOOM AS SHOWN ON  
REGISTERED PLAN 43M - 1114, HAVING A BEARING OF N 45° 22' 20" W.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- WIT DENOTES WITNESS
- PC DENOTES POINT OF CURVATURE
- DUC DENOTES DWELLING UNDER CONSTRUCTION
- F DENOTES FACE OF FOUNDATION WALL
- C DENOTES CENTRELINE OF FOUNDATION WALL
- CFW DENOTES CONCRETE FOUNDATION WALL
- PBS DENOTES REGISTERED PLAN 43M - 1114 AND SET
- PBM DENOTES REGISTERED PLAN 43M - 1114 AND MEASURED
- DENOTES BEARING

PLANTED MONUMENTS ARE IRON BARS UNLESS SHOWN OTHERWISE.  
FOUND MONUMENTS SET BY MARSHALL MACKLIN MONAGHAN ONTARIO LIMITED  
UNLESS SHOWN OTHERWISE.

**CAUTION** THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN  
THE MEANING OF THE PLANNING ACT.

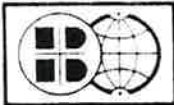
**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT

- 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS  
ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
- 2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF MAY, 1994.

DATE JUNE 13, 1994

*David A. Black*  
DAVID A. BLACK  
ONTARIO LAND SURVEYOR



**J.D. BARNES**  
LIMITED

SURVEYING      MAPPING  
LAND INFORMATION SERVICES

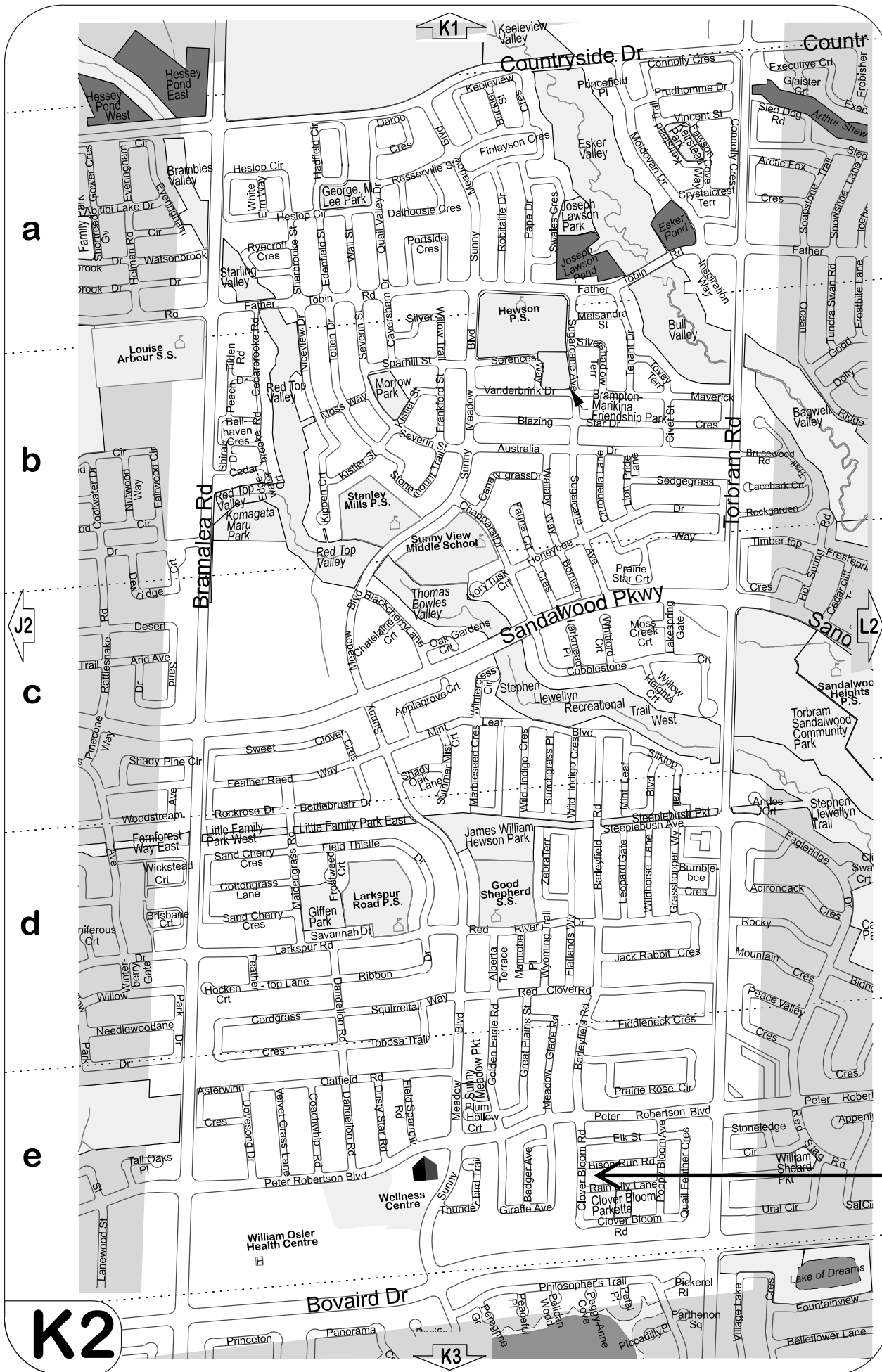
OFFICE OF ORIGIN  
450 BRITANNIA ROAD EAST, SUITE 450B  
MISSISSAUGA, ONTARIO L4Z 1X9  
TELEPHONE (905) 507 - 6767  
FAX (905) 507-6977

DRAWN BY    W.J.

CHECKED BY    DB

REFERENCE NO.:  
94-28-986-00-A

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A-2023-0051