

FILE NUMBER: A-2024-0027

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) Mohammad Sharif Bhuiyan / Sabiha Salma

Address 68 Cutter Cres, Brampton ON L6Y 4J9

Phone # 647 927 5640 Fax #

Email samditu@yahoo.com

2. Name of Agent Zulhash Uddin, P. Eng.

Address 96 Leadership Drive, Brampton ON L6Y 5T2

Phone # 905-456-7166 Fax #

Email design@pwteam.ca

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

Currently side yard width is 1.10 m whereas the by-law required 1.20 m to create rear entrance for Basement,

we are requesting 0.10 m relief for side yard width so that rear yard entrance could be created with existing side yard width 1.10 m.

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

Second egress is required even though Option C is assumed, if side yard width 1.10 m allowed then second egress issue will be solved.

5. Legal Description of the subject land:

Lot Number 12

Plan Number/Concession Number PLAN -2, section 43M - 877

Municipal Address 68 Cutter Cres, Brampton ON L6Y 4J9

Roll Number:

6. Dimension of subject land (in metric units)

Frontage 6.955m

Depth 33.36m

Area 232.02 sq.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.)

1. One 2 storey rowhouse building gross floor area: 58.17 sq. m.

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

No building structure is proposed

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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	6.15m
Rear yard setback	10.09m
Side yard setback	0.00m right side
Side yard setback	1.10m left side

**PROPOSED**

Front yard setback	Nothing is proposed, rather requested recognition of 1.10 m for side yard access.
Rear yard setback	
Side yard setback	
Side yard setback	

10. Date of Acquisition of subject land: 1989

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: 1989

15. Length of time the existing uses of the subject property have been continued: 35 year

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) Surface drainage  
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<sup>th</sup> DAY OF Jan Feb, 2024

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, Mohammad Sharif Bhuiyan City OF Brampton  
Zulhash uddin

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 27<sup>th</sup> DAY OF February, 2024

Clara Vani  
A Commissioner etc.

Clara Vani  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Expires September 20, 2026

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

Mature Neighborhood, R3B-3284

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

Shiza Athar

Zoning Officer

2024/01/30

Date

DATE RECEIVED

Feb 7, 2024  
Clara



**APPOINTMENT AND AUTHORIZATION OF AGENT**

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

LOCATION OF THE SUBJECT LAND: 68 Cutter Cres, Brampton ON L6Y 4J9

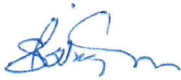
I/We, Mohammad Sharif Bhuiyan  
please print/type the full name of the owner(s)


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

Zulhash uddin  
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 Jan, 2024

  
\_\_\_\_\_  
(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

LOCATION OF THE SUBJECT LAND: 68 Cutter Cres, Brampton ON L6Y 4J9

I/We, Mohammad Sharif Bhuiyan  
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 7 day of February, 2024.

\_\_\_\_\_  
(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**

Appointment of Authorized Agent

To: The Chief Building Official and Director of Building  
  
Planning & Infrastructure Services  
City of Brampton  
8850 McLaughlin Road, Unit 1  
Brampton, ON L6Y 5T1

Re: Registration of a Two-unit Dwelling/ Finish Basement/ Unit Finish/ Addition/ Construction of  
Carport/ Side Entrance/ Deck/ Porch at

Property Address: 68 Cutters Crescent, Brampton ON L6Y 4J9  
Tel. 647-927-5640 Email address: samditu@yahoo.com  
I/We Mohammad Sharif Bhuiyan and Sabiha Salma  
Full name of the owner (s)

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

Zulhash Uddin, P. Eng.,  
Senior Engineer  
Public Works Team Inc  
PWTEAM Design & Building Permit  
96 Leadership Drive  
Brampton On L6Y 5T2  
Phone: 905-456-7166  
email: design@pwteam.ca

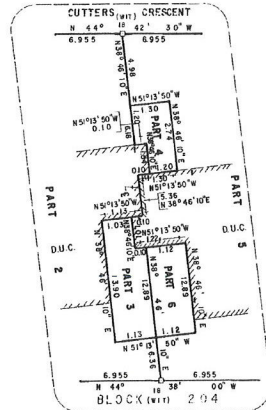
to make application to the city of Brampton for above mentioned work (s) on the subject lands.

Dated this 25 Day, 11 Month, 2023 Year

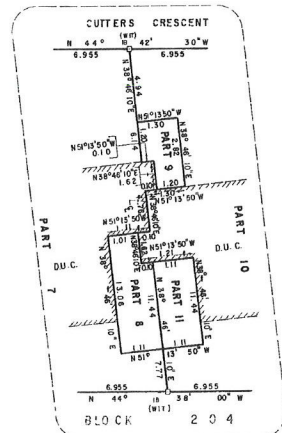
signature of owner (s)  
Sabiha Salma  
signature of owner (s)

PLAN OF SURVEY OF  
BLOCK 191  
PLAN 43M-877  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

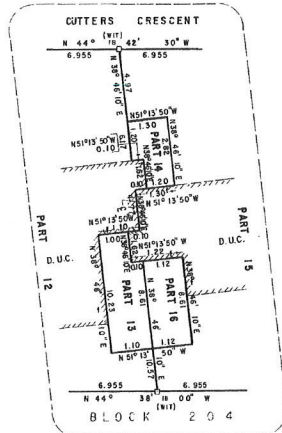
SCALE 1:200  
R.D.Y. - PENTEK & EDWARD SURVEYING LTD., O.L.S. 1989  
METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048



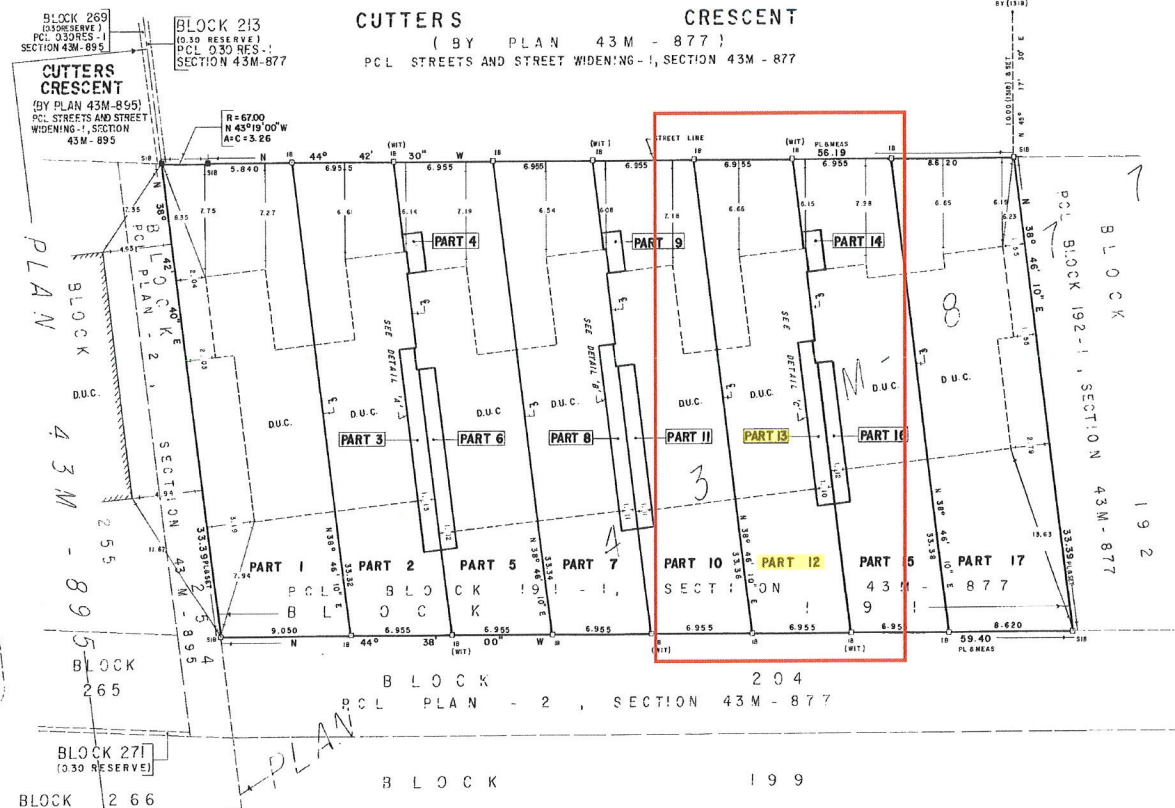
DETAIL 'A' (NOT TO SCALE)



DETAIL 'B' (NOT TO SCALE)



DETAIL 'C' (NOT TO SCALE)



I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE LAND TITLES ACT.  
DATE SEPTEMBER 7<sup>th</sup>, 1989  
C. P. EDWARD O.L.S.

PLAN 43R-17207  
RECEIVED AND DEPOSITED  
DATE Sept. 14, 1989

DOCUMENTS RELEASED PURSUANT TO A REQUEST  
UNDER THE  
MUNICIPAL FREEDOM OF INFORMATION AND  
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56  
COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE  
USE AND REPRODUCTION OF THESE DOCUMENTS

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 19<sup>th</sup> DAY OF August, 1989.

DATE SEPTEMBER 7<sup>th</sup>, 1989

C. P. EDWARD  
ONTARIO LAND SURVEYOR

NOTE

■ DENOTES MONUMENT FOUND  
□ DENOTES MONUMENT SET  
SIB DENOTES STANDARD IRON BAR  
IB DENOTES IRON BAR  
PL DENOTES PLAN 43M-877  
PCL DENOTES PARCEL  
DUC DENOTES DWELLING UNDER CONSTRUCTION  
F DENOTES FACE OF WALL  
E DENOTES CENTRELINE OF WALL  
(WIT) DENOTES WITNESS  
(1318) DENOTES JOSEPH RADY - PENTEK LTD., O.L.S.  
ALL TIES TO CONCRETE FOUNDATION

ALL FOUND MONUMENTS BY MARSHALL MACKLIN MONAGHAN LTD., O.L.S.  
UNLESS NOTED OTHERWISE.

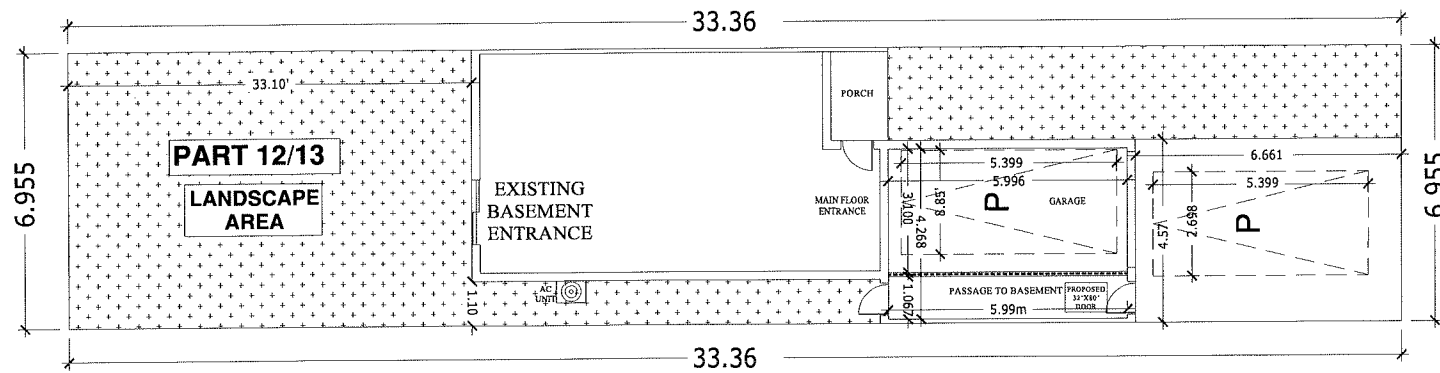
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH  
WEST LIMIT OF CUTTERS CRESCENT AS SHOWN ON PLAN 43M-877  
HAVING A BEARING OF N 44° 42' 30" W.

CAUTION

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

RADY PENTEK & EDWARD SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
678 SHEPPARD AVE., W. DOWNSVIEW, ONT.  
635 - 5886  
DRAWN: Y.W. CHECKED: C.P.E.


JOB No. 89-10-191



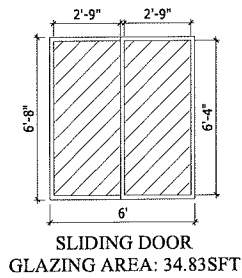
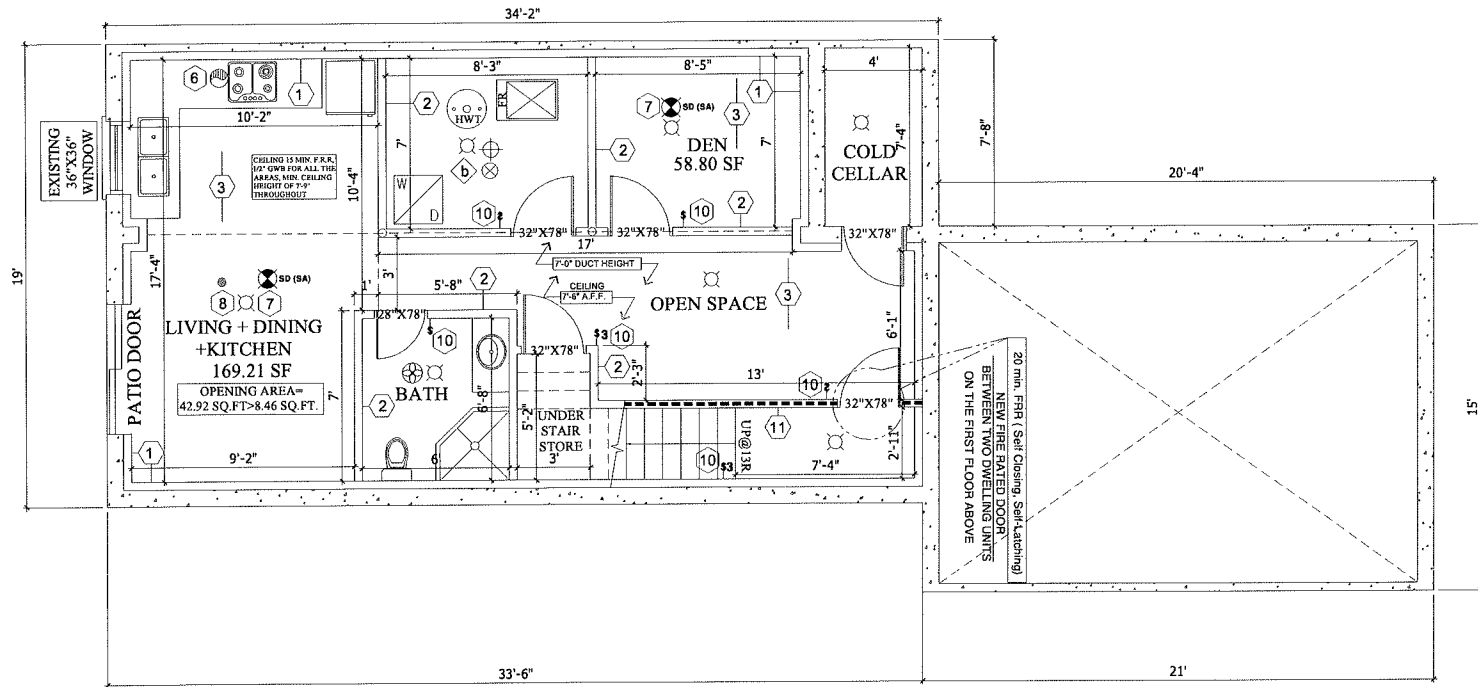
**SITE PLAN**  
SCALE 3/32"=1'-0"



68 CUTTERS CRESCENT, BRAMPTON, ON

GENERAL NOTES			
1. ALL DIMENSIONS ARE IN IMPERIAL UNITS IN FEET & INCHES.			
2. CONFIRM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF HAVING JURISDICTION (THE LATEST VERSION OF STANDARDS AND CODES SHALL APPLY).			
3. THE CONTRACTOR SHOULD VISIT THE SITE AND BECOME FAMILIARIZED WITH ALL CHARACTERISTICS AFFECTING NEW AND EXISTING CONSTRUCTION. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ANY CHANGES, ALTERATIONS, OR REVISIONS MUST BE REPORTED TO ENGINEER BEFORE PROCEEDING WITH WORK.			
4. ALL WORKS TO BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS-0. REG. 231/91 LOADING 5. THE DESIGN LOADS FOR THE BUILDING AND ITS COMPONENTS IS DETERMINED IN ACCORDANCE WITH THE 2012 OBC DIV. B PART 4 AND 2010 NBC			
<div><div>Public Works Team Inc. PWTEAM Design &amp; Building Permit 96 Leadership Drive Brampton, ON L6Y 5T2 Phone: 905-456-7166 design@pwteam.ca www.pwteam.ca</div></div>			
ENGINEER ZULHASH UDDIN		DESIGNED BY P.M. JIVANI	
TITLE SITE PLAN			
PROJECT PROPOSED SECONDARY UNIT 68 CUTTERS CRESCENT, BRAMPTON, ON			
SCALE	AS SHOWN	DWG #	
DATE	NOV. 2023	A-1.0	
ISSUED FOR	BUILDING PERMIT		





LINTEL	OPENINGS	SIZE
WB1	UPTO 42" OPENINGS	2-2"X6"
WB2	UPTO 66" OPENINGS	2-2"X8"
WB3	UPTO 78" OPENINGS	3-2"X10"
WB4	UPTO 90" OPENINGS	3-2"X12"
LINTEL	OPENINGS	SIZE
L1	UPTO 54" OPENINGS	L 3.5" X 3.5" X 0.3125"
L2	UPTO 66" OPENINGS	L 4.0" X 3.5" X 0.3125"

**PROPOSED BASEMENT**  
**SCALE 3/16"=1'-0"**  
GROSS FLOOR AREA ≈625.97 SFT / 58.17 SM


GENERAL NOTES

1. ALL DIMENSIONS ARE IN IMPERIAL UNITS IN FEET & INCHES.

2. CONFIRM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF HAVING JURISDICTION (THE LATEST VERSION OF STANDARDS AND CODES SHALL APPLY).

3. THE CONTRACTOR SHOULD VISIT THE SITE AND BECOME FAMILIARIZED WITH ALL CHARACTERISTICS AFFECTING NEW AND EXISTING CONSTRUCTION. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ANY CHANGES, ALTERATIONS, OR REVISIONS MUST BE REPORTED TO ENGINEER BEFORE PROCEEDING WITH WORK.

4. ALL WORKS TO BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS-0. REG. 231/81 LOADING 5. THE DESIGN LOADS FOR THE BUILDING AND ITS COMPONENTS IS DETERMINED IN ACCORDANCE WITH THE 2012 OBC DIV. B PART 4 AND 2010 NBC



Public Works Team Inc.

PWTEAM Design & Building Permit

96 Leadership Drive

Brampton, ON L6Y 5T2

Phone: 905-456-7166

design@pwteam.ca

www.pwteam.ca

ENGINEER

ZULHASH UDDIN

DESIGNED BY

P.M. JIVANI

TITLE

PROPOSED BASEMENT PLAN

PROJECT

PROPOSED SECONDARY UNIT

68 CUTTERS CRESCENT,

BRAMPTON, ON

SCALE

AS SHOWN

DWG #

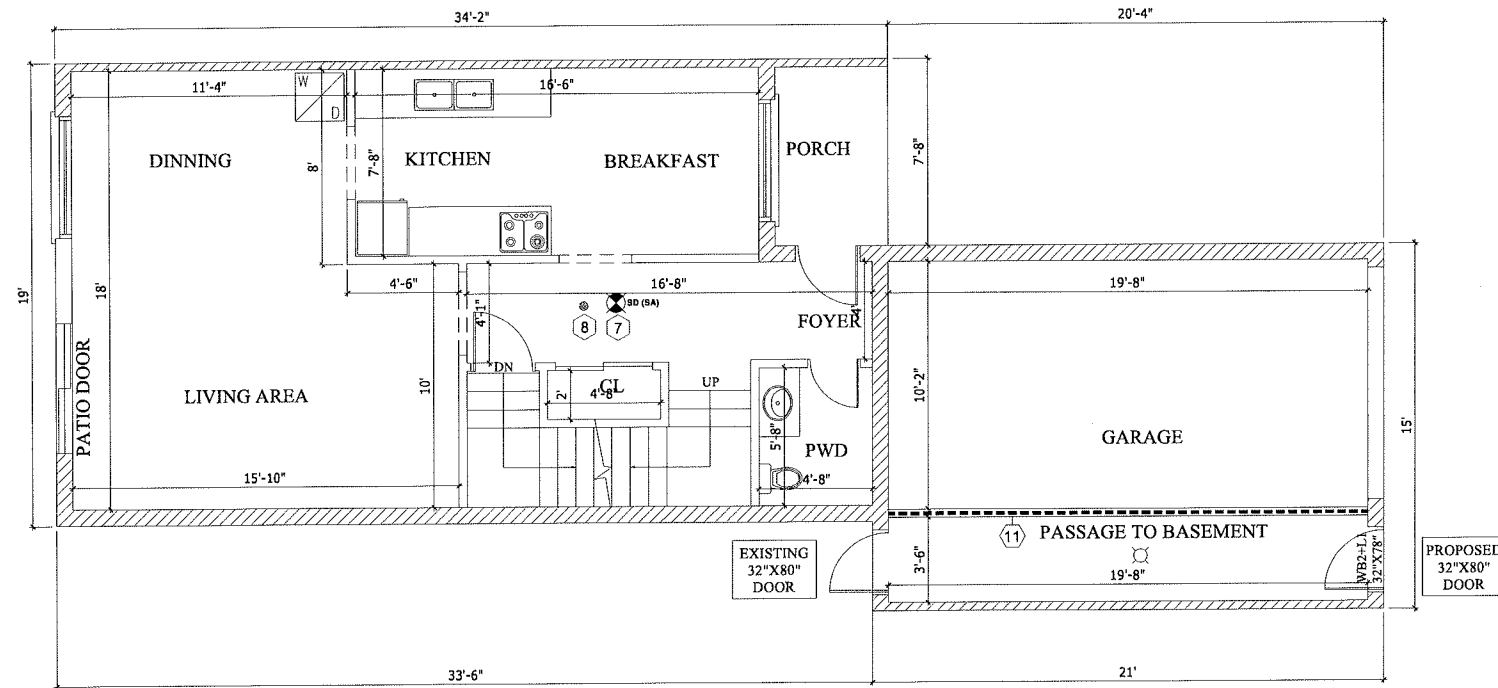
A-2.0

DATE

NOV. 2023

ISSUED FOR -

BUILDING PERMIT



## MAIN FLOOR PLAN

SCALE 3/16"=1'-0"

GROSS FLOOR AREA =613.38 SFT / 57.00 SM

### GENERAL NOTES

1. ALL DIMENSIONS ARE IN IMPERIAL UNITS IN FEET & INCHES.
2. CONFIRM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF HAVING JURISDICTION (THE LATEST VERSION OF STANDARDS AND CODES SHALL APPLY).
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PWTEAM Design & Building Permit  
96 Leadership Drive  
Brampton, ON L6Y 5T2  
Phone: 905-456-7166  
design@pwteam.ca  
www.pwteam.ca

ENGINEER	ZULHASH UDDIN	DESIGNED BY	P.M. JIVANI
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TITLE	EXISTING MAIN FLOOR
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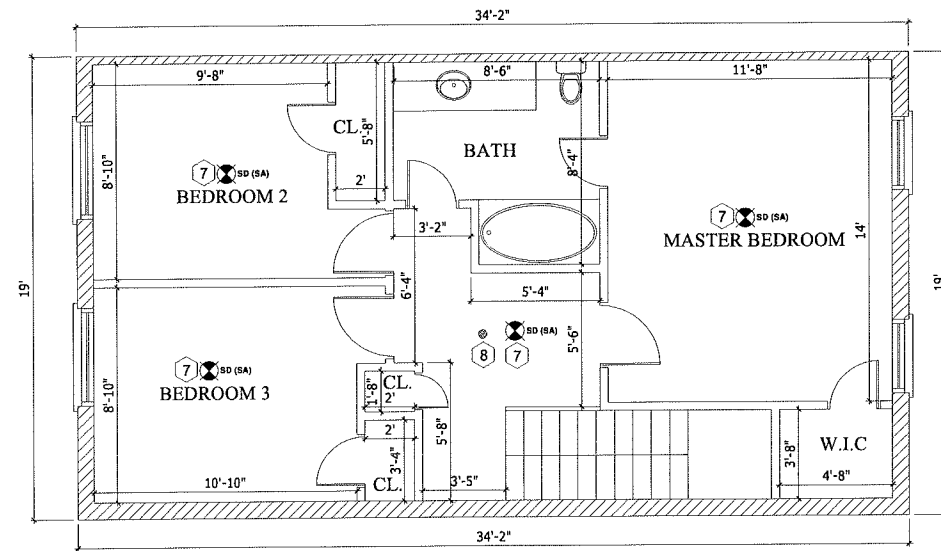
#### PROJECT

PROPOSED SECONDARY UNIT  
68 CUTTERS CRESCENT,  
BRAMPTON, ON

SCALE	AS SHOWN
DATE	NOV. 2023
ISSUED FOR -	BUILDING PERMIT

DWG #


A-3.0



**SECOND FLOOR PLAN**

**SCALE 3/16"=1'-0"**

GROSS FLOOR AREA =649.16 SFT / 60.33 SM

GENERAL NOTES		
1. ALL DIMENSIONS ARE IN IMPERIAL UNITS IN FEET & INCHES.		
2. CONFIRM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF HAVING JURISDICTION (THE LATEST VERSION OF STANDARDS AND CODES SHALL APPLY).		
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<div><div>Public Works Team Inc. PWTEAM Design &amp; Building Permit 96 Leadership Drive Brampton, ON L6Y 5T2 Phone: 905-456-7166 design@pwteam.ca www.pwteam.ca</div></div>		
ENGINEER	ZULHASH UDDIN	DESIGNED BY P.M JIVANI
TITLE	EXISTING SECOND FLOOR	
PROJECT	PROPOSED SECONDARY UNIT 68 CUTTERS CRESCENT, BRAMPTON, ON	
SCALE	AS SHOWN	DWG #
DATE	NOV. 2023	A-4.0
ISSUED FOR -	BUILDING PERMIT	

DOOR SCHEDULE

1- ALL INTERIOR DOORS ARE SLAB DOOR 1-3/8 TH. HOLLOW CORE. THE SIZES ARE MENTIONED ON THE FLOOR PLAN. THE HEIGHT OF ALL DOORS ARE 80"

2- EGRESS DOOR - EXISTING AT GRADE EXTERIOR TYPE STEEL DOOR PROVIDES ACCESS TO THE OUTSIDE WINDOW SCHEDULE

ONE WINDOW PER FLOOR TO HAVE AN UNOBSTRUCTED OPEN PORTION W/A MIN. AREA OF 0.35m<sup>2</sup> W/ NO DIMENSION LESS THAN 380mm & MAXIMUM SILL HEIGHT OF 1 M ABOVE FLOOR WINDOW SIZES HAVE BEEN PROVIDED ON THE FLOOR PLANS SEE NOTE-1 ON BASEMENT FLOOR PLAN

1

FOUNDATION WALL INSULATION  
FOUNDATION WALL, MOISTURE BARRIER, R12 INSULATION, 2 BY 4 STUDS @ 16" O.C., 6 MIL POLYETHYLENE V.B., ½" GYPSUM DRYWALL JOINTS TAPED AND SEALED

2

INTERNAL WALLS  
NEW WOOD FRAMED WALL CONSISTING OF 2 BY 4 WOOD STUDS @ 16" O.C. WITH 1/2" DRY WALL ON BOTH SIDES, JOINTS TAPED AND SEALED. WATER RESISTANT GWB ON BATHROOMS WALLS

3

ALL CEILING 1½" GYPSUM BOARD  
PROVIDE MINIMUM 15 MIN. HORIZONTAL FIRE SEPARATION  
\* ENSURE MINIMUM 15 MINUTES FIRE SEPARATION AROUND ALL STRUCTURE COLUMNS AND BEAMS

4

20 MIN. RATED DOOR BETWEEN BASEMENT APARTMENT AND PRINCIPAL RESIDENCE

5

EXISTING DUCT WORK LOCATED IN THE CEILING SHALL BE RELOCATED SO THAT THE DIRECTION OF THE HEAT FLOW IS TOWARDS THE FLOOR

6

INSTALL MECHANICAL VENTILATION PER OBC DIV B 9.32.1.3(3) REQ'S. EXHAUST FAN SHALL DISCHARGE DIRECTLY TO OUTSIDE.  
SEPARATE ANY INTAKE FROM BUILDING ENVELOP PENETRATIONS THAT ARE POTENTIAL SOURCES OF CONTAMINANTS( GAS VENTS, OIL FILL PIPES, ETC. BY MIN 900MM ( 2FT 11 IN)

7

IN COMPLIANCE WITH C152(b) SMOKE ALARMS TO BE INSTALLED IN EVERY DWELLING UNIT AND COMMON AREAS IN CONFORMANCE WITH OBC 9.10.19. SMOKE ALARM SHALL BE WIRED AND INTERCONNECTED FOR THE ENTIRE BUILDING

8

HARD WIRE CONNECTED CARBON MONOXIDE DETECTOR AS PER CAN/CSA-6.19

9

FOR ALL ELECTRICAL WORK AND PERMIT CONTACT ELECTRICAL SAFETY AUTHORITY

10

LIGHT CONTROLLED BY A SWITCH IS REQUIRED IN EVERY KITCHEN, BEDROOM, LIVING ROOM, UTILITY ROOM, LAUNDRY ROOM, DINING ROOM AND LIVING ROOMS.

11

PROVIDE 30 MIN FIRE SEPERATION 1/2" GYPSUM BOARD 2" X 4" WOOD STUD AT 16" O.C 3 ½" ROXULL SAFE "N" SOUND INSULATION ½" GYPSUM BOARD



NEW WALL



EXISTING WALL

3 OR 4 WAY SWITCH  
3 DENOTES 3-WAY SWITCH  
4 DENOTES 3-WAY SWITCH SPECIFICATION GRADE WHITE, WITH WHITE COVER PLATE  
4 DENOTES 4-WAY SWITCH  
SHALL BE INSTALLED AT THE ENDS OF EACH STAIRWAYS

LINTEL SCHEDULES:-

LINTEL NO.	HEADER	STEEL ANGLE FOR BRICK/STONE VENEER SUPPORT
1	2-2" X 8"	3 1/2" X 3 1/2" X 1/4" STEEL ANGLE
2	3-2" X 8"	3 1/2" X 3 1/2" X 3/8" STEEL ANGLE

NOTE: PROVIDE MIN 6" BEARING OF LINTEL AT B/S OF WALL

GENERAL NOTES

- ALL WORK ACCORDING TO ONTARIO BUILDING CODE 2012 AND CITY OF BRAMPTON BY-LAWS AND STANDARDS
- ALL DIMENSIONS AND LOCATIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
- ALL WOOD USED IN THE CONSTRUCTION SHALL BE SPF NO.1 OR NO.2
- MINIMUM BEARING OF STEEL LINTELS 150 MM.
- MINIMUM BEARING OF WOOD BEAM / LINTELS 90 MM
- MINIMUM BEARING OF WOOD JOISTS 40MM
- VERIFY EXISTING SUPPORT SYSTEM, INCLUDING FOUNDATIONS, FOR LOADS IMPOSED BY THE PROPOSED CONSTRUCTION
- PROVIDE ALL BRACING, SHORING AND NEEDLING NECESSARY FOR THE SAFE EXECUTION OF THIS WORK
- INFORM CITY OF ALL INSPECTION AHEAD OF TIME AND AT EACH STAGE OF CONSTRUCTION

WOOD MEMBERS TO BE IN CONTACT WITH CONCRETE TO BE PROTECTED FROM DECAY AND DAMPNESS WITH MIN. 0.05 MM POLYETHYLENE FILM OR TYPE"S" ROLL ROOFING AS PER OBC DIV "B" 9.23.2.2 AND 9.23.2.3

THE RETURN AIR GRILL SHALL BE INSTALLED NEAR THE FLOOR LEVEL (HRAI REQ'S), UNDERCUT BY 1" THE DOOR TO ANY ROOM WITH OUT RETURN GRILL

ENSURE ADEQUATE VENTILATION AND COMBUSTION AIR FOR THE OPTIMUM OPERATION OF THE FURNACE, PER MANUFACTUR'S RECOMMENDATIONS.

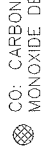
PROVIDE MINIMUM 30 MINUTE FIRE RATED, 1/2" THICK DRYWALL OR 5/8" TYPE X DRY WALL UNDER THE STAIR SOFFIT/CEILING AND ON THE WALLS ENCLOSING STAIRWAYS CONNECTING BASEMENT TO MAIN FLOOR

DUCT-TYPE SMOKE DETECTOR TO BE INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING THAT MUST TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION

15A, 120V DUPLEX RECEPTACLE  
SPECIFICATION GRADE, WHITE  
C/W WHITE COVER PLATE  
GFI- GROUND FAULT TYPE  
WP- WEATHERPROOF COVER  
C -- ABOVE COUNTER



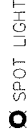
SD: SMOKE DETECTOR



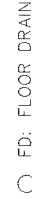
CO: CARBON MONOXIDE DETECTOR



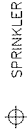
Q LIGHT



SPOT LIGHT



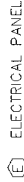
FD: FLOOR DRAIN



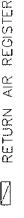
SPRINKLER



CARBON MONO OXIDE DETECTOR



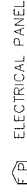
ELECTRICAL PANEL



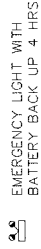
RETURN AIR REGISTER



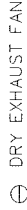
SUPPLY AIR REGISTER



ELECTRICAL PANEL



EMERGENCY LIGHT WITH BATTERY BACK UP 4 HRS



DRY EXHAUST FAN




Public Works Team Inc.  
PWTEAM Design & Building Permit  
96 Leadership Drive  
Brampton, ON L6Y 5T2  
Phone: 905-456-7166  
design@pwteam.ca  
www.pwteam.ca

ENGINEER	ZULHASH UDDIN	DESIGNED BY	P.M JIVANI
TITLE	GENERAL NOTES		
PROJECT	PROPOSED SECONDARY UNIT 68 CUTTERS CRESCENT, BRAMPTON, ON		
SCALE	AS SHOWN	DWG # <b>A-5.0</b>	
DATE	NOV. 2023		
ISSUED FOR	BUILDING PERMIT		

GENERAL NOTES

- ALL DIMENSIONS ARE IN IMPERIAL UNITS IN FEET & INCHES.
- CONFIRM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF HAVING JURISDICTION (THE LATEST VERSION OF STANDARDS AND CODES SHALL APPLY).
- THE CONTRACTOR SHOULD VISIT THE SITE AND BECOME FAMILIARIZED WITH ALL CHARACTERISTICS AFFECTING NEW AND EXISTING CONSTRUCTION. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ANY CHANGES, ALTERATIONS, OR REVISIONS MUST BE REPORTED TO ENGINEER BEFORE PROCEEDING WITH WORK.
- ALL WORKS TO BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS-0. REG. 231/91 LOADING 5. THE DESIGN LOADS FOR THE BUILDING AND ITS COMPONENTS IS DETERMINED IN ACCORDANCE WITH THE 2012 OBC DIV. B PART 4 AND 2010 NBC



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<div><div></div><div><div>Public Works Team Inc.</div><div>PWTEAM Design &amp; Building Permit</div><div>96 Leadership Drive</div><div>Brampton, ON L6Y 5T2</div><div>Phone: 905-456-7166</div><div>design@pwteam.ca</div><div>www.pwteam.ca</div></div></div>			
ENGINEER		DESIGNED BY	
ZULHASH UDDIN		P.M JIVANI	
TITLE			
FRONT ELEVATION			
PROJECT			
PROPOSED SECONDARY UNIT 68 CUTTERS CRESCENT, BRAMPTON, ON			
SCALE		DWG #	
AS SHOWN		A-6.0	
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# Zoning Non-compliance Checklist

File No.  
A-2024-0027

Applicant: Zulhash Uddin  
Address: 68 Cutters Cres  
Zoning: Mature Neighborhood, R3B-3284  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
ABOVE GRADE ENTRANCE	To permit a 1.10m wide pedestrian path of travel leading to the principal entrance of an additional residential unit,	whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2m leading to the principal entrance of an additional residential unit.	10.16.1 (a)
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/01/30

Date