



FILE NUMBER: A-2024-0062

*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)** Gurmanpreet Singh & Japneet Kaur Sansoya  
**Address** 49 nautical dr  
Brampton, ON, L6R 2H2  
**Phone #** 437-333-7873 **Fax #** \_\_\_\_\_  
**Email** preetgurman1313@gmail.com

2. **Name of Agent** \_\_\_\_\_  
**Address** \_\_\_\_\_  
 \_\_\_\_\_  
**Phone #** \_\_\_\_\_ **Fax #** \_\_\_\_\_  
**Email** \_\_\_\_\_

3. **Nature and extent of relief applied for (variances requested):**  
Application for minor variance is for to allow 3 feet below grade entrance from ground level  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4. **Why is it not possible to comply with the provisions of the by-law?**  
Ap per existing rule we require 4 feet after below grade which is not possible and we have made the cutting out for door  
City inspector approved it before onsite and with written confirmation in the email and then refused to pass  
 \_\_\_\_\_  
 \_\_\_\_\_

5. **Legal Description of the subject land:**  
**Lot Number** 209  
**Plan Number/Concession Number** 42M-1298  
**Municipal Address** 49 nautical dr, Brampton, Sandringham- wellington

6. **Dimension of subject land (in metric units)**  
**Frontage** 12.63 m  
**Depth** 12.64m  
**Area** 414.54m

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.)

Single dwelling Unit  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Two dwellings with below grade entrance  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 6.36m  
Rear yard setback 7.55m  
Side yard setback 1.28m  
Side yard setback 3.44m / 3.99m

**PROPOSED**  
Front yard setback 6.36m  
Rear yard setback 7.55m  
Side yard setback 1.28m  
Side yard setback 3.44m / 3.99m

10. Date of Acquisition of subject land: 21 may 2023

11. Existing uses of subject property: Single dwelling

12. Proposed uses of subject property: Two dwellings

13. Existing uses of abutting properties: Single dwelling unit (using by home owner)

14. Date of construction of all buildings & structures on subject land: 21 jan 2024

15. Length of time the existing uses of the subject property have been continued: 21 may 2023

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) Main drainage system  
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 _____

*Gurmanpreet Singh & Japneet Kaur*

Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ City OF \_\_\_\_\_ Brampton  
THIS 16th DAY OF 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.

~~GURMANPREET SINGH & JAPNEET KAUR SANSOYA~~  
I, Inderjit Aulakh OF THE Oshawa City OF ~~Brampton~~  
IN THE Peel 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 Peel Region OF  
Peel THIS 16th 28th DAY OF  
Feb, 2024.

*Clara Vani*

Signature of Applicant or Authorized Agent

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

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R1C-750

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 2024/02/26  
Zoning Officer Date

DATE RECEIVED Feb 28, 2024  
Clara

# Letter Of Authorization

I Gurmanpreet Singh owner of property 49 nautical dr, Brampton, ON L6R 2H2 authorize Inderjit Aulakh to go to city hall at 2 Wellington Street 1<sup>st</sup> Floor Clerks Department to make a payment regarding minor variance application and sign the affidavit on my behalf as I am away from home.

Thank You

Gurmanpreet Singh

A handwritten signature in blue ink that reads "Gurmanpreet Singh". The signature is written in a cursive style with a large initial 'G'.

28 FEB 2024

**PERMISSION TO ENTER**

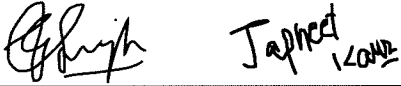
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 49 nautical dr  
Brampton, ON, L6R 2H2

I/We, GURMANPREET SINGH & JAPNEET KAUR SANSOYA  
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 16th day of Brampton, 2024.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

GURMANPREET SINGH & JAPNEET KAUR SANSOYA

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

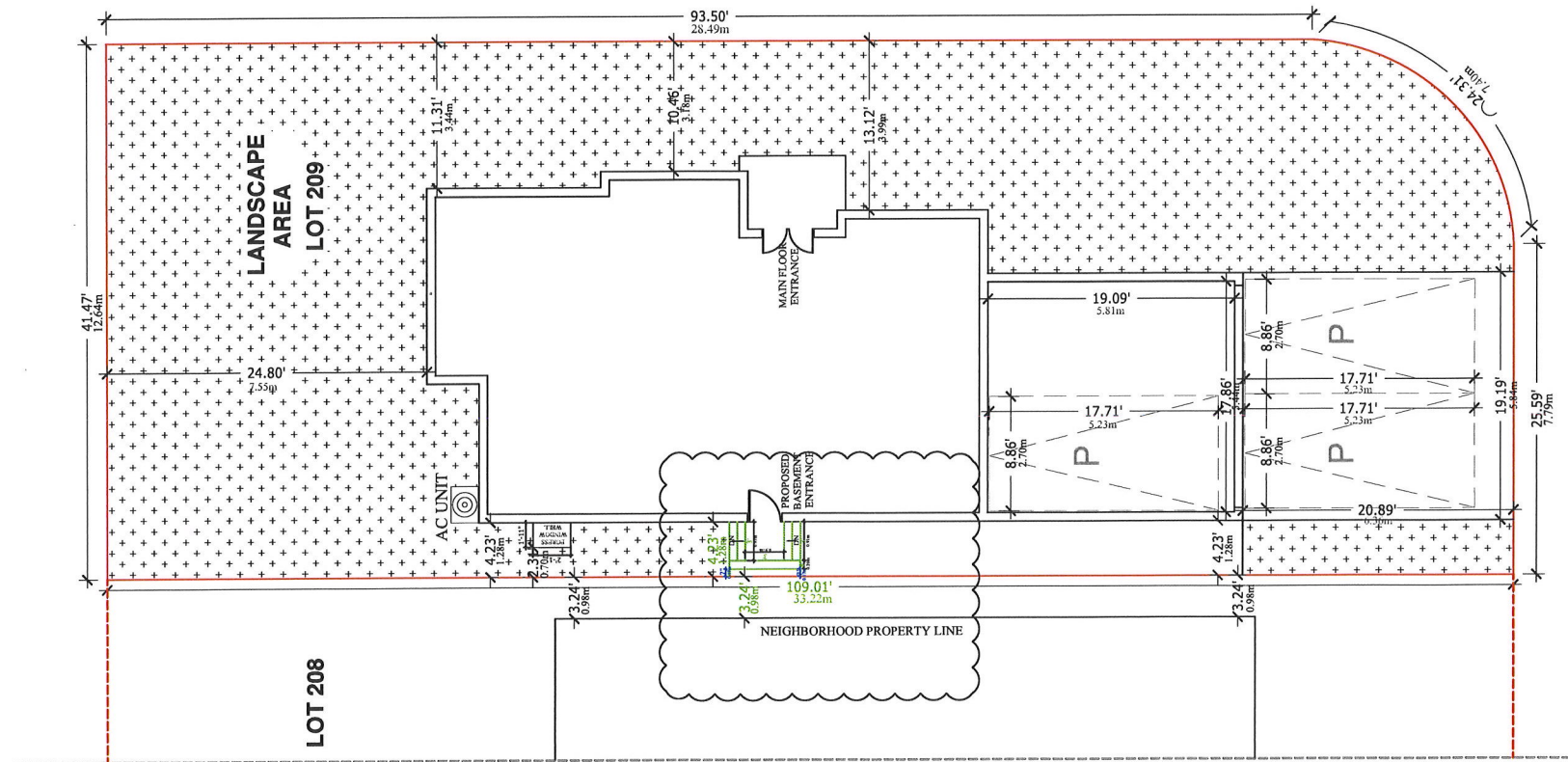
**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

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



**49 NAUTICAL DR**



**Prime Permit Designs**  
Building Drafting Permits

primeperitdesigns@gmail.com  
514-660-7576



26/02/24  
CANAM ENGG.

SCOPE OF WORK

PROPOSAL TO CONSTRUCT  
SECONDARY UNIT WITH  
SIDE DOOR

GENERAL NOTES

DO NOT SCALE DRAWINGS  
PROPERTY RIGHTS RETAINED BY:  
BG CONSTRUCTION DESIGN  
ANY REPRODUCTION IN WHOLE OR IN PART  
UNDER THE RULES AND BY-LAWS OF THE  
CORPORATION IS STRICTLY FORBIDDEN.  
ANY REPRODUCTIONS MUST BE  
AUTHORIZED BY  
ALL DRAWINGS ARE IN METRIC SCALE

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

49 NAUTICAL DR

EXISTING DWELLING

SHEET	PROJECT
<b>A-1</b>	JULY 2023
	SCALE 3/32"=1'-0"

# SITE PLAN

## SCALE 3/32"=1'-0"



# 49 NAUTICAL DR



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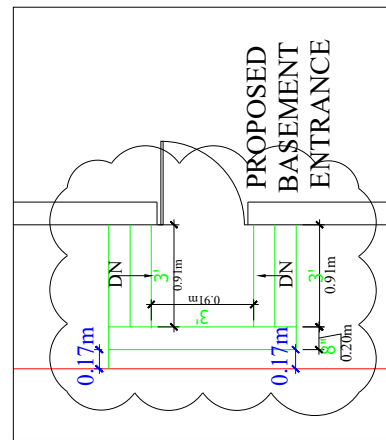
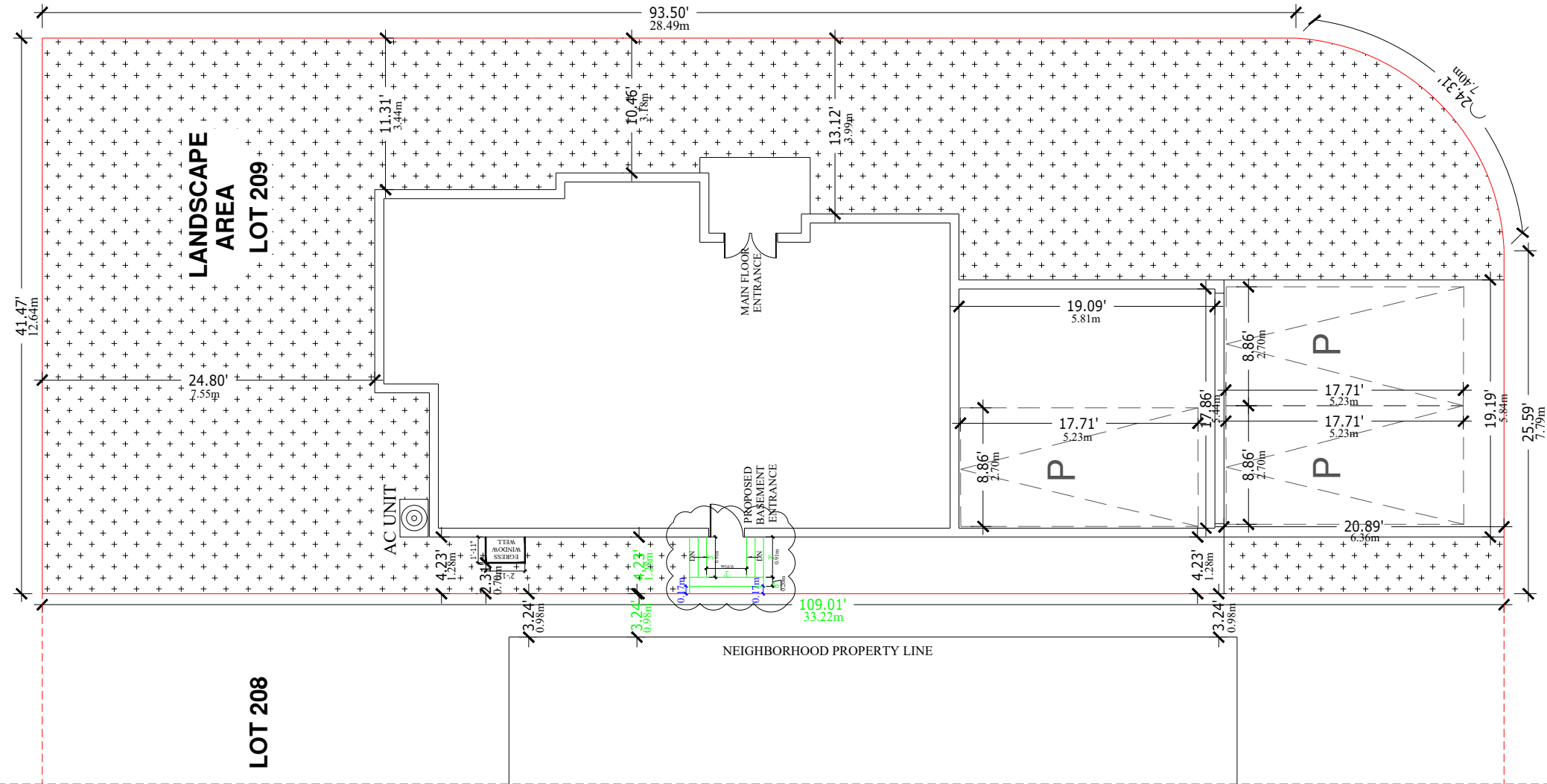
SITE PLAN

CITY : BRAMPTON

49 NAUTICAL DR

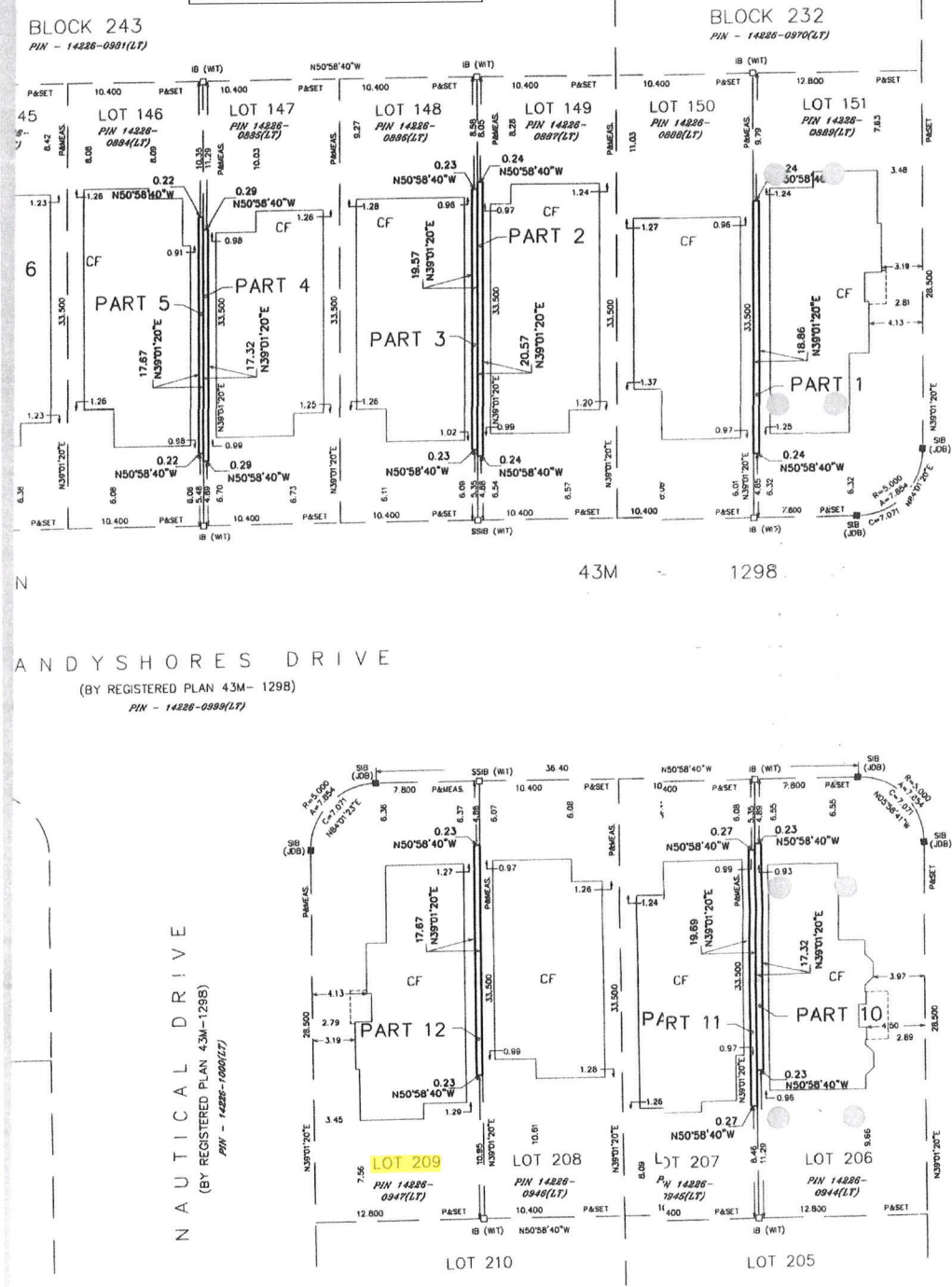
EXISTING DWELLING

SHEET <b>A-1</b>	PROJECT
	JULY 2023
	SCALE 3/32"=1'-0"



N.T.S

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



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 DATE February 2, 1999  
 Douglas E. Hunt  
 ONTARIO LAND SURVEYOR

RECEIVED AND DEPOSITED  
 DATE February 3, 1999  
 ASST DEP LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No.43)

SCHEDULE

PART	PART OF LOT	REGISTERED PLAN	PART OF PIN
1	151	43M-1298	14226-0889(LT)
2	149		14226-0887(LT)
3	148		14226-0886(LT)
4	147		14226-0885(LT)
5	146		14226-0884(LT)
6	145		14226-0883(LT)
7	144		14226-0882(LT)
8	143		14226-0881(LT)
9	142		14226-0880(LT)
10	206		14226-0944(LT)
11	207		14226-0945(LT)
12	209		14226-0947(LT)
13	141		14226-0879(LT)

PLAN OF SURVEY OF PART OF LOTS 141, 142, 143, 144, 145, 146, 147, 148, 149, 151, 206, 207, AND 209 REGISTERED PLAN 43M-1298 CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL



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 NORTHWESTERLY LIMIT OF SANDYSHORES DRIVE, AS SHOWN ON REGISTERED PLAN 43M-1298, HAVING A BEARING OF N50°58'40"W

- LEGEND
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - IB DENOTES STANDARD IRON BAR
  - IBIB DENOTES IRON BAR
  - MEAS DENOTES MEASURED
  - WT DENOTES WITNESS
  - CF DENOTES CONCRETE FOUNDATION
  - JDB DENOTES J.D. BARNES LTD. O.L.S.
  - P DENOTES REGISTERED PLAN 43M-1298

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON JANUARY 15 1999.  
 DATE: JANUARY 15 1999  
 Douglas E. Hunt  
 ONTARIO LAND SURVEYOR

HUNT SURVEYS INC  
 SURVEYING MAPPING  
 LAND INFORMATION SERVICES  
 OFFICE OF ORIGIN  
 45-A West Wilmot Street, Unit 207  
 RICHMOND HILL, ONTARIO  
 L4B 2P2  
 TELEPHONE (905) 764-8759  
 FAX (905) 764-8812

DRAWN BY: E.K. CHECKED BY: D.E.H. REFERENCE NO.: 11500

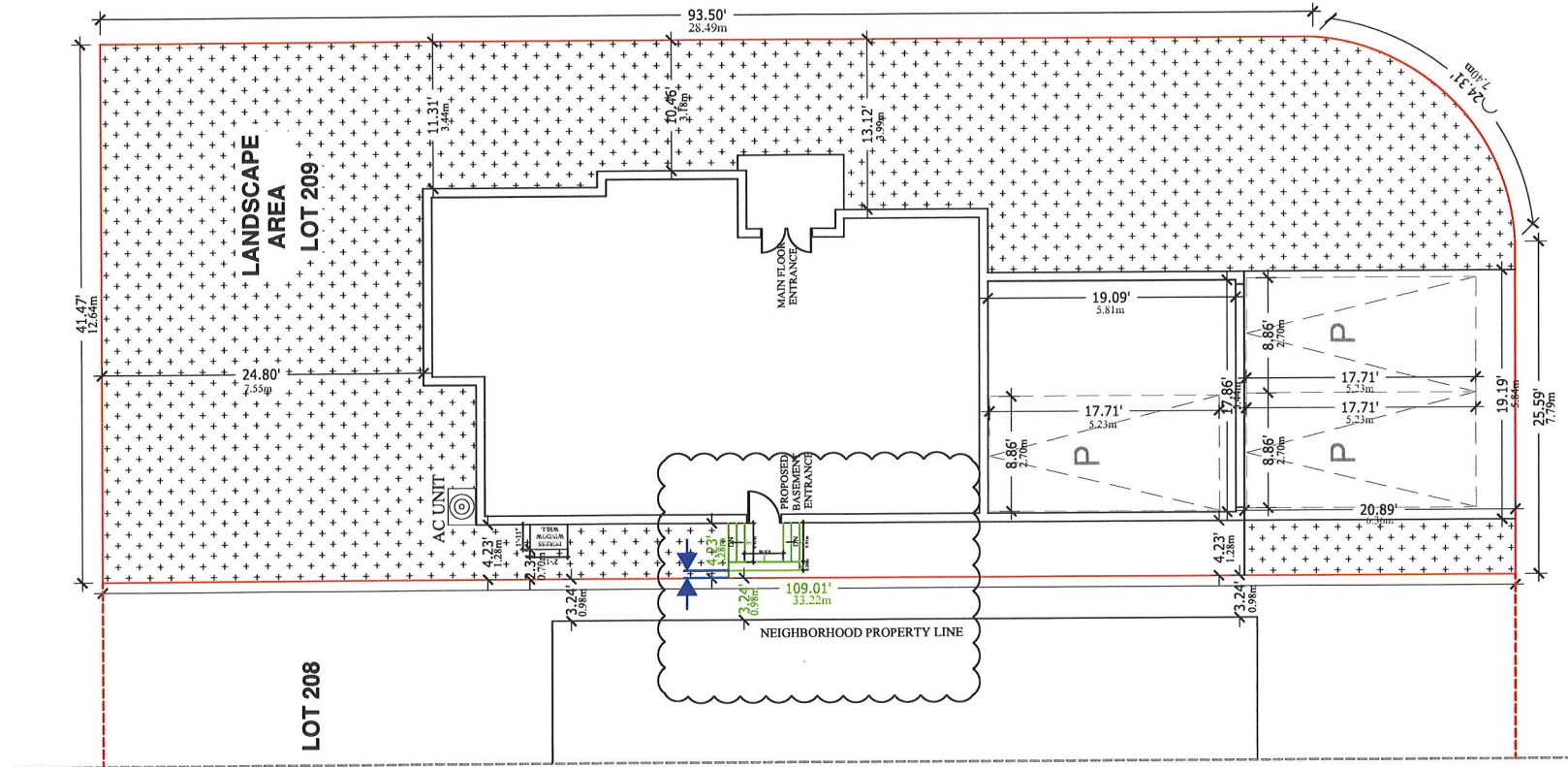
SEASIDE CIRCLE  
 (BY REGISTERED PLAN 43M-1298)  
 PIN - 14226-1001(LT)



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



**49 NAUTICAL DR**



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20/02/24  
CANAM ENGG.

SCOPE OF WORK

PROPOSAL TO CONSTRUCT  
SECONDARY UNIT WITH  
SIDE DOOR

GENERAL NOTES

DO NOT SCALE DRAWINGS  
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CORPORATION IS STRICTLY FORBIDDEN.  
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NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

49 NAUTICAL DR

EXISTING DWELLING

SHEET

**A-1**

PROJECT

JULY 2023

SCALE 3/32"=1'-0"

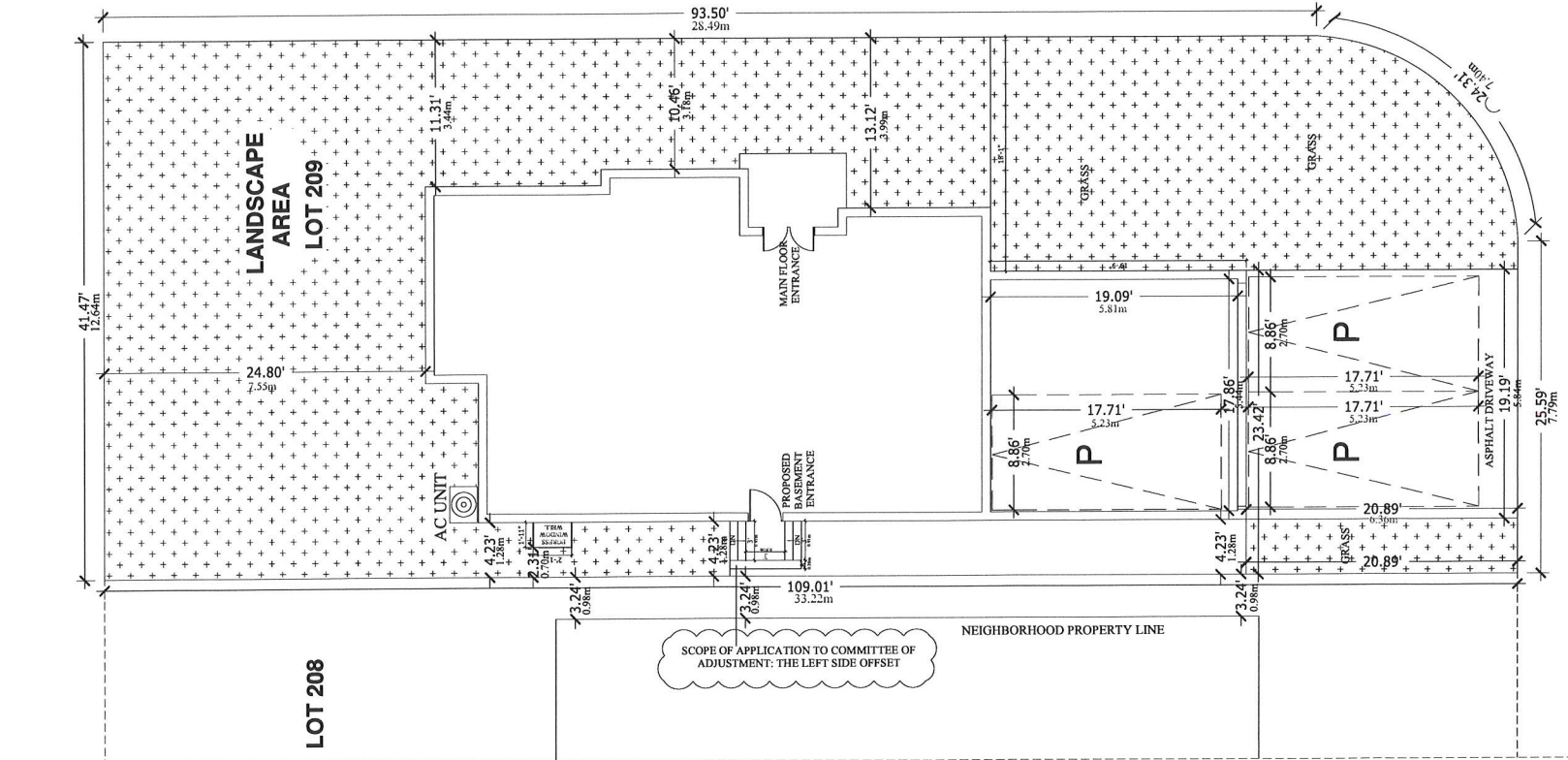
# SITE PLAN

SCALE 3/32"=1'-0"



FRONT YARD AREA = 1164.33 SFT  
 LANDSCAPE AREA = 763.36 SFT (65.56 %)

# 49 NAUTICAL DR



SCOPE OF APPLICATION TO COMMITTEE OF ADJUSTMENT: THE LEFT SIDE OFFSET



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 514-660-7576



17/02/24  
 CANAM ENGG.

### SCOPE OF WORK

PROPOSAL TO CONSTRUCT  
 SECONDARY UNIT WITH  
 SIDE DOOR  
 MINOR VARIANCE

### GENERAL NOTES

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NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

49 NAUTICAL DR

EXISTING DWELLING

SHEET	PROJECT
<b>A-1</b>	JULY 2023
SCALE 3/32"=1'-0"	



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SCOPE OF WORK

PROPOSAL TO CONSTRUCT  
SECONDARY UNIT WITH  
SIDE DOOR

GENERAL NOTES

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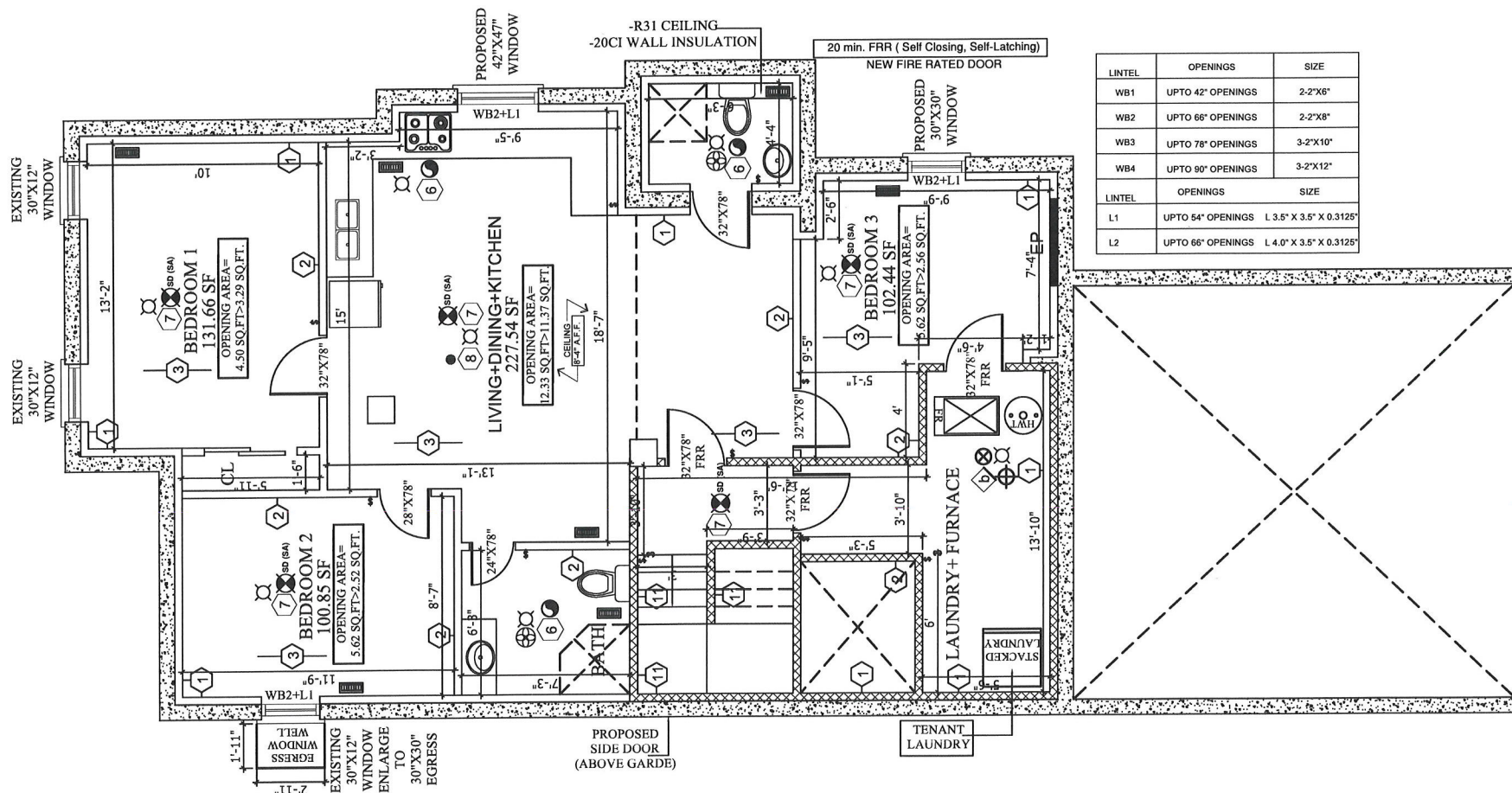
BASEMENT PLAN

CITY : BRAMPTON

49 NAUTICAL DR

EXISTING DWELLING

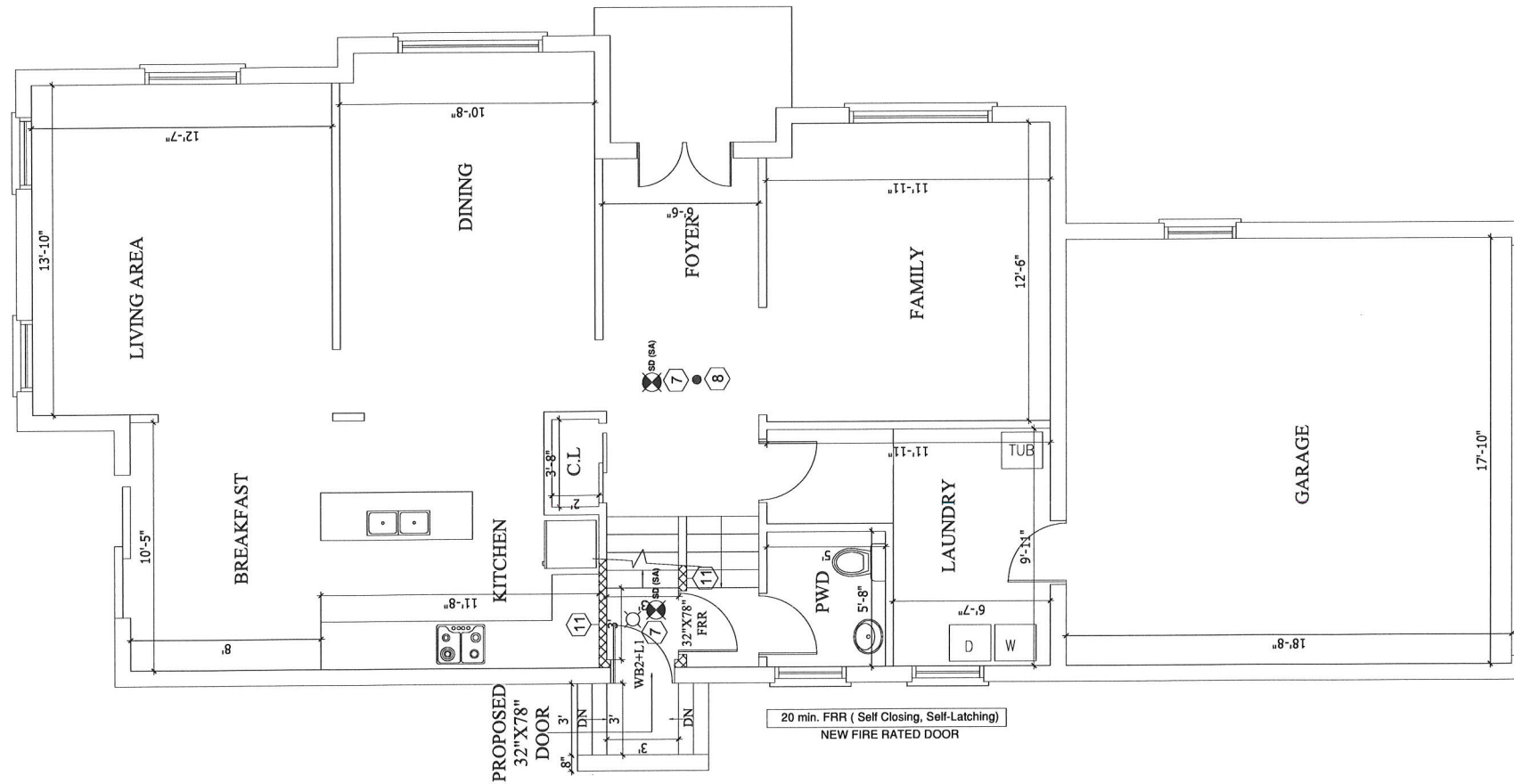
SHEET	PROJECT
<b>A-2</b>	SEP 2023
	SCALE 3/16"=1'-0"



### PROPOSED BASEMENT

SCALE 3/16"=1'-0"

GROSS FLOOR AREA =914.56 SFT / 84.96 SM



20 min. FRR ( Self Closing, Self-Latching)  
NEW FIRE RATED DOOR

### MAIN FLOOR PLAN

SCALE 3/16"=1'-0"

GROSS FLOOR AREA =971.39 SFT / 90.24 SM



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#### SCOPE OF WORK

PROPOSAL TO CONSTRUCT  
SECONDARY UNIT WITH  
SIDE DOOR

#### GENERAL NOTES

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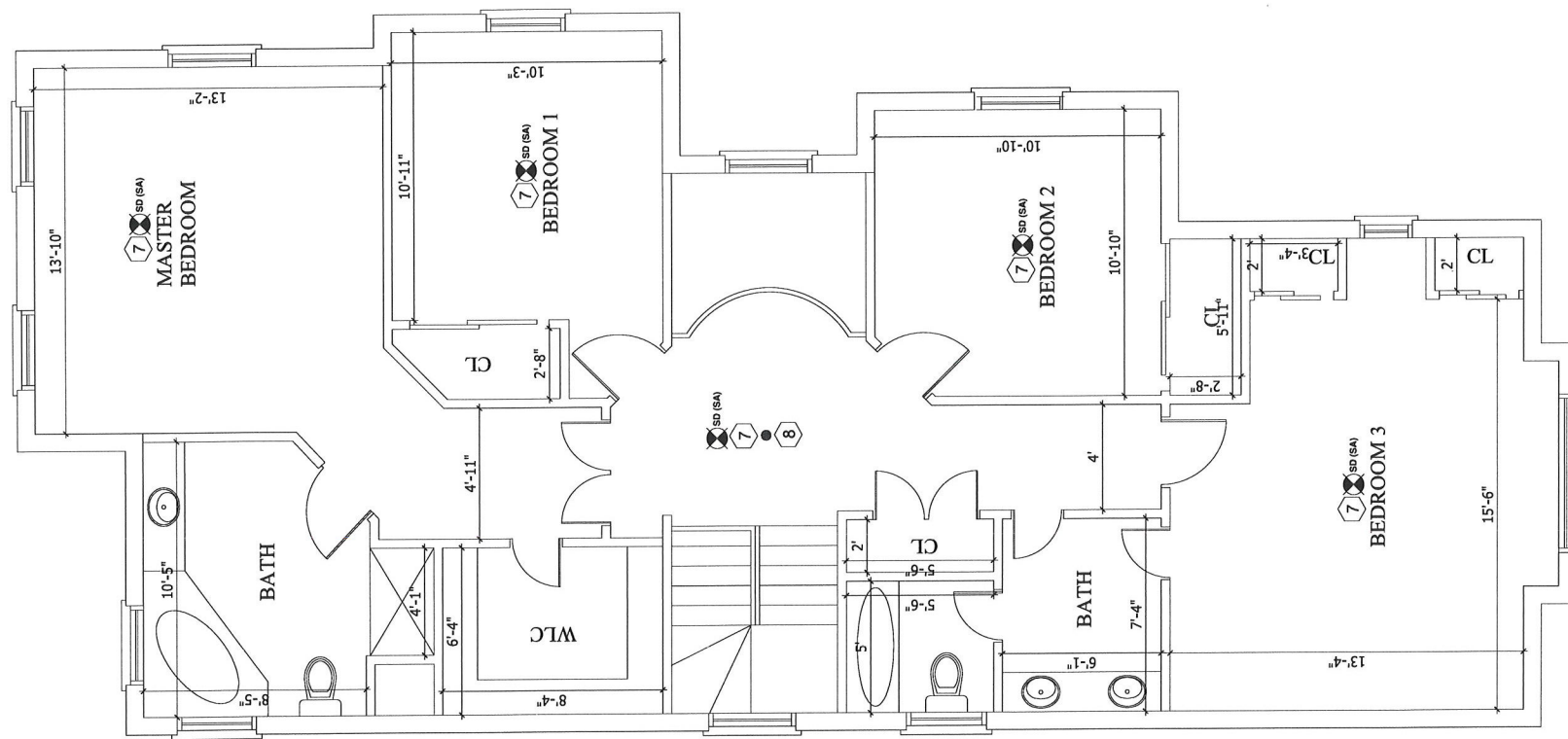
MAIN FLOOR PLAN

CITY : BRAMPTON

49 NAUTICAL DR

EXISTING DWELLING

SHEET	PROJECT
<b>A-3</b>	JULY 2023
	SCALE 3/16"=1'-0"



**SECOND FLOOR PLAN**

SCALE 3/16"=1'-0"

GROSS FLOOR AREA =971.39 SFT / 90.24 SM



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30/01/24  
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SCOPE OF WORK

PROPOSAL TO CONSTRUCT  
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SIDE DOOR

GENERAL NOTES

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SECOND FLOOR PLAN

CITY : BRAMPTON

49 NAUTICAL DR

EXISTING DWELLING

SHEET	PROJECT
<b>A-4</b>	JULY 2023
	SCALE 3/16"=1'-0"

**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+10ci INSULATION, 2 BY 4 STUDS @ 16" O.C., 6 MIL POLYETHYLENE V.B., 1/2" 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 1/2" 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 ENVELOPE 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 BATHROOM, VESTIBULE, HALLWAY, GARAGE AND CARPORT. A SWITCH REQUIRED IN EVERY KITCHEN, BEDROOM, LIVING ROOM, UTILITY ROOM, LAUNDRY ROOM, DINING ROOM RECEPTACLE MAY BE PROVIDED INSTEAD OF LIGHT IN BEDROOMS AND LIVING ROOMS.

- ⑪ PROVIDE 30 MIN FIRE SEPARATION  
1/2" GYPSUM BOARD  
2" X 4" WOOD STUD AT 16" O.C  
3 1/2" ROXULL SAFE "N" SOUND INSULATION  
1/2" GYPSUM BOARD

NEW WALL  
EXISTING WALL

3 OR 4 WAY SWITCH  
INSTALL AT 3"-3" AFF  
3 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
- 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 1" 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
- RECEPTACLE 50A, 208V, STOVE OR DRIER OUTLET.
- EXHAUST FAN
- FD: FLOOR DRAIN
- SPRINKLER
- SUPPLY AIR REGISTER
- EMERGENCY LIGHT WITH BATTERY BACK UP 4 HRS
- DRY EXHAUST FAN
- SD: SMOKE DETECTOR
- CO: CARBON MONOXIDE DETECTOR
- LIGHT
- SPOT LIGHT
- RETURN AIR REGISTER
- ELECTRICAL PANEL

SMOKE ALARM

CARBON MONO OXIDE DETECTOR

ELECTRICAL PANEL

SWITCH



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CANAM ENGG.

**SCOPE OF WORK**

PROPOSAL TO CONSTRUCT  
SECONDARY UNIT WITH  
SIDE DOOR

**GENERAL NOTES**

DO NOT SCALE DRAWINGS  
PROPERTY RIGHTS RETAINED BY:  
BC CONSTRUCTION DESIGN  
ANY REPRODUCTION IN WHOLE OR IN PART  
UNDER THE RULES AND BY-LAWS OF THE  
CORPORATION IS STRICTLY FORBIDDEN.  
ANY REPRODUCTIONS MUST BE  
AUTHORIZED BY  
ALL DRAWINGS ARE IN METRIC SCALE

NO	REVISION / ISSUE	DATE

**GENERAL NOTES**

CITY : BRAMPTON

49 NAUTICAL DR

**EXISTING DWELLING**

SHEET	PROJECT
<b>A-5</b>	JULY 2023
	SCALE 3/16"=1'-0"



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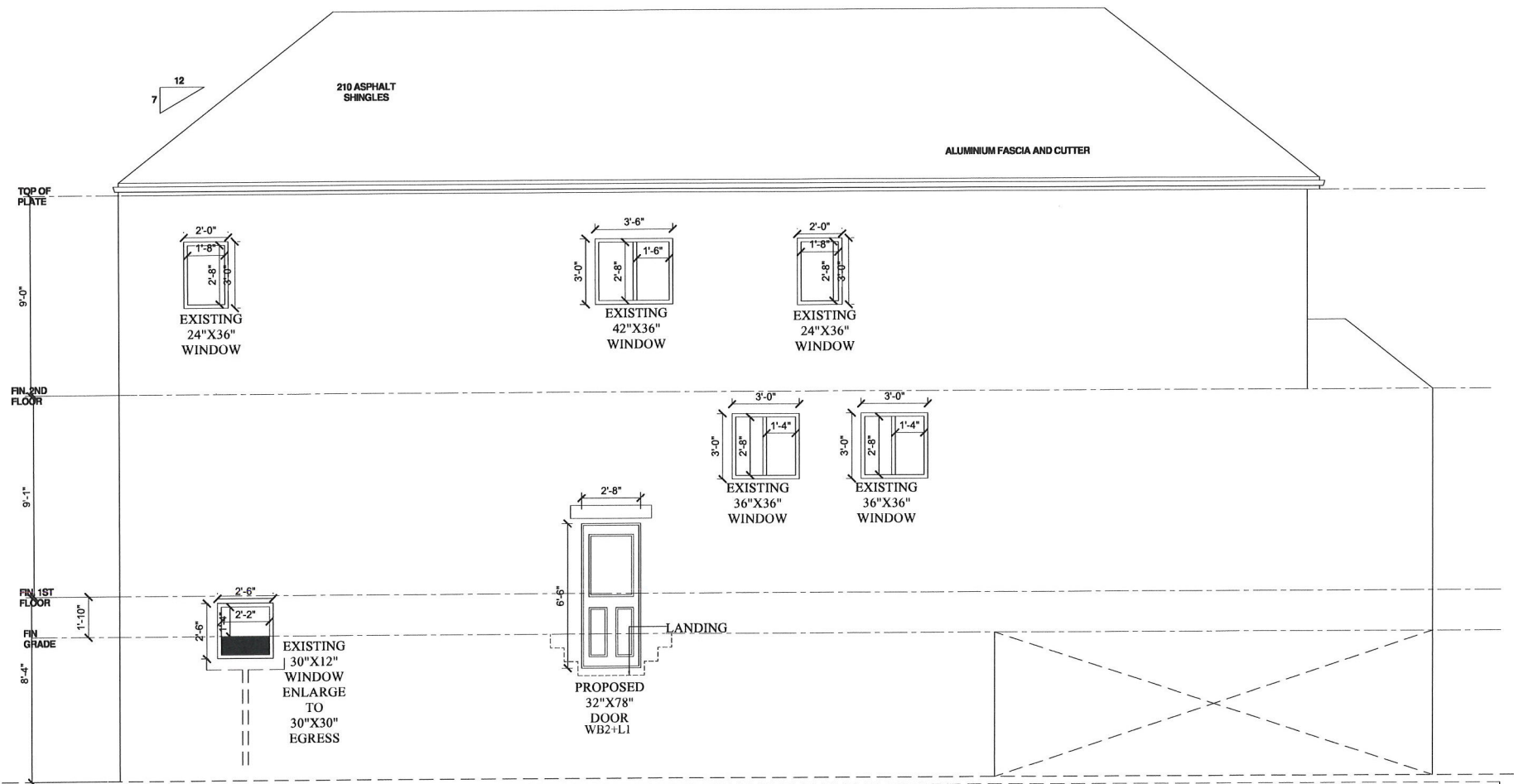
LEFT SIDE ELEVATION

CITY : BRAMPTON

49 NAUTICAL DR

EXISTING DWELLING

SHEET	PROJECT
<b>A-6</b>	JULY 2023
SCALE 3/16"=1'-0"	



**LEFT SIDE ELEVATION**

**ALLOWABLE UNPROTECTED OPENINGS  
(EXPOSED BUILDING )**

LIMITING DISTANCE	1.2 M
MAX PERCENTAGE	7 %
TOTAL WALL AREA	1129.84 SF (104.96 SM)
ACTUAL OPENINGS	45.92 SF ( 4.26 SM) 4.06%

**LEFT SIDE ELEVATION**  
SCALE 3/16"=1'-0"



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SCOPE OF WORK

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NO	REVISION / ISSUE	DATE

DOOR SECTION

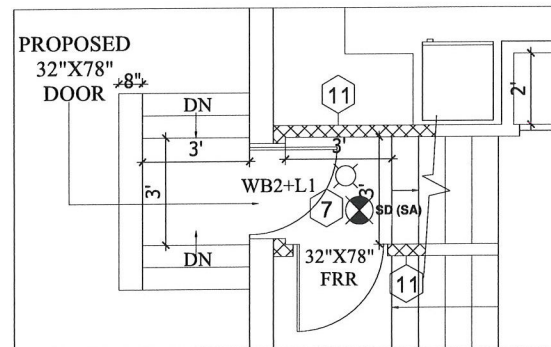
CITY : BRAMPTON

49 NAUTICAL DR

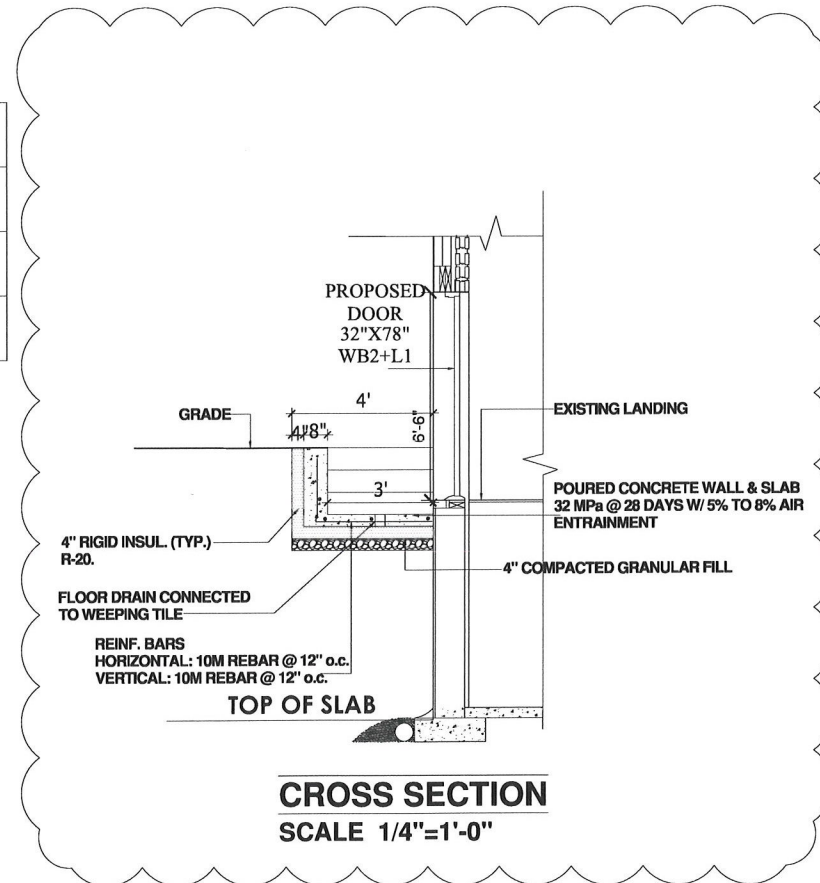
EXISTING DWELLING

SHEET	PROJECT
<b>A-7</b>	JULY 2023
	SCALE 3/16"=1'-0"

SIZE	OPENINGS	LINTEL
L 3.5" X 3.5" X 0.3125"	UPTO 54" OPENINGS	L1
SIZE	OPENINGS	LINTEL
2-2"X8"	UPTO 66" OPENINGS	WB2



**FLOOR PLAN FOR  
EXTERIOR OPENINGS**  
SCALE 1/4"=1'-0"



**CROSS SECTION**  
SCALE 1/4"=1'-0"





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SCOPE OF WORK

PROPOSAL TO CONSTRUCT  
SECONDARY UNIT WITH  
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GENERAL NOTES

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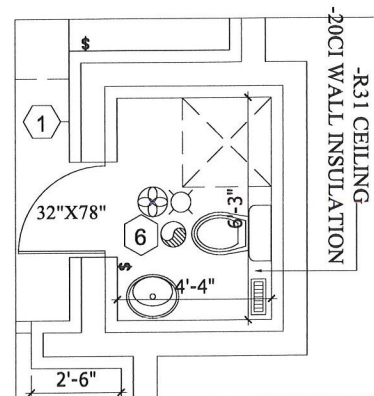
COLD CELLAR SECTION

CITY : BRAMPTON

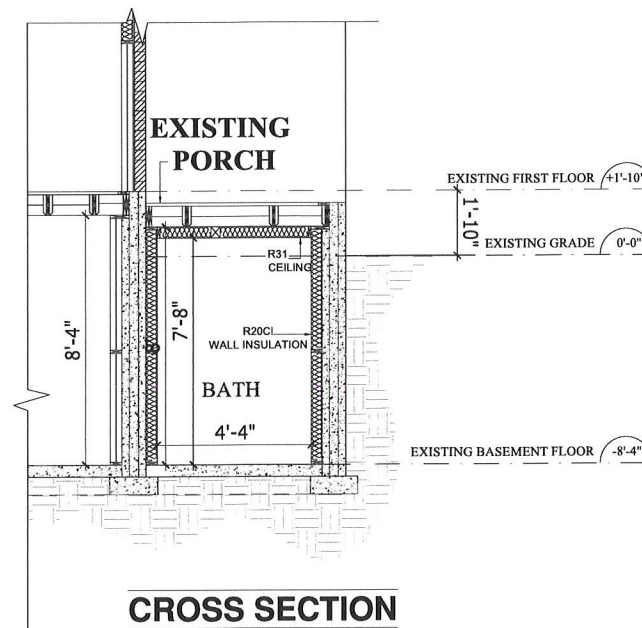
49 NAUTICAL DR

EXISTING DWELLING

SHEET	PROJECT
<b>A-8</b>	JULY 2023
	SCALE 3/16"=1'-0"



**FLOOR PLAN FOR BATH**  
SCALE 1/4"=1'-0"



**CROSS SECTION**  
SCALE 1/4"=1'-0"

# Zoning Non-compliance Checklist

File No.  
A-2024-0062

Applicant: Gurmanpreet Singh & Japneet Kaur Sansoya

Address: 49 Nautical Dr

Zoning: R1C-750

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			
BELOW GRADE ENTRANCE	To permit a proposed exterior stairway leading to a below grade entrance in a required side yard,	whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.	10.23.1
BELOW GRADE ENTRANCE	To permit an interior side yard setback of 0.17m to a proposed exterior stairway leading to a below grade entrance,	whereas the by-law requires a minimum setback of 0.3m to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling.	10.23.2
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

2024/02/26

Date