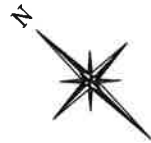




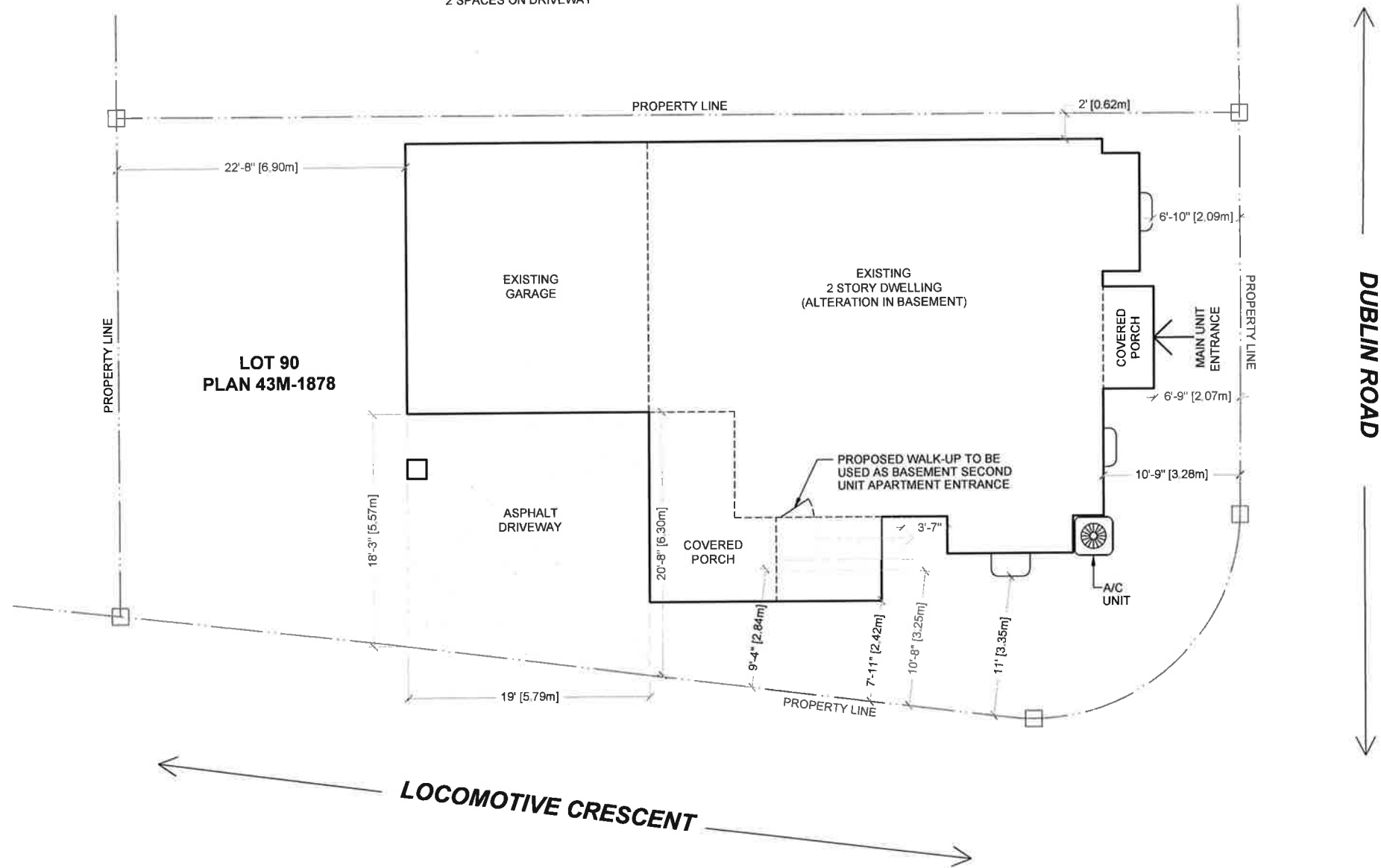
## Committee of Adjustment

**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)



EXISTING SECOND FLOOR AREA: 116.06 m<sup>2</sup>  
EXISTING MAIN FLOOR AREA EXCLUDING GARAGE & FRONT PORCH: 96.73 m<sup>2</sup>  
PROPOSED BASEMENT APARTMENT AREA: 89.13 m<sup>2</sup>

PARKING SPACES REQUIRED: 2 SPACES  
PARKING SPACES PROVIDED / AVAILABLE: 1 SPACE INSIDE GARAGE  
2 SPACES ON DRIVEWAY



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MATTER ENCLOSED HEREON.

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Tel: 647-227-3227, [www.alfaengsolutions.com](http://www.alfaengsolutions.com)  
Email: [mailfarraji@alfaengsolutions.com](mailto:mailfarraji@alfaengsolutions.com)

Project Address:  
**14 Dublin Road  
Brampton, Ontario  
Canada, L7A 0T6**

Customer Info:  
Name: Mohammed Masood  
Tel: 647-222-4455  
Email:

Project Title:  
**TWO UNIT DWELLING**

Drawing Title:  
**SITE PLAN**

Designed:  
**M.AF**

Project No.  
**DBR-2942**

Checked:  
**M.AF**

Sheet No.  
**A1.0**

Date:  
dd.mm.yyyy  
**21.02.2023**

Scale:  
**1:100**

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 15, 2023

To: Committee of Adjustment  
**MOHAMMED FASIULLAH MASOOD AND MUMTAZ SHABANA MOHAMMED**  
**LOT 90, PLAN 43M-1878**  
**A-2022-0371 – 14 DUBLIN ROAD**

---

Please **amend** application **A-2022-0371** to reflect the following:

1. To permit a below grade entrance between the main wall of the dwelling and the flankage lot line whereas the by-law does not permit a below grade entrance between the main wall of the dwelling and the flankage lot line;
2. To permit an exterior side yard setback of 2.84m (9.32 ft.) to a below grade entrance whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft.).



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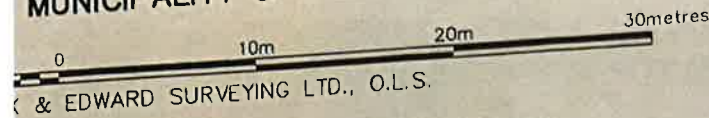
Applicant/Authorized Agent

**A-2022-0371 – 14 DUBLIN ROAD**

**REVISED SITE PLAN AND DRAWINGS**



# REAL PROPERTY REPORT LOTS 84, 85, 86, 87, 88, 89 AND 90 4-1878 BRAMPTON MUNICIPALITY OF PEEL



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

**ASSOCIATION OF ONTARIO  
 LAND SURVEYORS**  
 PLAN SUBMISSION FORM  
 1864804

THIS PLAN IS NOT VALID  
 UNLESS IT IS AN EMBOSSED  
 ORIGINAL COPY  
 ISSUED BY THE SURVEYOR  
 IN ACCORDANCE WITH  
 REGULATION 1026, SECTION 29(3).

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD  
 SURVEYING LTD., O.L.S.  
 ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID AND ARE REFERRED TO THE  
 NORTHWEST LIMIT OF DUBLIN ROAD AS SHOWN ON  
 PLAN 43M-1878 HAVING A BEARING OF N36°48'25"E.

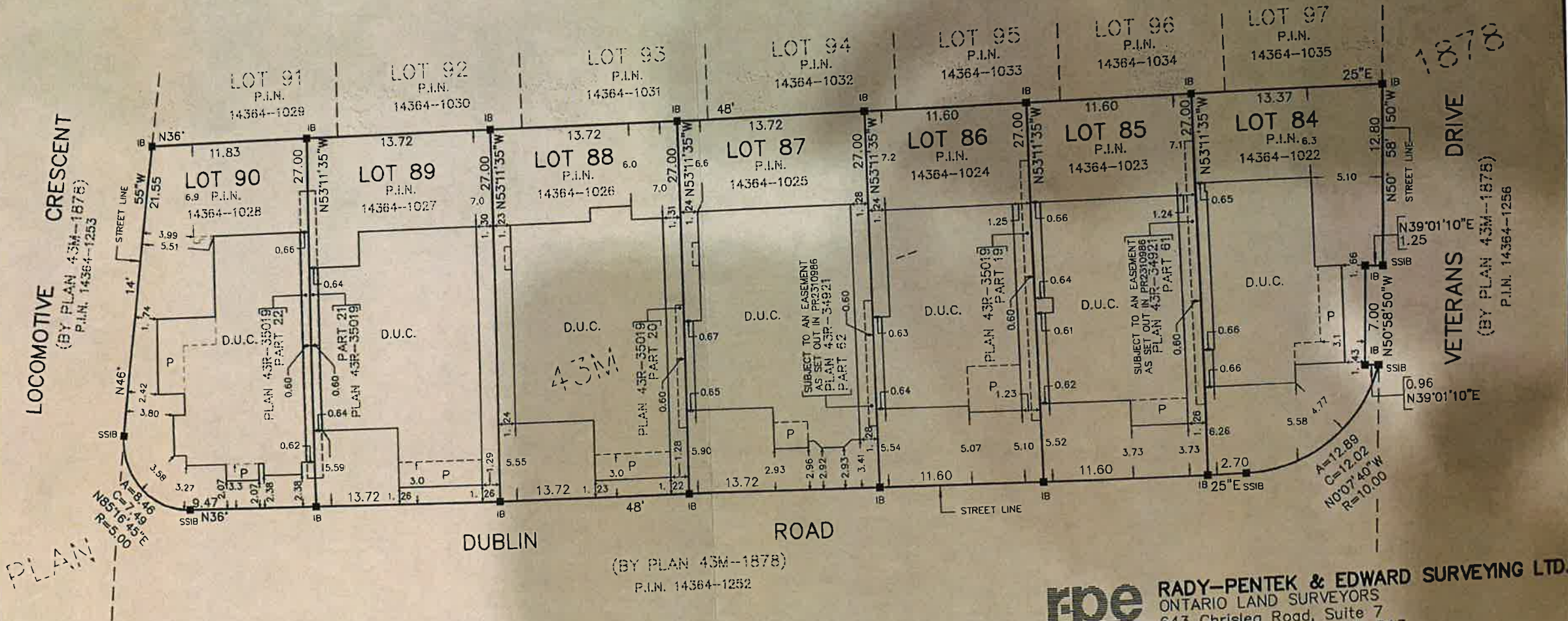
## SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
 WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE  
 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 12 DAY OF DEC., 2012

DATE FEB. 5, 2013

*T. Singh*  
 T. SINGH  
 ONTARIO LAND SURVEYOR



THIS PLAN WAS PREPARED FOR  
 THE PURPOSES OF THE  
 SURVEYORS ACT AND THE  
 REGULATIONS MADE UNDER THEM  
 AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

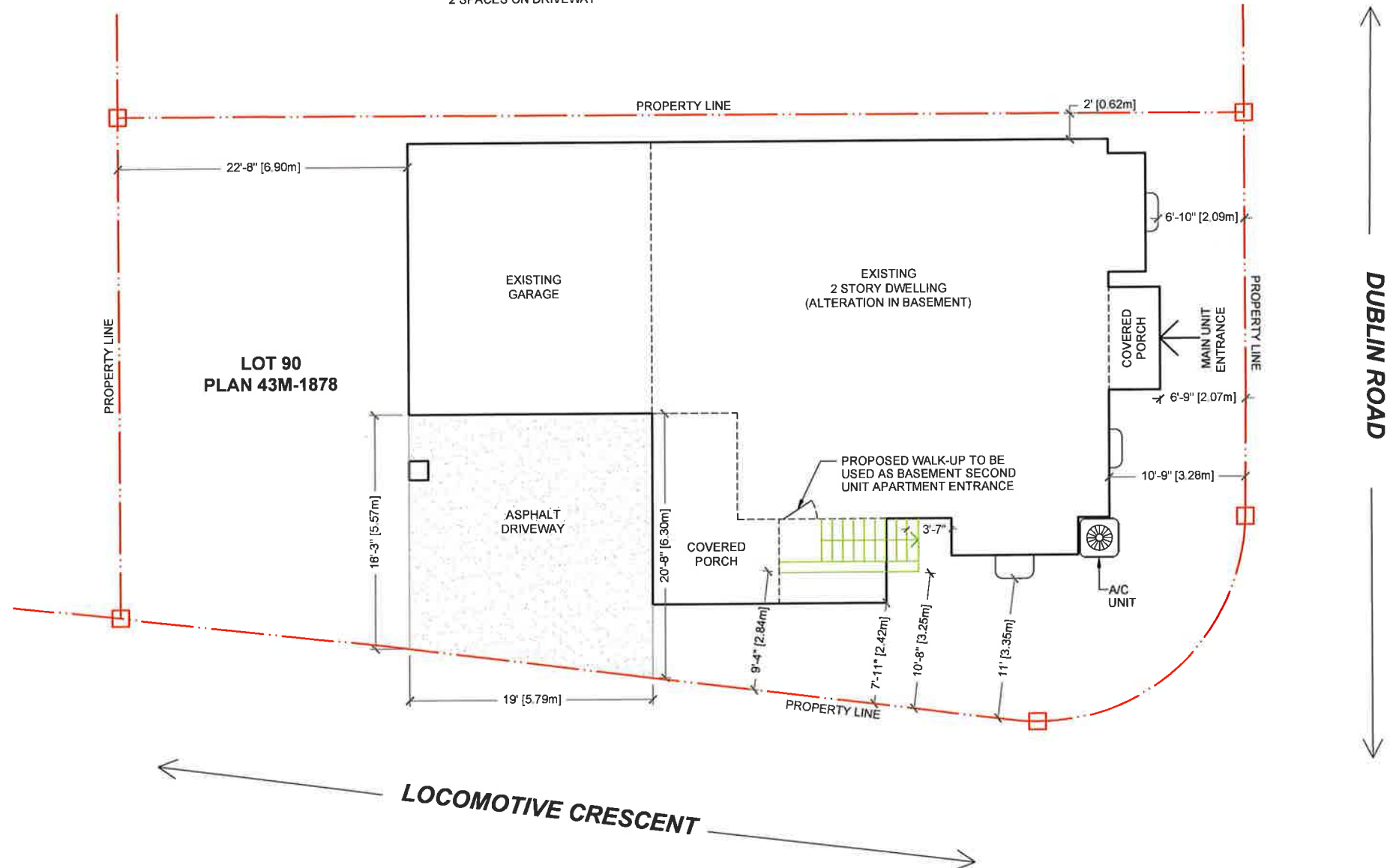
**epe** **RADY-PENTEK & EDWARD SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 643 Chrislea Road, Suite 7  
 Woodbridge, Ontario L4L 8A3  
 Tel. (416) 635-5000 Fax (416) 635-5001  
 Website: www.r-pe.ca  
 DRAWN: V.K.  
 CAD FILE No. 1878-84

CHECKED: G.Y./T.S.  
 JOB No. 12-090



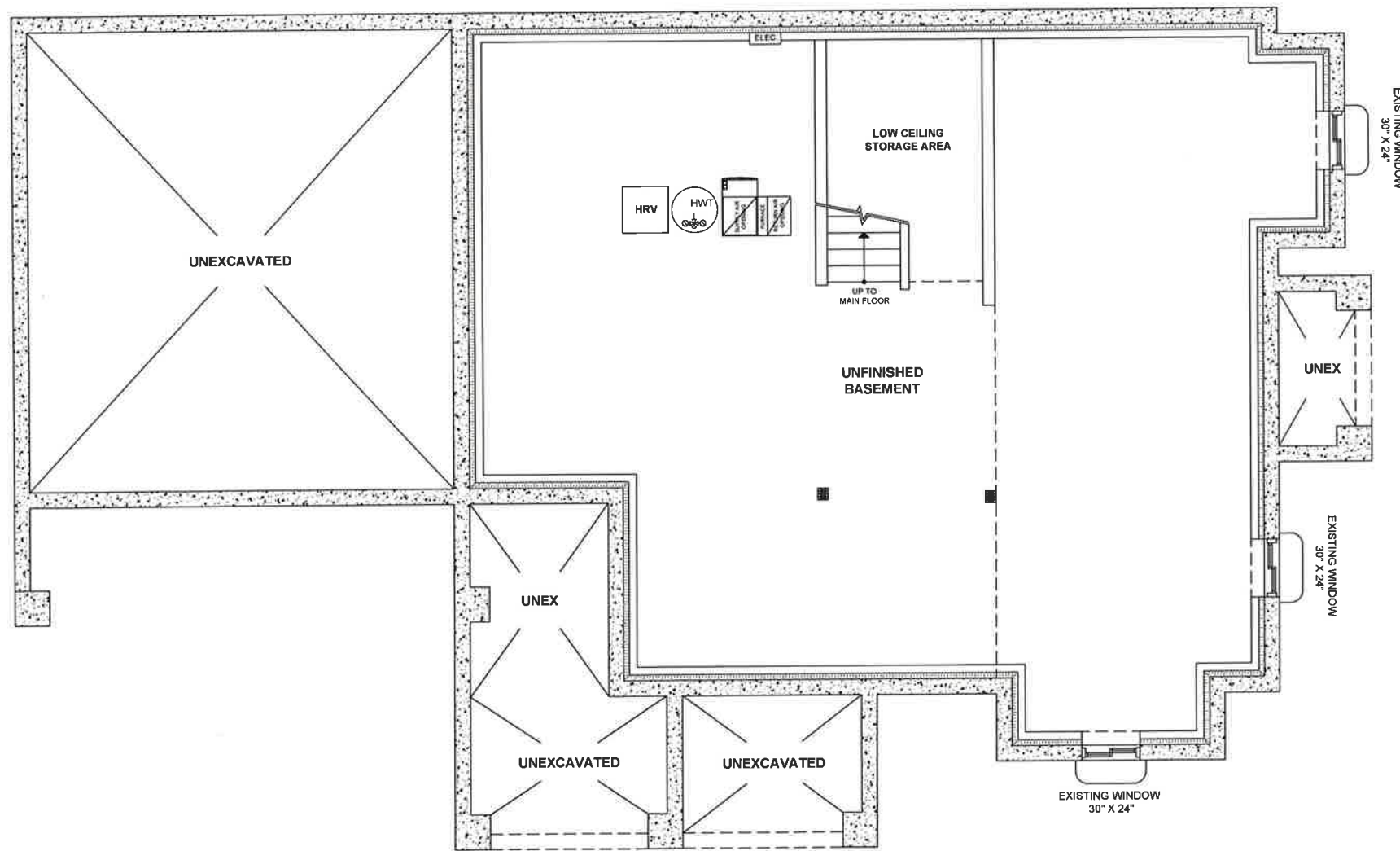
EXISTING SECOND FLOOR AREA: 116.06 m<sup>2</sup>  
EXISTING MAIN FLOOR AREA EXCLUDING GARAGE & FRONT PORCH: 96.73 m<sup>2</sup>  
PROPOSED BASEMENT APARTMENT AREA: 89.13 m<sup>2</sup>

PARKING SPACES REQUIRED: 2 SPACES  
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2 SPACES ON DRIVEWAY



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	00	21.02.23	ISSUED FOR BUILDING PERMIT				<b>Project No.</b> DBR-2942	<b>Sheet No.</b> A1.0	<b>Scale:</b> 1:100



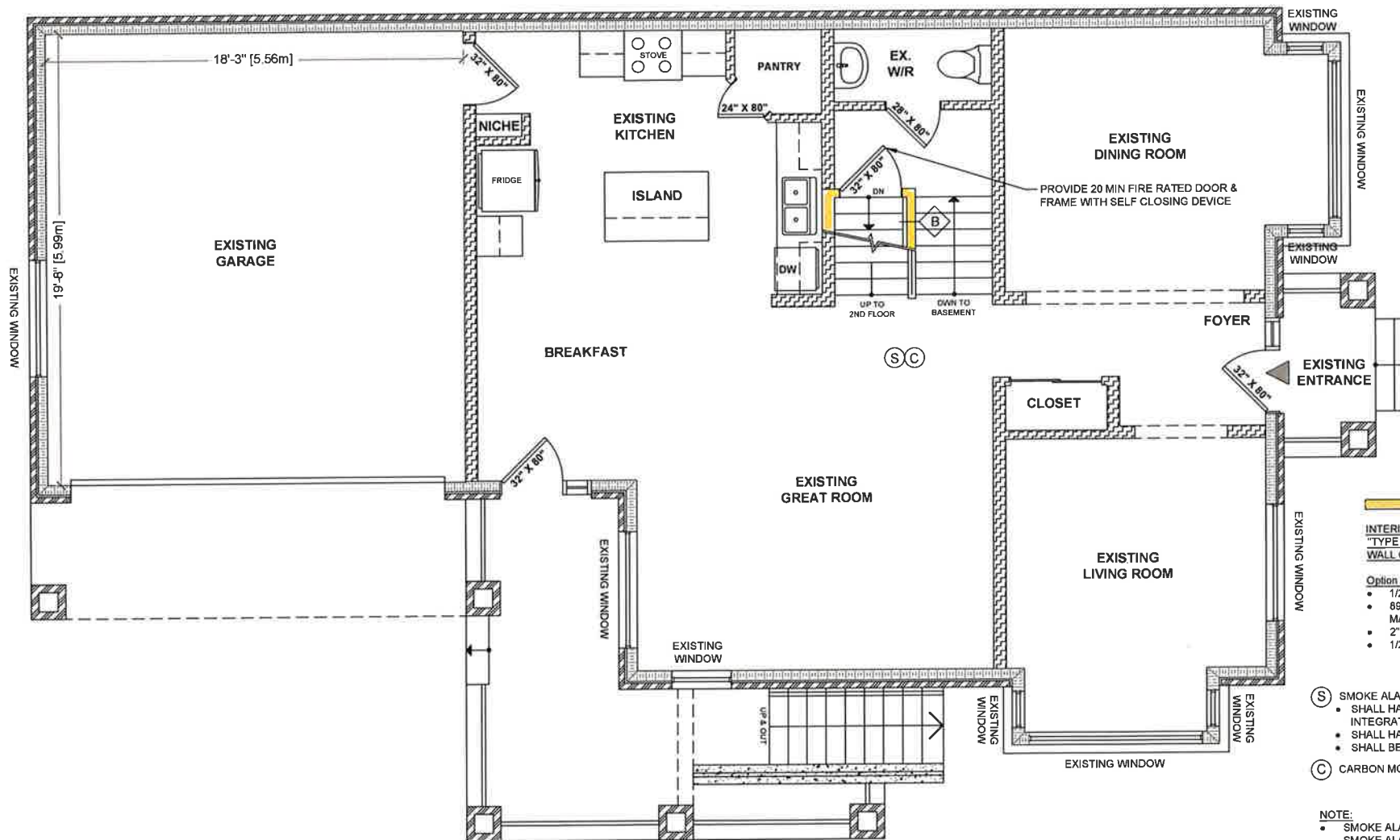


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	00	21.02.23	ISSUED FOR BUILDING PERMIT					M.AF	M.AF	21.02.2023
								Project No.	Sheet No.	Scale:
								DBR-2942	A2.0	1:60



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1:60





**INTERIOR WALL CONSTRUCTION**  
 "TYPE B" 30 MIN. FIRE SEPARATION  
 WALL OBC COMPLIANCE C147 (a)

**Option 1: SB3-W1c**

- 1/2" GYPSUM BOARD
- 89mm THICK ABSORPTIVE MATERIAL (ROXUL SAFE&SOUND)
- 2" X 4" WOOD STUD @ 16" O.C.
- 1/2" GYPSUM BOARD

- (S) SMOKE ALARM**
- SHALL HAVE A VISUAL SIGNALING COMPONENT INTEGRATED INTO THE SMOKE ALARM
  - SHALL HAVE A BATTERY BACKUP
  - SHALL BE INTERCONNECTED
- (C) CARBON MONOXIDE ALARM**

**NOTE:**

- SMOKE ALARM ON MAIN FLOOR IS INTERCONNECTED WITH SMOKE ALARM ON SECOND FLOOR AND BASEMENT.
- SMOKE ALARM SHALL CONFIRM TO O.B.C. DIV. B 9.10.19
- EXISTING MAIN FLOOR WALL AND CEILING IS DRYWALLED

Rev	Date	Description
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 ENGINEERING FOR A BETTER FUTURE

67 Woodvalley Drive, Brampton, Ontario, L7A 1Z3  
 Tel: 647-227-3227, www.alfaengsolutions.com  
 Email: malfarraj@alfaengsolutions.com

**Project Address:**  
 14 Dublin Road  
 Brampton, Ontario  
 Canada, L7A 0T6

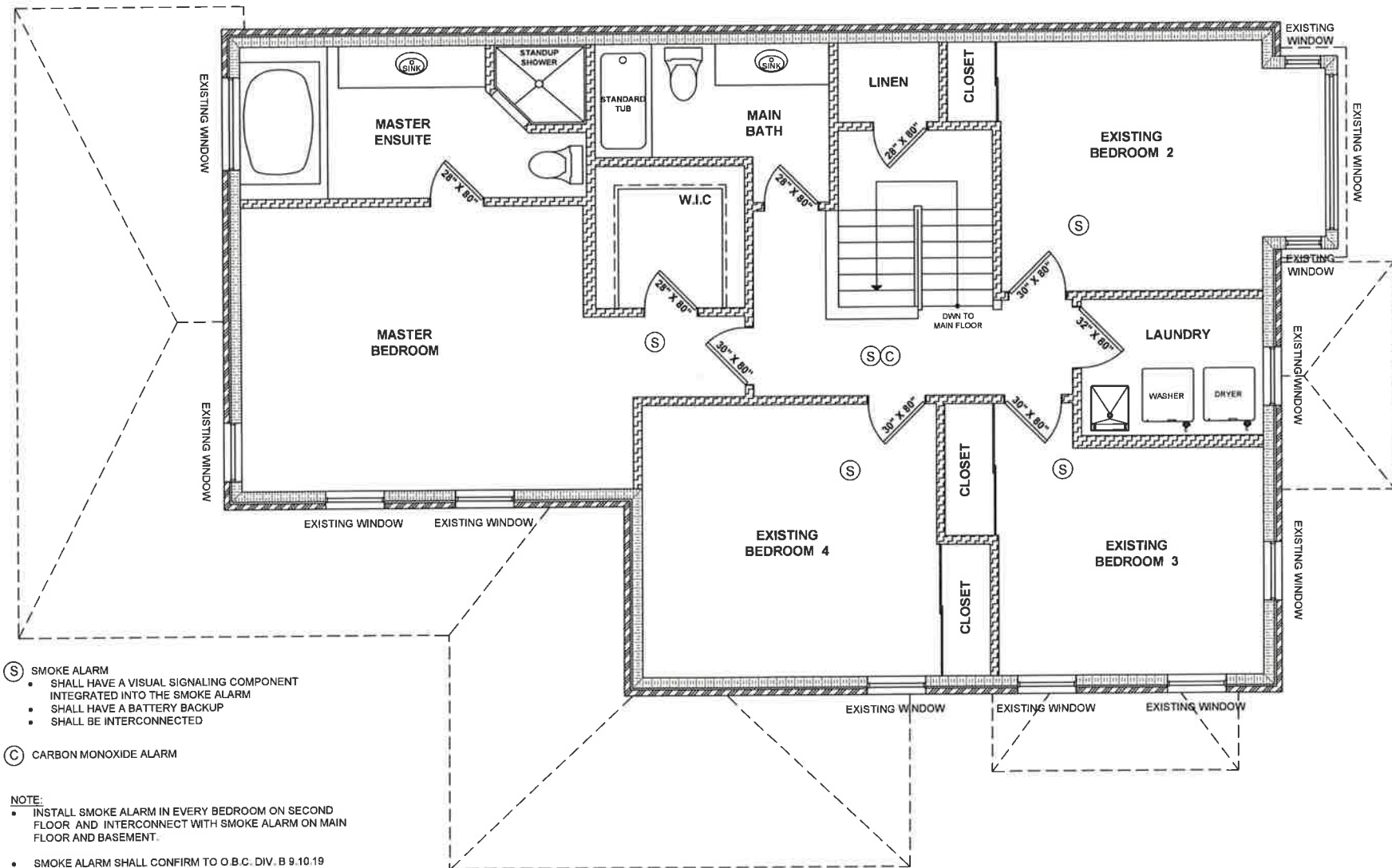
**Customer Info:**  
 Name: Mohammed Masood  
 Tel: 647-222-4455  
 Email:

**Project Title:**  
 TWO UNIT DWELLING

**Drawing Title:**  
 PROPOSED GROUND FLOOR PLAN

Designed:	Checked:	Date:
M.AF	M.AF	21.02.2023
Project No.	Sheet No.	Scale:
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- (S) SMOKE ALARM
- SHALL HAVE A VISUAL SIGNALING COMPONENT INTEGRATED INTO THE SMOKE ALARM
  - SHALL HAVE A BATTERY BACKUP
  - SHALL BE INTERCONNECTED

- (C) CARBON MONOXIDE ALARM

- NOTE:
- INSTALL SMOKE ALARM IN EVERY BEDROOM ON SECOND FLOOR AND INTERCONNECT WITH SMOKE ALARM ON MAIN FLOOR AND BASEMENT.
  - SMOKE ALARM SHALL CONFIRM TO O.B.C. DIV. B 9.10.19
  - EXISTING SECOND FLOOR WALL & CEILING IS ½" DRYWALLED

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Tel: 647-227-3227, www.alfaengsolutions.com  
Email: malfarraj@alfaengsolutions.com

Project Address:  
14 Dublin Road  
Brampton, Ontario  
Canada, L7A 0T6

Customer Info:  
Name: Mohammed Masood  
Tel: 647-222-4455  
Email: malfarraj@alfaengsolutions.com

Project Title:  
**TWO UNIT DWELLING**

Drawing Title:  
**SECOND FLOOR PLAN**

Designed:  
**M.AF**

Project No.  
**DBR-2942**

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**M.AF**

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**A2.4**

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dd.mm.yyyy  
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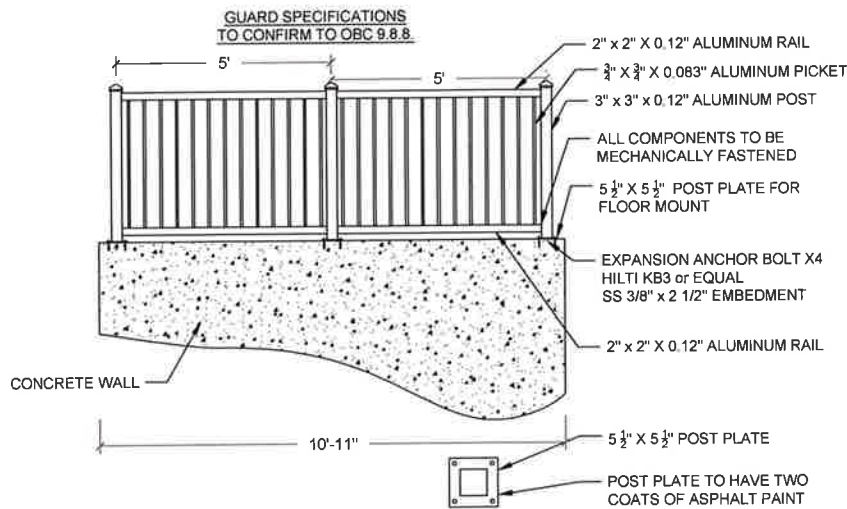
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67 Woodvalley Drive, Brampton, Ontario, L7A 1Z3  
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Email: malfarraj@alfaengsolutions.com

Project Address:  
**14 Dublin Road  
Brampton, Ontario  
Canada, L7A 0T6**  
Name: Mohammed Masood  
Tel: 647-222-4455  
Email:

Project Title:  
**TWO UNIT DWELLING**  
Drawing Title:  
**FLANKAGE ELEVATION**

Designed:  
**M.AF**  
Project No.  
**DBR-2942**

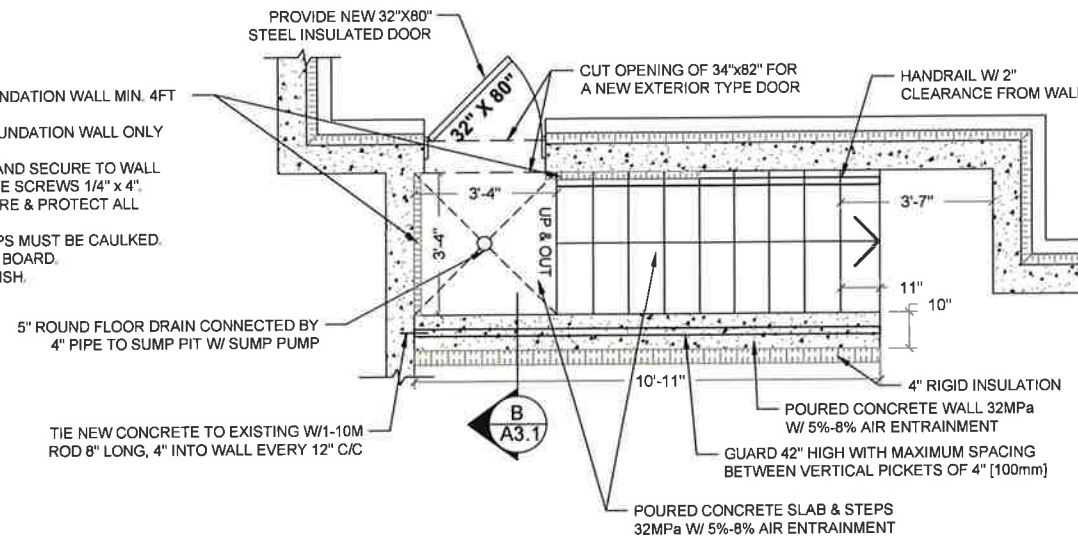
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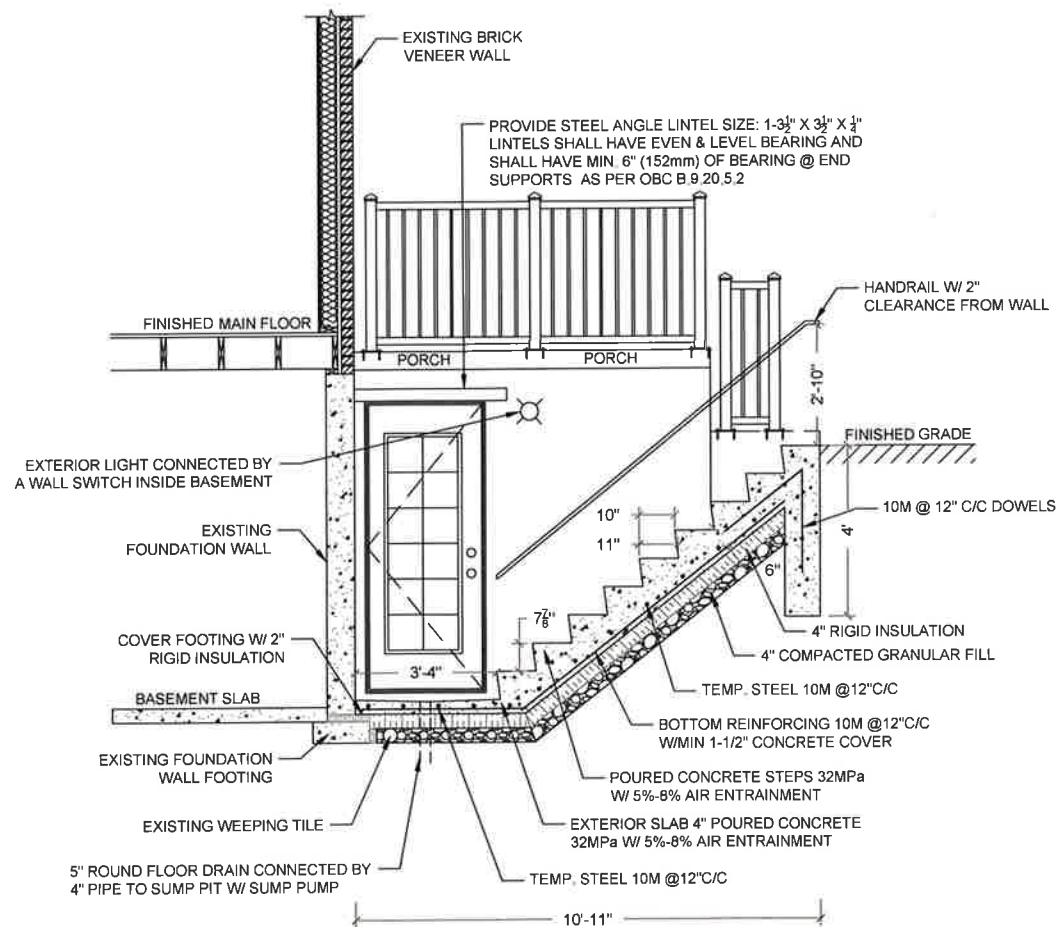
**GENERAL NOTES:**

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND REGULATIONS.
2. MATERIALS SHALL BE AS FOLLOWS:
  - 2.1. CONCRETE 32MPa AT 28 DAYS WITH 5% TO 8% AIR ENTRAINMENT.
  - 2.2. REINFORCEMENT STEEL, CSA G30. 18M, GRADE 400
  - 2.3. GROUT, HILTI HIT HY 200 OR EQUAL
  - 2.3. REBAR CONNECTIONS USING HILTI HIT-HY 200 OR EQUAL
  - 2.4. 4" & 2" STYROFOAM SM INSULATION MANUFACTURED BY DOW CHEMICALS CANADA W/ THE FOLLOWING PHYSICAL PROPERTIES:
    - a) THERMAL RESISTANCE PER INCH: R-VALUE 5.0
    - b) COMPRESSIVE STRENGTH: 30PSI, 210KPa
  - 2.5. BACKFILL TO BE OPS GRANULAR B1, OR SUITABLE EXCAVATED MATERIAL
3. ELECTRIC FEED FOR THE LIGHT TO BE SEPARATE FROM ANY OTHER SWITCHED CIRCUIT.
4. EXTERIOR DOOR SHALL CONFORM TO STANDARD AS PER OBC AND RESIST FORCE ENTRY.

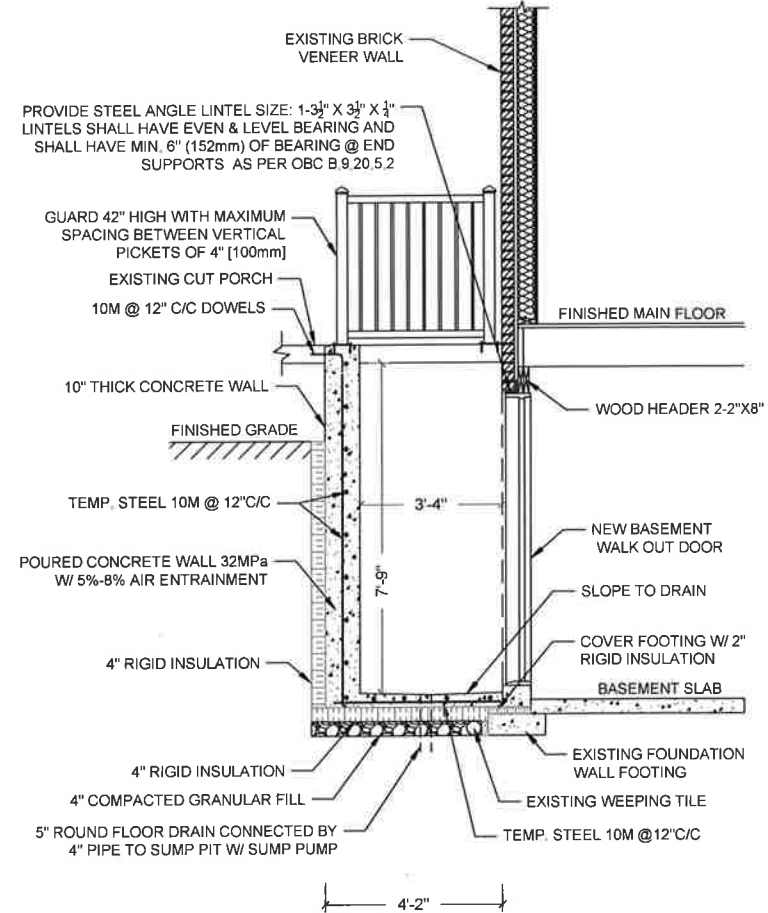
1. INSTALL 2" RIGID INSULATION ON EXISTING FOUNDATION WALL MIN. 4FT ABOVE EXISTING FOOTING.
2. INSULATION TO BE INSTALLED ON EXPOSED FOUNDATION WALL ONLY STARTING FROM TOP OF CONCRETE STEPS.
3. COVER INSULATION WITH 1/2" CEMENT BOARD AND SECURE TO WALL USING FENDER WASHER & HEX HEAD CONCRETE SCREWS 1/4" x 4".
4. INSTALL 2 1/2" GALVANIZED "J" TRACK TO SECURE & PROTECT ALL EXPOSED EDGES.
5. ALL JOINTS TO THE EXISTING WALL & NEW STEPS MUST BE CAULKED.
6. APPLY SEALGUARD TO ALL JOINTS ON CEMENT BOARD.
7. PARGE CEMENT BOARD OR APPLY ACRYLIC FINISH.



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	00	21.02.23	ISSUED FOR BUILDING PERMIT					M.AF	M.AF	21.02.2023
								Project No.	Sheet No.	Scale:
								DBR-2942	A3.0	1:40



SECTION A - for BELOW GRADE ENTRANCE



SECTION B - for BELOW GRADE ENTRANCE

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Tel: 647-227-3227, www.alfaengsolutions.com  
Email: malfaraj@alfaengsolutions.com

Project Address:  
14 Dublin Road  
Brampton, Ontario  
Canada, L7A 0T6

Customer Info:  
Name: Mohammed Masood  
Tel: 647-222-4455  
Email:

Project Title:  
TWO UNIT DWELLING

Drawing Title:  
WALK-UP SECTIONAL DETAILS

Designed:  
M.AF

Project No.  
DBR-2942

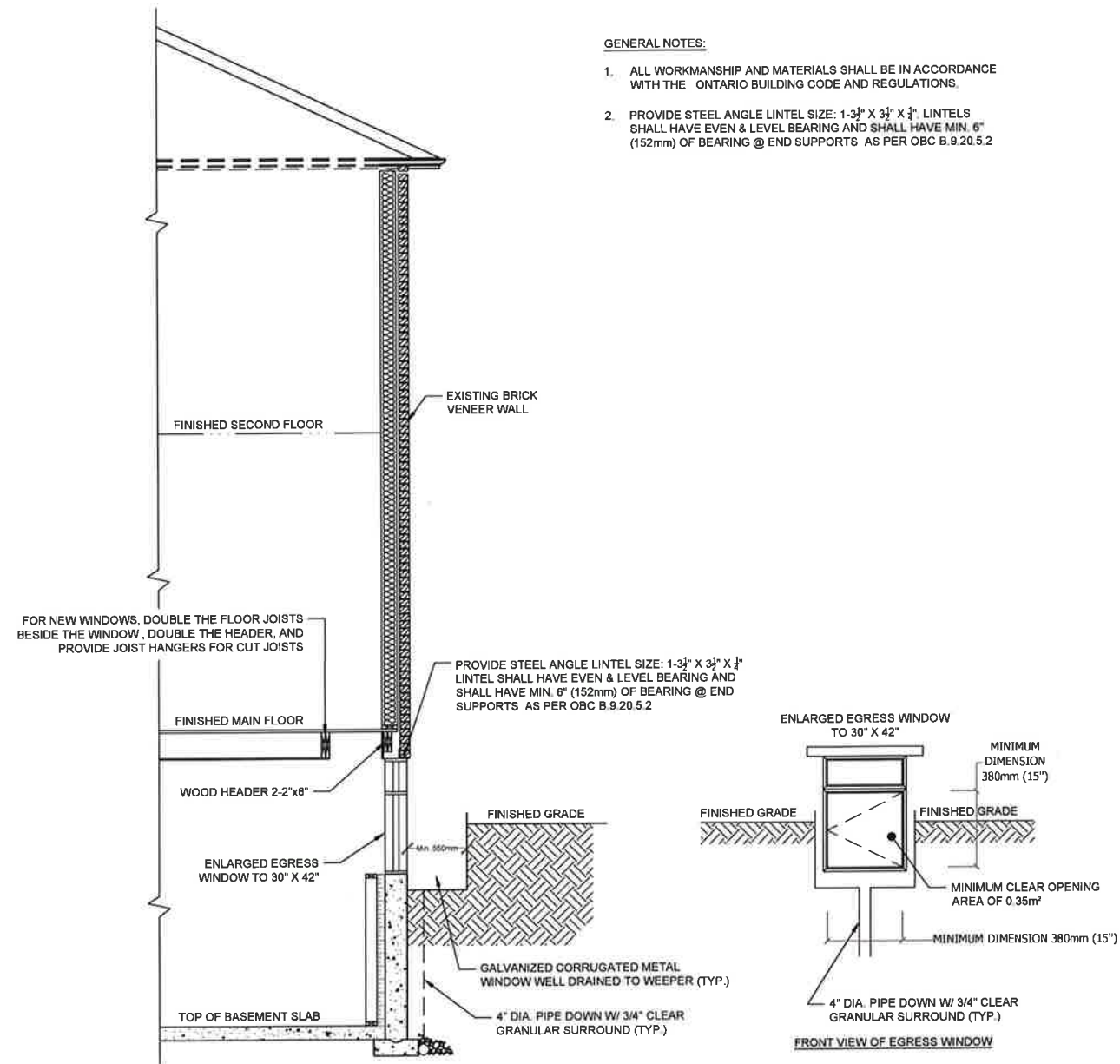
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21.02.2023

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- GENERAL NOTES:
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND REGULATIONS.
  2. PROVIDE STEEL ANGLE LINTEL SIZE: 1-3/4" X 3/4" X 1/2". LINTELS SHALL HAVE EVEN & LEVEL BEARING AND SHALL HAVE MIN. 6" (152mm) OF BEARING @ END SUPPORTS AS PER OBC B.9.20.5.2

SECTION C - for BASEMENT EGRESS WINDOW (TYP)

FRONT VIEW OF EGRESS WINDOW

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	00	21.02.23	ISSUED FOR BUILDING PERMIT				dd mm yyyy		
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						DBR-2942			





FILE NUMBER: A- 2022-0371

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)

Mohammed Fasiullah Masood & Mumtaz Shabana Mohammed

Address

14 Dublin Road, Brampton

Phone #

416-389-8850

Fax #

Email

fasimasood@gmail.com
2.

Name of Agent

Marwan AL-Farraj

Address

67 Woodvalley Drive, Brampton, ON

Phone #

647-227-3227

Fax #

Email

malfarraj@AlfaEngSolutions.com

3.

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

Variance #1: A below grade entrance is not permitted in a yard located between the main wall of a dwelling and a front of flankage lot line.

Variance #2: Front yard setback. The minimum required front yard setback is 3.0 m & we are proposing 1.96m

4.

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

Because the entrance is located at the front of a flankage lot line and no where else a basement entrance can be proposed.

5.

Legal Description of the subject land:

Lot Number

90

Plan Number/Concession Number

43M-1878

Municipal Address

14 Dublin Road, Brampton, ON, L7A 0T6

6.

Dimension of subject land (in metric units)

Frontage

14.46m

Depth

27.00m

Area

355.30m2

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.)

Dwelling Footprint area including porches & garage: 154.42 m2

G.F.A: 301.92 m2

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

below grade entrance at the front of the 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 2.07m

Rear yard setback 6.90m

Side yard setback 0.66m

Side yard setback \_\_\_\_\_

**PROPOSED**

Front yard setback 1.96m

Rear yard setback 6.90m

Side yard setback 0.66m

Side yard setback \_\_\_\_\_

10. Date of Acquisition of subject land: 2016

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: 10 years old house

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 ☒ 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 _____

  
Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ city \_\_\_\_\_ OF \_\_\_\_\_ Brampton \_\_\_\_\_

THIS 27 \_\_\_\_\_ DAY OF \_\_\_\_\_ October \_\_\_\_\_, 2022 \_\_\_\_\_

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, Marwan AL-Farraj \_\_\_\_\_, 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 16<sup>th</sup> DAY OF \_\_\_\_\_

Nov., 2022

  
Signature of Applicant or Authorized Agent

  
A Commissioner etc.

Submit by Email

FOR OFFICE USE ONLY

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

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

R1F-9 2201

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

Rose Bruno

Zoning Officer

October 28, 2022

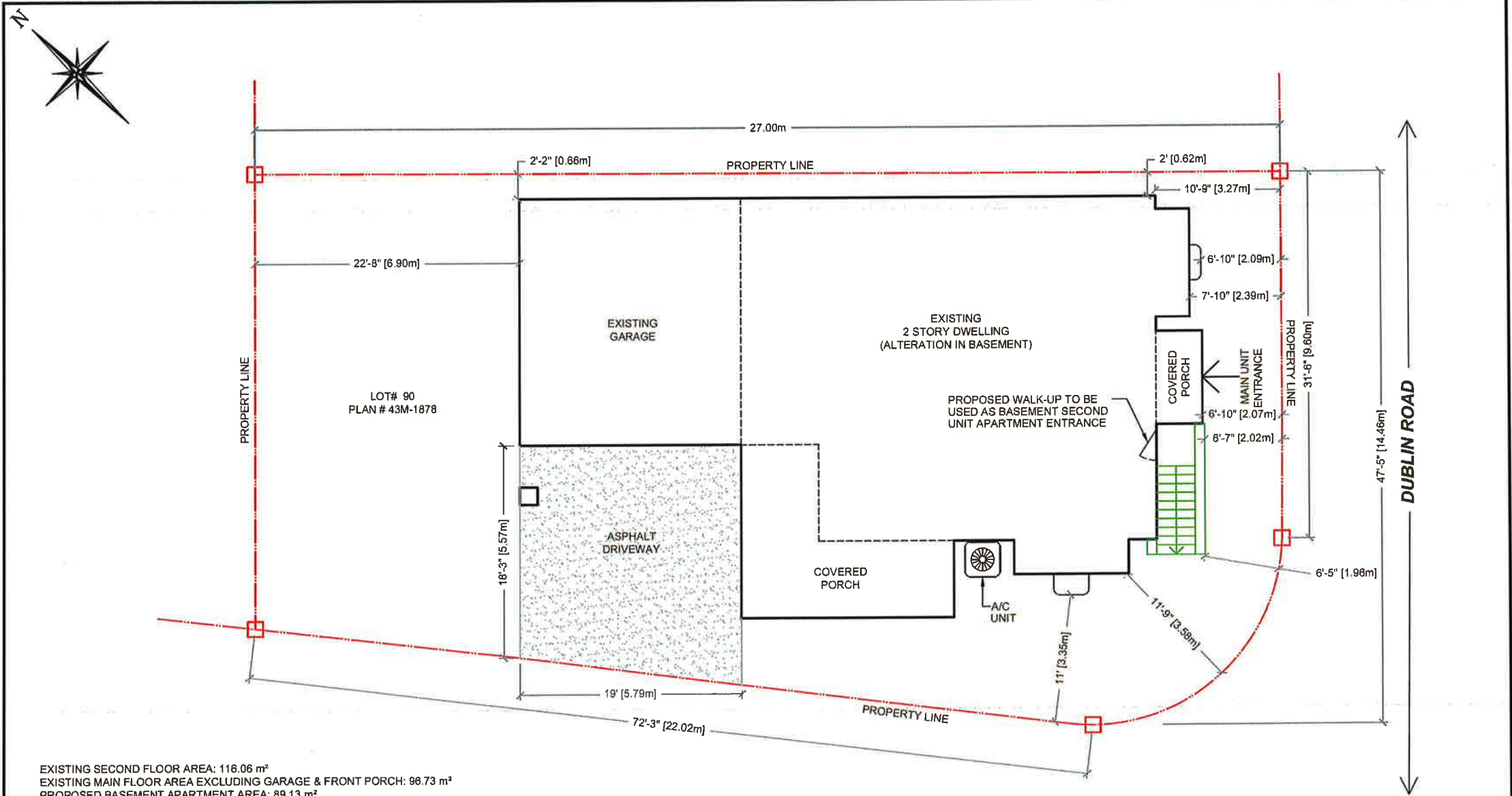
Date

DATE RECEIVED November 16, 2022

Date Application Deemed  
Complete by the Municipality \_\_\_\_\_

Revised 2022/02/17



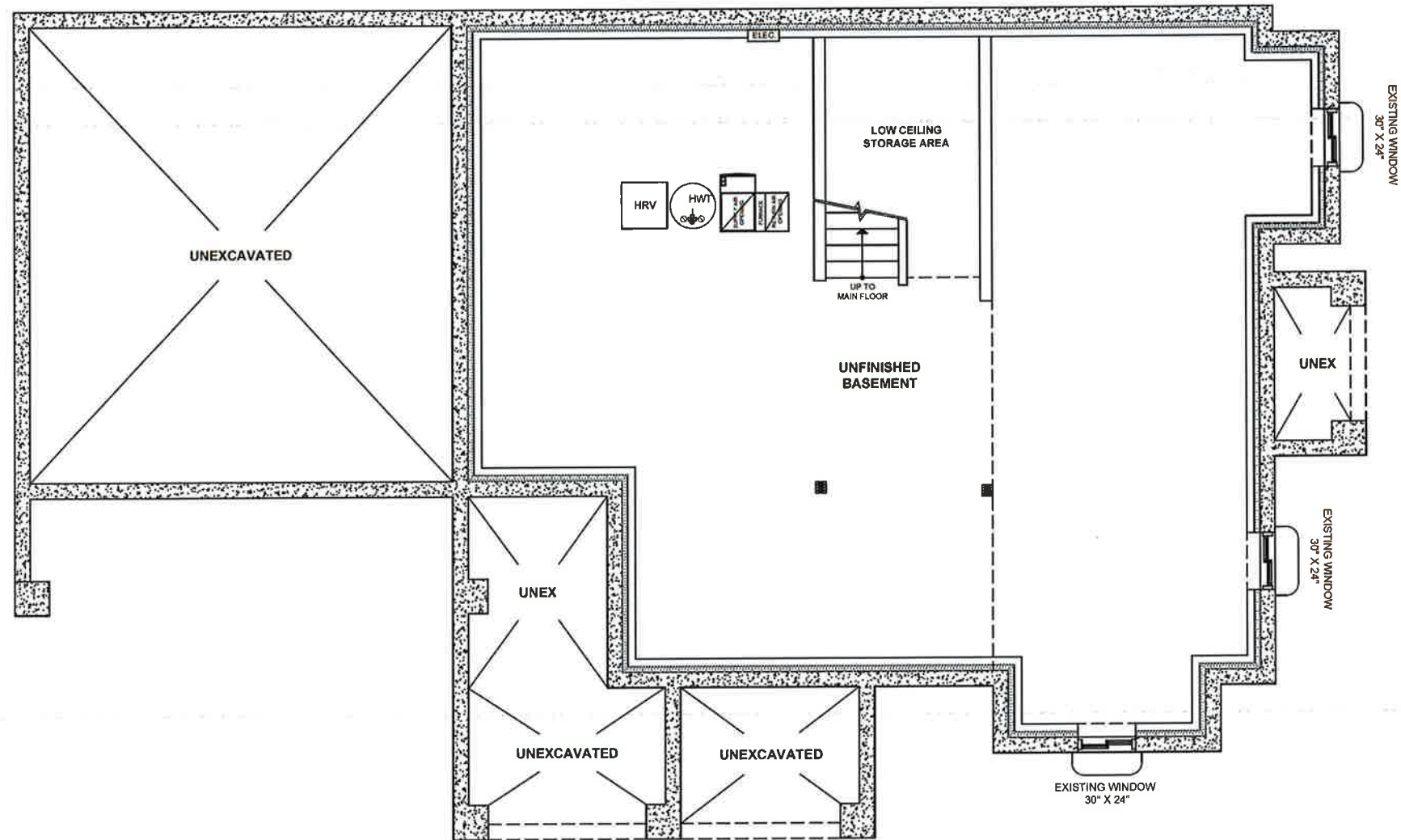


EXISTING SECOND FLOOR AREA: 116.06 m<sup>2</sup>  
EXISTING MAIN FLOOR AREA EXCLUDING GARAGE & FRONT PORCH: 96.73 m<sup>2</sup>  
PROPOSED BASEMENT APARTMENT AREA: 89.13 m<sup>2</sup>

PARKING SPACES REQUIRED: 2 SPACES  
PARKING SPACES PROVIDED / AVAILABLE: 1 SPACE INSIDE GARAGE  
2 SPACES ON DRIVEWAY

← LOCOMOTIVE CRESCENT →

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	00	20-10-22	ISSUED FOR BUILDING PERMIT							
					<div>Customer Info:</div> <div>Name: Mohammed Masood</div> <div>Tel: 647-222-4455</div> <div>Email:</div>	<div>Drawing Title:</div> <div>SITE PLAN</div>	<div>Project No.</div> <div>DBR-2942</div>	<div>Sheet No.</div> <div>A1.0</div>	<div>Scale:</div> <div>1:100</div>	



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Tel: 647-227-3227, [www.alfaengineersolutions.com](http://www.alfaengineersolutions.com)  
Email: [malfarraj@alfaengineersolutions.com](mailto:malfarraj@alfaengineersolutions.com)

Project Address:  
**14 Dublin Road  
Brampton, Ontario  
Canada, L7A 0T6**

Customer Info:  
Name: **Mohammed Masood**  
Tel: **647-222-4455**  
Email:

Project Title:  
**TWO UNIT DWELLING**

Drawing Title:  
**EXISTING BASEMENT FLOOR PLAN**

Designed:  
**M.AF**

Project No.  
**DBR-2942**

Checked:  
**M.AF**

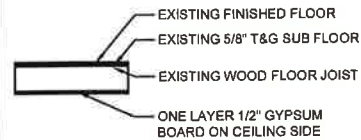
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**A2.0**

Date:  
dd mm yyyy  
**20-10-2022**

Scale:  
**1:60**



**CEILING CONSTRUCTION**  
15 MIN FIRE SEPARATION  
OBC COMPLIANCE C147 (b) ON CEILING



**EXTERIOR WALL CONSTRUCTION "TYPE A"**

- 1/2" GYPSUM BOARD
- 2" X 4" WOOD STUD @ 16" O.C.
- EXISTING R12 MINERAL FIBER BLANKET INSULATION WITH VAPOR BARRIER
- EXISTING CONCRETE FOUNDATION WALL

**INTERIOR WALL CONSTRUCTION "TYPE B" 30 MIN FIRE SEPARATION**  
WALL OBC COMPLIANCE C147 (a)

**Option 1: SB3-W1c**

- 1/2" GYPSUM BOARD
- 89mm THICK ABSORPTIVE MATERIAL (ROXUL SAFE&SOUND)
- 2" X 4" WOOD STUD @ 16" O.C.
- 1/2" GYPSUM BOARD

**INTERIOR WALL CONSTRUCTION "TYPE C"**

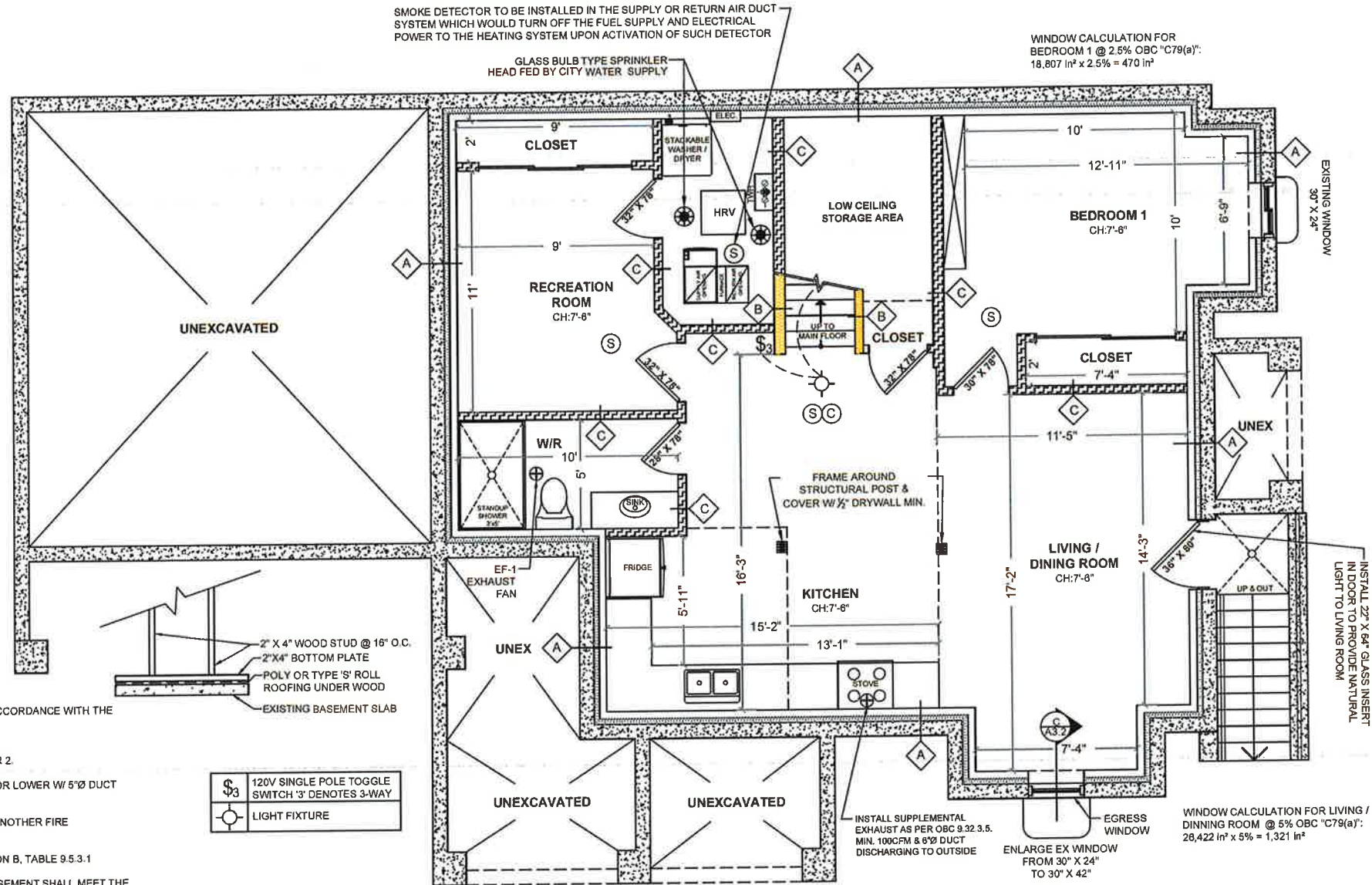
- 1/2" GYPSUM BOARD
- 2" X 4" WOOD STUD @ 16" O.C.
- 1/2" GYPSUM BOARD

- (S) SMOKE ALARM
- SHALL HAVE A VISUAL SIGNALING COMPONENT INTEGRATED INTO THE SMOKE ALARM
  - SHALL HAVE A BATTERY BACKUP
  - SHALL BE INTERCONNECTED

- (C) CARBON MONOXIDE ALARM

**GENERAL NOTES:**

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND REGULATIONS.
- FRAMING NOTES:**
  - DIMENSIONAL LUMBER TO BE S-P-F GRADE 1 OR 2.
- EF-1/2 : MIN. 50CFM EXHAUST FAN WITH 1.5 SONES OR LOWER W 5"Ø DUCT DISCHARGING DIRECTLY TO OUTDOOR
- ALL FIRE SEPARATION SHALL BE CONTINUOUS TO ANOTHER FIRE SEPARATION OR TO THE EXTERIOR
- BASEMENT CEILING HEIGHT TO CONFIRM TO DIVISION B, TABLE 9.5.3.1
- CEILING HEIGHT UNDER BEAMS & DUCTS IN THE BASEMENT SHALL MEET THE OBC REQUIREMENT & NOT BE LESS THAN 1950mm
- SMOKE ALARM:**
  - SMOKE ALARMS IN BASEMENT TO BE INTERCONNECTED WITH SMOKE ALARM ON MAIN FLOOR & SMOKE ALARMS ON SECOND FLOOR COMMON AREA & BEDROOMS ( SMOKE ALARM TO BE INSTALLED IN EVERY BEDROOM ON SECOND FLOOR)
  - SMOKE ALARM SHALL CONFIRM TO O.B.C. DIV. B 9.10.19



	120V SINGLE POLE TOGGLE SWITCH '3' DENOTES 3-WAY
	LIGHT FIXTURE

Rev	Date	Description
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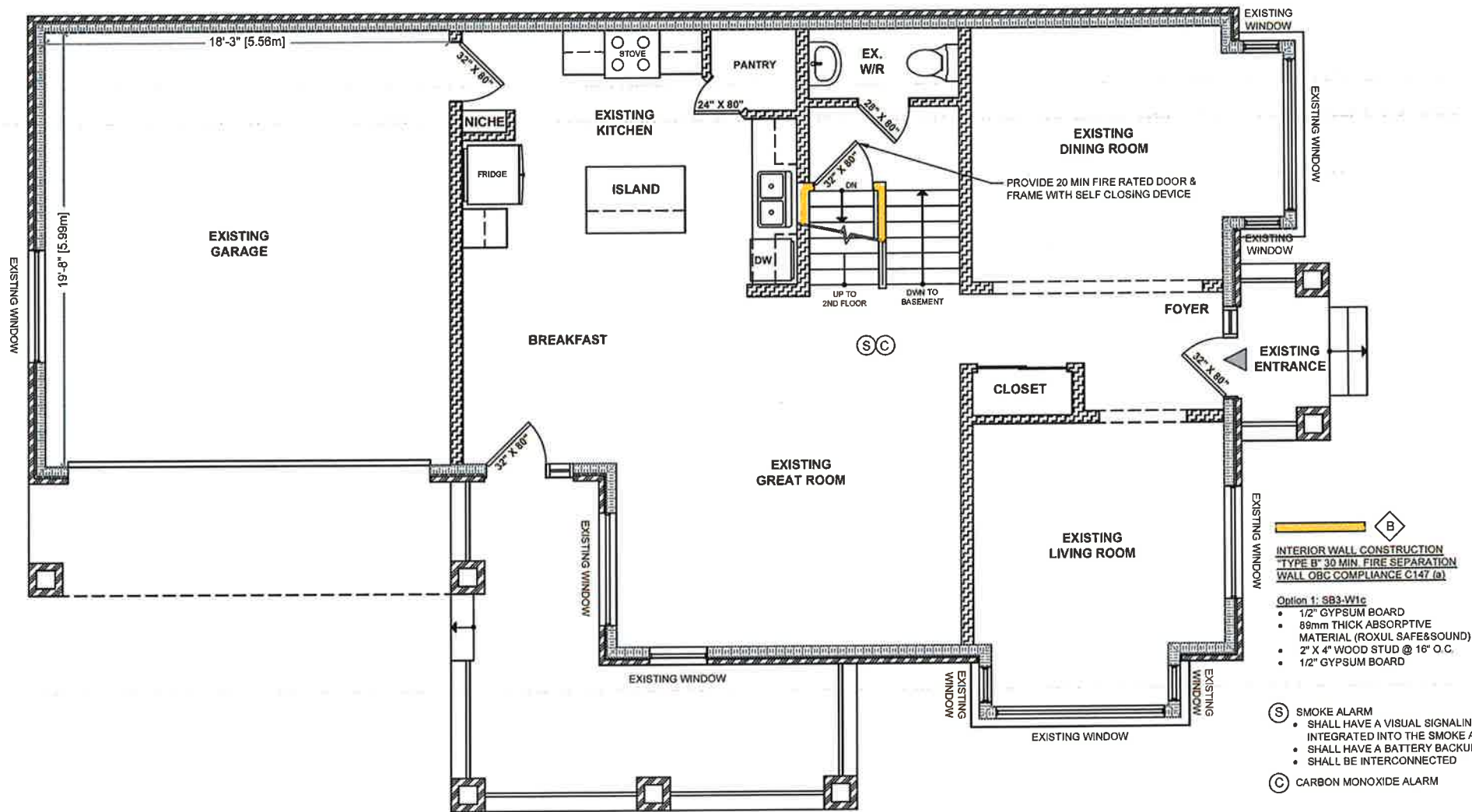
Project Address:  
14 Dublin Road  
Brampton, Ontario  
Canada, L7A 0T6

Customer Info:  
Name: Mohammed Masood  
Tel: 647-222-4455  
Email:

Project Title:  
**TWO UNIT DWELLING**

Drawing Title:  
**PROPOSED BASEMENT FLOOR PLAN**

Designed:	Checked:	Date:
M.AF	M.AF	20-10-2022
Project No.	Sheet No.	Scale:
DBR-2942	A2.1	1:60



**INTERIOR WALL CONSTRUCTION**  
**"TYPE B" 30 MIN. FIRE SEPARATION**  
**WALL OBC COMPLIANCE C147 (a)**

**Option 1: SB3-W1c**

- 1/2" GYPSUM BOARD
- 69mm THICK ABSORPTIVE MATERIAL (ROXUL SAFE&SOUND)
- 2" X 4" WOOD STUD @ 16" O.C.
- 1/2" GYPSUM BOARD

- (S) SMOKE ALARM**
- SHALL HAVE A VISUAL SIGNALING COMPONENT INTEGRATED INTO THE SMOKE ALARM
  - SHALL HAVE A BATTERY BACKUP
  - SHALL BE INTERCONNECTED
- (C) CARBON MONOXIDE ALARM**

**NOTE:**

- SMOKE ALARM ON MAIN FLOOR IS INTERCONNECTED WITH SMOKE ALARM ON SECOND FLOOR AND BASEMENT.
- SMOKE ALARM SHALL CONFIRM TO O.B.C. DIV. B 9.10.19
- EXISTING MAIN FLOOR WALL AND CEILING IS DRYWALLED

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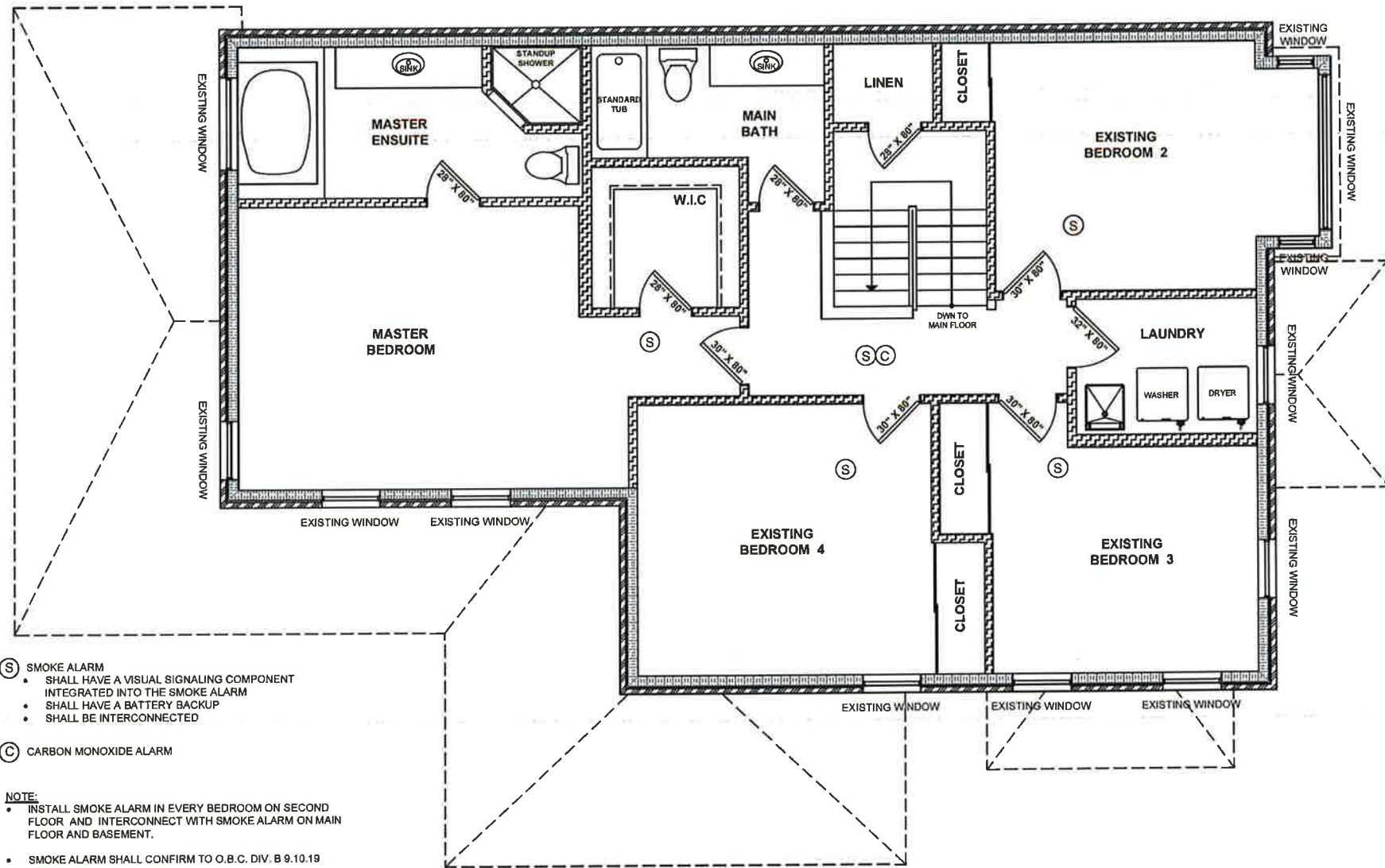


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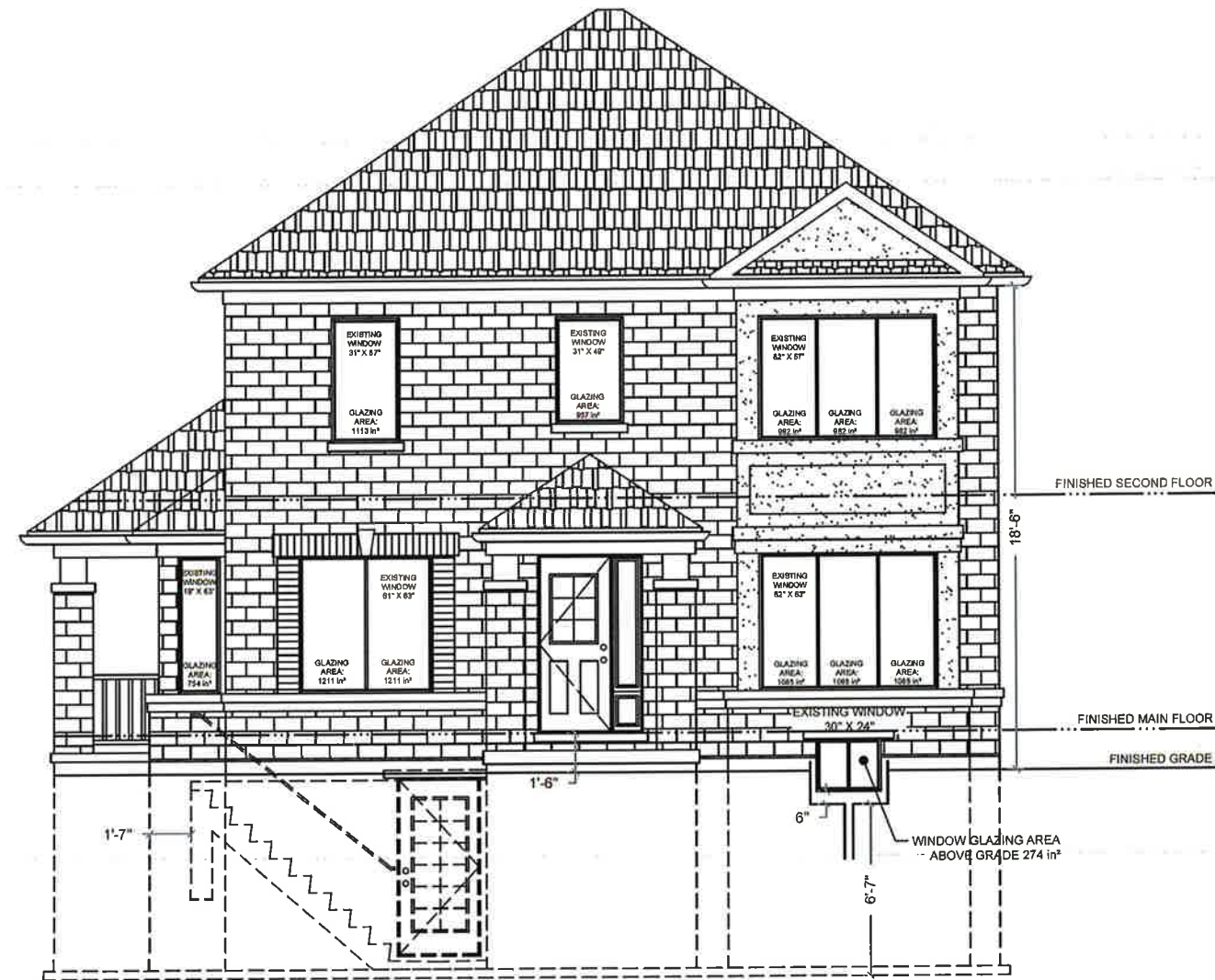
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Tel: 647-227-3227, www.alfaengsolutions.com  
Email: malfarraj@alfaengsolutions.com

Customer Info:	Project Address: 14 Dublin Road Brampton, Ontario Canada, L7A 0T6	Project Title: TWO UNIT DWELLING	Designed: M.AF	Checked: M.AF	Date: 20-10-2022
	Name: Mohammed Masood Tel: 647-222-4456 Email:	Drawing Title: GROUND FLOOR PLAN	Project No. DBR-2942	Sheet No. A2.2	Scale: 1:60





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	00	20-10-22	ISSUED FOR BUILDING PERMIT					M.AF	M.AF	20-10-2022
								Project No.	Sheet No.	Scale:
								DBR-2942	A2.3	1:60



FRONT ELEVATION

TOTAL WALL AREA OPENING  
PROVIDED: 7.56 m²

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							Project No.	Sheet No.	Scale:		
							DBR-2942	A2.5	1:60		



a

b

c

d

e

C2

C3

A-2022-0371