

Flower City



brampton.ca

FILE NUMBER: A-2024-0110

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)** Paramjit Gill
Address 5 Crescent Hill Drive South, Brampton, ON L6S 2P2

Phone # 416-910-5676 **Fax #** _____
Email gillslaw@hotmail.com

2. **Name of Agent** Harpreet Bhons
Address 214-2550 Matheson Blvd. E, Mississauga, ON L4W 4Z1

Phone # 905-792-0038 **Fax #** _____
Email hbhons@technoarch.ca

3. **Nature and extent of relief applied for (variances requested):**
We would like to apply for the height of the building.
Permissible Height = 7.6M
Proposed height of the building from finished grade to the mid of the roof = 9.37M

4. **Why is it not possible to comply with the provisions of the by-law?**
We already applied for the minor variance application last time and we got approval for the 9.8 m height. Due to some unforeseen circumstances, that renovation was never started. Now, we would like to apply for the 9.37M height for the new proposal.

5. **Legal Description of the subject land:**
Lot Number 7
Plan Number/Concession Number CON 4-EHS PT LOT 7 PCL K
Municipal Address 5 Crescent Hill Drive South, Brampton, ON L6S 2P2

6. **Dimension of subject land (in metric units)**
Frontage 57.19 M
Depth 80.94 & 77.21 M
Area 4258.91 SQ. M.

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.)

Existing use of Building : Residential
 Existing Ground Floor Area : 208.57 Sq. m.
 Existing Gross Floor Area : 347.49 Sq. m.
 Existing Number of Storey above grade : 1
 Area of Existing Shed : 20.8 sq. ft.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed use of Building : Residential
 Proposed Ground Floor Area : 526.13 Sq. m.
 Proposed Gross Floor Area : 796.14 Sq. m.
 Proposed Number of Storey above grade : 2
 Existing shed to be demolished

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 18.16 M (TO BE DEMOLISHED)
 Rear yard setback 35.22 M (TO BE DEMOLISHED)
 Side yard setback 13.82 M (RIGHT) (TO BE DEMOLISHED)
 Side yard setback 23.35 M (LEFT) (TO BE DEMOLISHED)

PROPOSED

Front yard setback 22.72 M
 Rear yard setback 23.40 M
 Side yard setback 5.50 M (RIGHT)
 Side yard setback 9.45 M (LEFT)

10. Date of Acquisition of subject land: 2018

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: 80's

15. Length of time the existing uses of the subject property have been continued: 40 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 # <u>A-2021-0126</u>	Decision <u>Approved</u>	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

[Handwritten Signature]

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF _____ Mississauga

THIS 6th DAY OF March, 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, Harpreet Bhons, OF THE 6th OF March 2024

IN THE City _____ OF Mississauga 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 Brampton OF _____

IN THE Prov. OF _____

ON THIS 14th DAY OF

March, 2024.

DocuSigned by:

Paramjit Singh Gill

A Commissioner etc.

[Handwritten Signature]

Signature of Applicant or Authorized Agent



FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1A-102

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

Connor Cowan
Zoning Officer

2024-03-27
Date

DATE RECEIVED April 11, 2024

[Handwritten Signature: Clara]

Paramjit Singh Gill
Brampton Solicitors & Property Public
One, 20, Wellington Ave. 5,
Brampton, ON L6Y 4R2

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: 5 Crescent Hill Drive South, Brampton, ON L6S 2P2

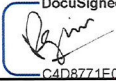
I/We, Paramjit Gill
please print/type the full name of the owner(s)

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

Harpreet Bhons
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 6th day of March, **20**24.

DocuSigned by:

C4DB771E07A9422

(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

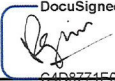
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 5 Crescent Hill Drive South, Brampton, ON L6S 2P2

I/We, Paramjit Gill
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 6th day of March, **20** 24.

DocuSigned by:


C4D8774E67A0422

(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.)

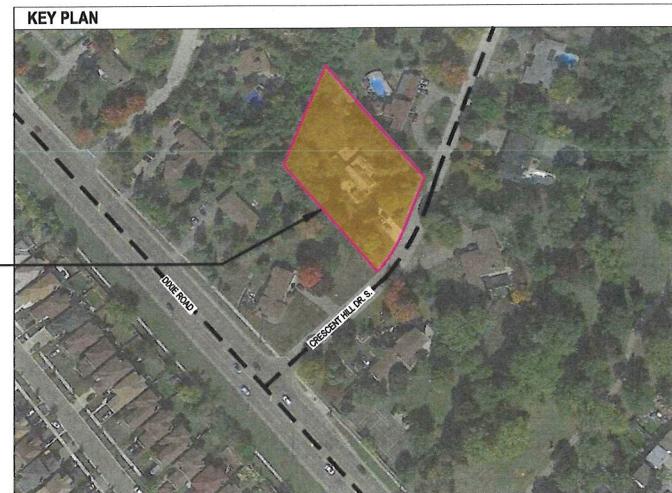
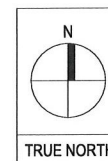
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

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

LIST OF ARCHITECTURAL DRAWINGS

A00	COVER SHEET + LIST OF DRAWINGS + KEY PLAN
A0.0	SURVEY PLAN
A1.0	PROPOSED SITE PLAN + SITE SUMMARY + FRONT YARD DETAIL
A1.1	PROPOSED BASEMENT FLOOR PLAN
A1.2	PROPOSED FIRST FLOOR PLAN
A1.3	PROPOSED SECOND FLOOR PLAN
A1.4	PROPOSED ROOF PLAN
A2.0	PROPOSED FRONT AND LEFT ELEVATION
A2.1	PROPOSED REAR AND RIGHT ELEVATION
A3.0	SECTION 1-1' AND SECTION 2-2'

SCOPE OF WORK:
 PROPOSED NEW TWO STOREY DWELLING
 INCLUDING UNFINISHED BASEMENT AT
 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2



**PROPOSED NEW TWO STOREY DWELLING
 INCLUDING UNFINISHED BASEMENT AT
 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON. L6S 2P2**

SURVEYOR'S REAL PROPERTY REPORT
PART 1: PLAN OF SURVEY
 SHOWING TOPOGRAPHIC INFORMATION OF
PART OF
THE WEST HALF OF LOT 7
CONCESSION 4
EAST OF HURONTARIO STREET
CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 (FORMERLY TOWNSHIP OF CHINGUACOUSY
 COUNTY OF PEEL)

SCALE 1 : 200

SHAJESHSAN RAJAKULENDRAN, O.L.S. O.L.P.P.

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 REPORT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS
 PERMISSION OF RS GEOMATICS LTD, IS STRICTLY PROHIBITED.

PART 2: REPORT
 1 - THIS REPORT WAS PREPARED FOR GILL PARAMAT
 2 - THERE IS NO EASEMENT REGISTER IN TITLES.
 3 - PLEASE NOTE LOCATION OF ASPHALT DRIVEWAY.
 4 - NO RESPONSIBILITY FOR USE BY OTHER PARTIES
 OTHER THAN CLIENT.

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

BEARING NOTE:
 BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED
 TO THE SOUTHWESTERLY LIMIT OF PLAN OF SURVEY BY
 DEATH ALLEN & HURONTARIO, O.L.S. DATED OCTOBER 27, 1985
 HAVING A BEARING OF N47°03'30"W.

ELEVATION NOTE:
 ELEVATIONS SHOWN HEREON ARE REDUCED AND ARE REFERRED
 TO CITY OF BRAMPTON HORIZONTAL CONTROL POINT #1046
 NO. 04050089 HAVING AN ELEVATION OF 230.955 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - ▣ DENOTES IRON BAR
 - SP DENOTES STANDARD IRON BAR
 - CP DENOTES CONCRETE PIN
 - CO DENOTES CROWN LAMINATION
 - CS DENOTES SET
 - PT DENOTES PEASUARD
 - OP1 DENOTES PLAN OF SURVEY BY DEATH ALLEN & HURONTARIO, O.L.S. DATED OCTOBER 27, 1985.
 - OP2 DENOTES PLAN OF SURVEY BY DEATH ALLEN & HURONTARIO, O.L.S. DATED APRIL 24, 1984.
 - OP3 DENOTES PLAN OF SURVEY BY LLOYD THOMSON, O.L.S. DATED OCT. 16, 1984 (ATTACHED TO VST. CH1609)
 - PLN DENOTES PROPERTY IDENTIFIER NUMBER
 - NSW DENOTES NORTH, SOUTH, EAST, WEST
 - USEL DENOTES DOOR SILL ELEVATION
 - BCB DENOTES CATCH BASIN
 - FS DENOTES FIRE HYDRANT
 - HN DENOTES HANNOLE
 - CT DENOTES CONIFEROUS / DECIDUOUS TREE
 - NTS DENOTES NOT TO SCALE

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REG. AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON MARCH 28, 2019

DATE: 23-MAY-2019
 SHAJESHSAN RAJAKULENDRAN
 ONTARIO LAND SURVEYOR



RS GEOMATICS LTD
 (A DIVISION OF OMARI SURVEYING LTD.)
 ONTARIO LAND SURVEYORS
 7 KENTVILLE DRIVE, SUITE 1, WARRHAM ONT. L3M 4M7
 TEL: 905-884-1800, FAX: 905-884-0848
 Email: info@rsgeomatics.ca, Web: www.rsgeomatics.ca



CRESCENT HILL DRIVE SOUTH
 (SEE PLAN AND REPORT SUBMITTED BY LAND SURVEYOR'S REPORT)
 PLAN 1553-1553-01



1 PROPOSED SITE PLAN
1:200

LEGEND	PROJECT NORTH	TRUE NORTH
EXISTING ASPHALT DRIVEWAY TO REMAIN AS IS	PROPOSED ASPHALT DRIVEWAY	EXISTING ASPHALT DRIVEWAY TO BE REMOVED
EXISTING ASPHALT DRIVEWAY TO BE REMOVED	PROPOSED ASPHALT DRIVEWAY	EXISTING ASPHALT DRIVEWAY
PERMISSIBLE PATHWAY	EXISTING ASPHALT DRIVEWAY	EXISTING ASPHALT DRIVEWAY
PERMISSIBLE PATHWAY	EXISTING ASPHALT DRIVEWAY	EXISTING ASPHALT DRIVEWAY

STANDARD	PERMISSIBLE AS ZONING	EXISTING	PROPOSED
MINIMUM LOT AREA	650 m ² (Minimum)	426.51 m ² (3712.94 SQ FT)	EXISTING TO REMAIN AS IS
MINIMUM LOT WIDTH	18 M (Minimum)	30.25 M	EXISTING TO REMAIN AS IS
MINIMUM LOT DEPTH	30 M (Minimum)	85.84 M / 77.21 M	EXISTING TO REMAIN AS IS
LOT COVERAGE	25%	5.94%	12.36%

STANDARD	PERMISSIBLE AS ZONING	EXISTING	PROPOSED
MINIMUM FRONT YARD SETBACK	1.5 M	11.22 M	(BUILDING TELL LOT LINE) 10.50 M / (GARAGE TELL LOT LINE)
MINIMUM INTERIOR YARD SETBACK	3.0 M	3.0 M	(GARAGE TELL LOT LINE)
MINIMUM REAR YARD SETBACK	1.5 M	20.40 M	(BUILDING TELL LOT LINE)

STANDARD	PERMISSIBLE AS ZONING	EXISTING	PROPOSED
MAXIMUM BUILDING HEIGHT	11 M	11 M	15 M (POSSIBLE HEIGHT) / (GARAGE TELL AND ROOF)
MAXIMUM LOT COVERAGE	25%	5.94%	12.36% (EXCLUDING PORCH AND DECK AREA)
MINIMUM GROUND FLOOR AREA FOR MAIN BUILDING	150 SQ FT	206.29 SQ FT	206.29 SQ FT
BUILDING AREA TO BE DEMOLISHED	N/A	206.29 SQ FT	206.29 SQ FT
LANDSCAPE AREA FRONT YARD	7% MINIMUM	77.71%	77.71%

FINISHED GRADE LEVEL	BASEMENT FLOOR	FIRST FLOOR LEVEL	SECOND FLOOR LEVEL
FINISHED GRADE LEVEL	+201.92 (+6.62)	+220.24 (+6.87)	+226.15 (+6.92)
BASEMENT FLOOR	+220.24 (+6.87)	+226.15 (+6.92)	+232.06 (+7.07)
FIRST FLOOR LEVEL	+226.15 (+6.92)	+232.06 (+7.07)	+237.97 (+7.32)
SECOND FLOOR LEVEL	+232.06 (+7.07)	+237.97 (+7.32)	+243.88 (+7.47)
FINISHED GRADE LEVEL	+201.92 (+6.62)	+220.24 (+6.87)	+226.15 (+6.92)

R0 MINOR VARIANCE 2024-03-06
REV ISSUED FOR DATE

PROJECT NAME AND ADDRESS:
PROPOSED NEW 2 STOREY DWELLING

AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2

LEAD CONSULTANT:
technoarch
UNIT-214 - 2550 MATHESON BLVD. E. MISSISSAUGA, ON, Canada L4W 4Z1
Tel: +1-905-792-0038
Cell: +1-416-729-8454
Email: info@technoarch.ca
www.technoarch.ca



STRUCTURAL CONSULTANT:

MEP CONSULTANT:

DRAWING TITLE:
SITE PLAN

DRAWN BY PS

CHECKED BY JK

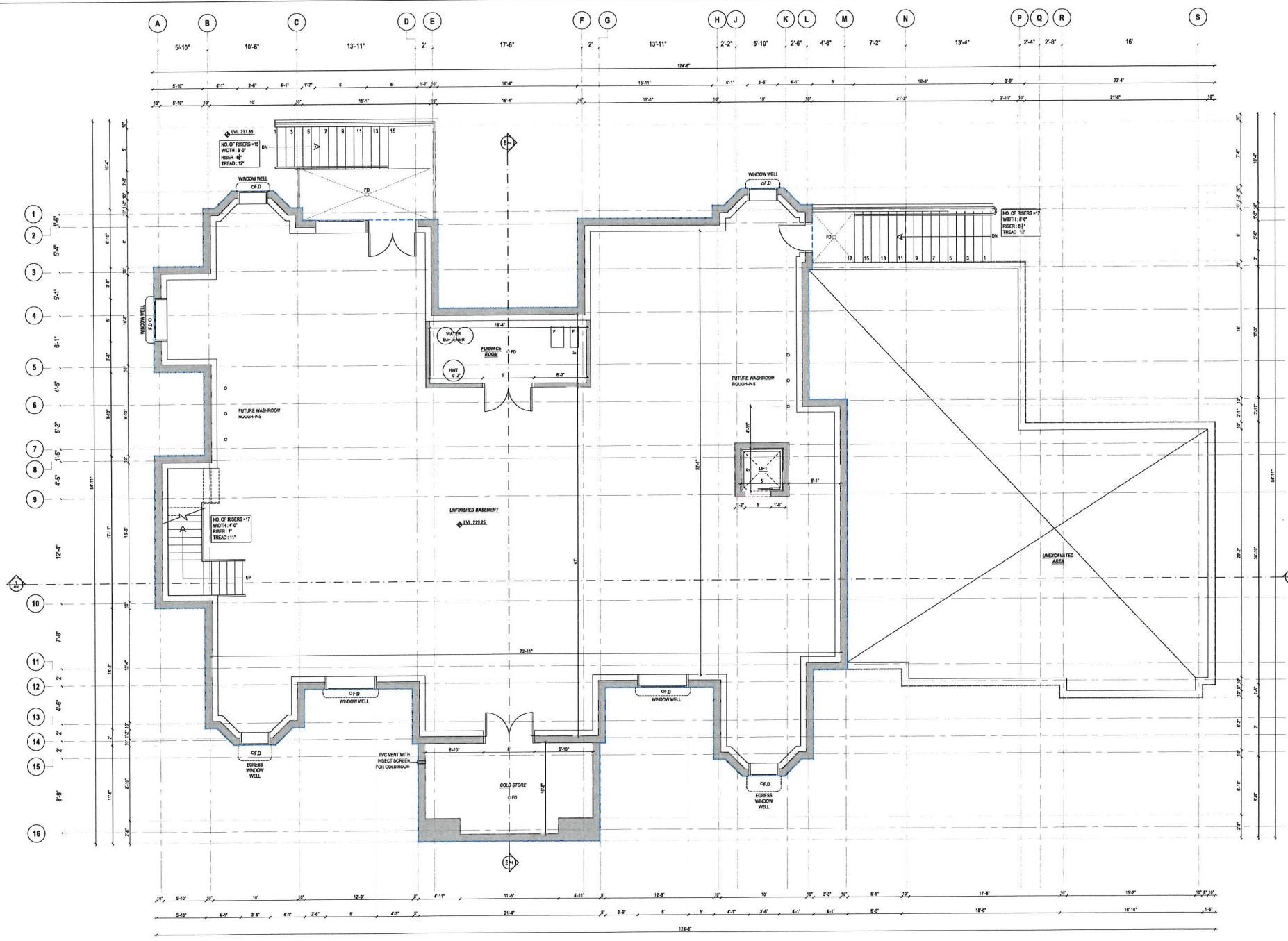
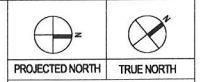
APPROVED BY HB

SCALE 1:200 SIZE A1

SHEET NO A1.0 STAGE MINOR VARIANCE

PHASE REV DD RD

ISSUED DATE 2024-03-06



1 PROPOSED BASEMENT PLAN
3/16"=1'-0"

AREA SUMMARY				
NO	DESCRIPTION	AREA IN FT ²	AREA IN M ²	EXCLUDING
1	BASEMENT FLOOR AREA	4457.86 FT ²	414.14 M ²	GARAGE
2	UNEXCAVATED AREA	1813.32 FT ²	168.46 M ²	N/A

RO	MINOR VARIANCE	2024-03-06
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS:
PROPOSED NEW 2 STOREY DWELLING
 AT 5 CRESCENT HILL DRIVE SOUTH,
 BRAMPTON, ON L6S 2P2

LEAD CONSULTANT:

 UNIT 214 - 2550 MATHESON BLVD. E,
 MISSISSAUGA, ON, Canada L4W 4Z1
 Tel: +1-905-792-0038
 Cell: +1-416-728-9454
 Email: rblhans@technoarch.on.ca
 www.technoarch.ca

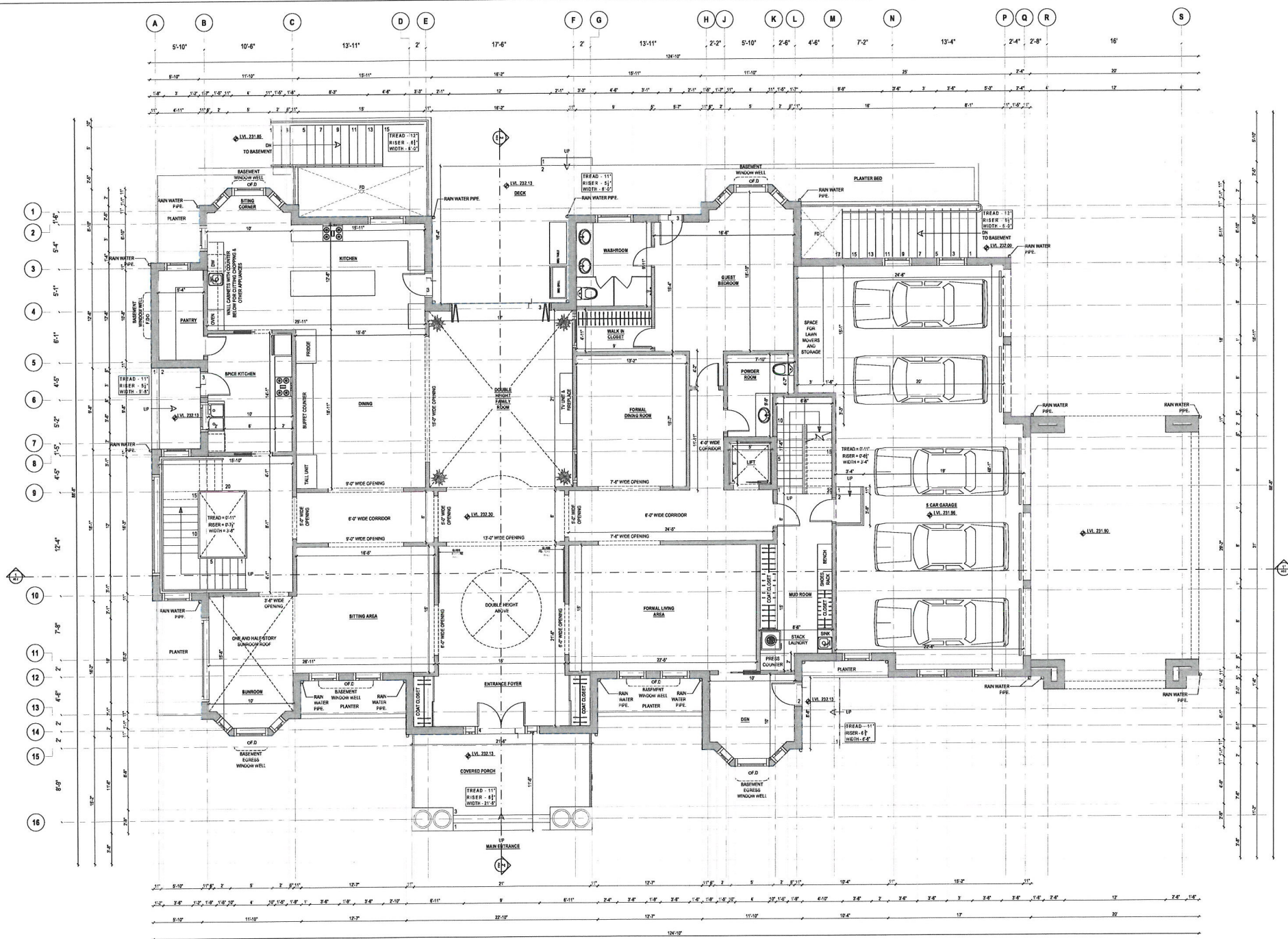


STRUCTURAL CONSULTANT:

MEP CONSULTANT:

DRAWING TITLE:
PROPOSED BASEMENT FLOOR PLAN

DRAWN BY	S
CHECKED BY	JK
APPROVED BY	HB
SCALE	3/16" = 1'-0"
SHEET NO	A1.1
PHASE	00
ISSUED DATE	2024-03-06
SIZE	A1
STAGE	MINOR VARIANCE
REV	RO



1 PROPOSED FIRST FLOOR PLAN
3/16"=1'-0"

AREA SUMMARY				
NO	DESCRIPTION	AREA IN FT ²	AREA IN M ²	INCLUDING
1	FIRST FLOOR AREA	4487.72 FT ²	416.92 M ²	FIRST FLOOR PLAN
2	GARAGE AREA	1175.54 FT ²	109.21 M ²	GARAGE
				EXCLUDING PORCH, DECK & GARAGE

RO MINOR VARIANCE 2024-03-06
REV ISSUED FOR DATE

PROJECT NAME AND ADDRESS:
PROPOSED NEW 2 STOREY DWELLING
AT 5 CRESCENT HILL DRIVE SOUTH,
BRAMPTON, ON L6S 2P2

LEAD CONSULTANT:
technoarch
UNIT-214 - 2550 MATHESON BLVD. E,
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Tel: +1-905-792-0038
Cell: +1-416-728-9454
Email: hb@technoarch.ca
www.technoarch.ca



STRUCTURAL CONSULTANT:

MEP CONSULTANT:

DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN

DRAWN BY S

CHECKED BY JK

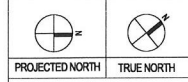
APPROVED BY HB

SCALE 3/16"= 1'-0" SIZE A1

SHEET NO A1.2 STAGE MINOR VARIANCE

PHASE REV 00 RD

ISSUED DATE 2024-03-06



PROJECTED NORTH TRUE NORTH

RO MINOR VARIANCE 2024-03-06
 REV ISSUED FOR DATE
 PROJECT NAME AND ADDRESS:
PROPOSED NEW 2 STOREY DWELLING
 AT 5 CRESCENT HILL DRIVE SOUTH,
 BRAMPTON, ON L6S 2P2

LEAD CONSULTANT:

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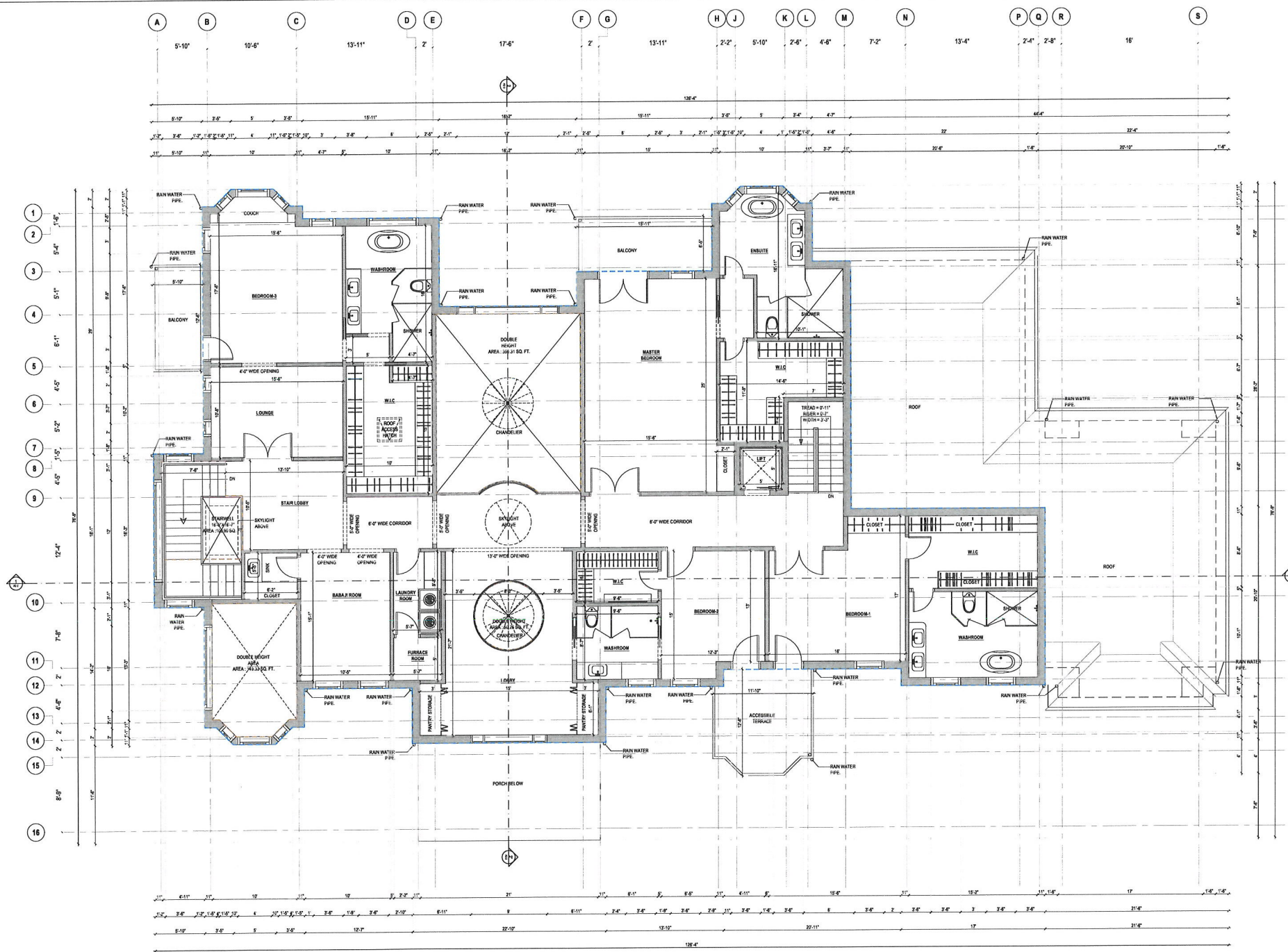
ARCHITECTS
 SHARPEET SINGH BONS
 LICENSE # 6942

STRUCTURAL CONSULTANT:
 MEP CONSULTANT:

DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN

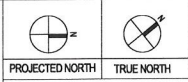
DRAWN BY S
 CHECKED BY JK
 APPROVED BY HB

SCALE 3/16" = 1'-0"
 SHEET NO A1.3
 PHASE REV
 00 RO
 ISSUED DATE 2024-03-06



1 PROPOSED SECOND FLOOR PLAN
 3/16"=1'-0"

AREA SUMMARY			
NO	DESCRIPTION	AREA IN SQ FT	AREA IN M ²
1	SECOND FLOOR AREA	4081.99 SQ FT	379.22 M ²
2	SUBTRACTED AREA		
3	G.F.A FIRST FLOOR+SECOND FLOOR AREA	4487.72+4081.99 = 8569.71 SQ FT	



RO	MINOR VARIANCE	2024-03-06
REV	ISSUED FOR	DATE
PROJECT NAME AND ADDRESS:		
PROPOSED NEW 2 STOREY DWELLING		
AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2		
LEAD CONSULTANT:		

technoarch
 CONSULTANTS
 UNIT 214 - 2550 MATHESON BLVD. E.
 MISSISSAUGA, ON, Canada L4W 4Z1
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STRUCTURAL CONSULTANT:

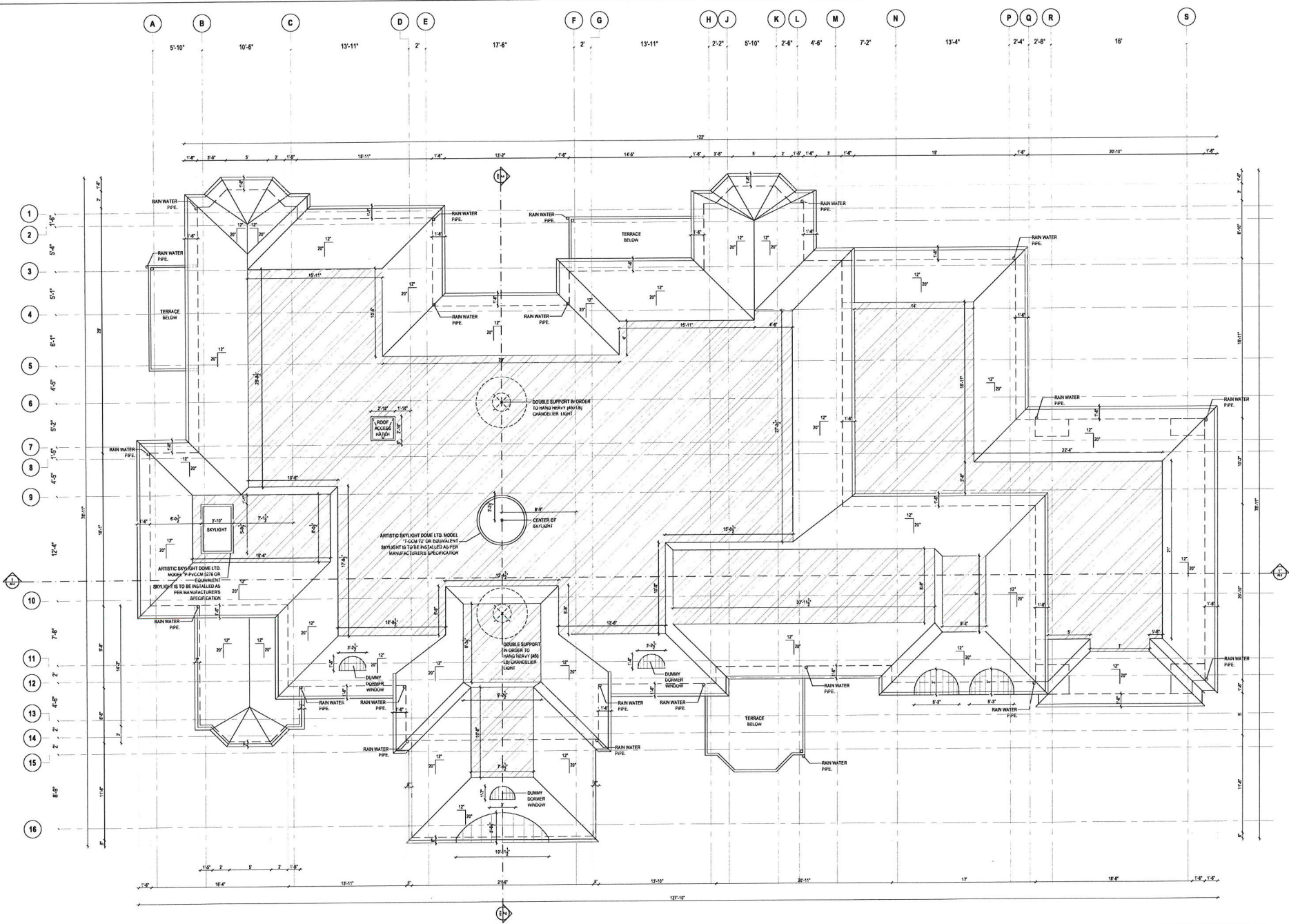
MEP CONSULTANT:

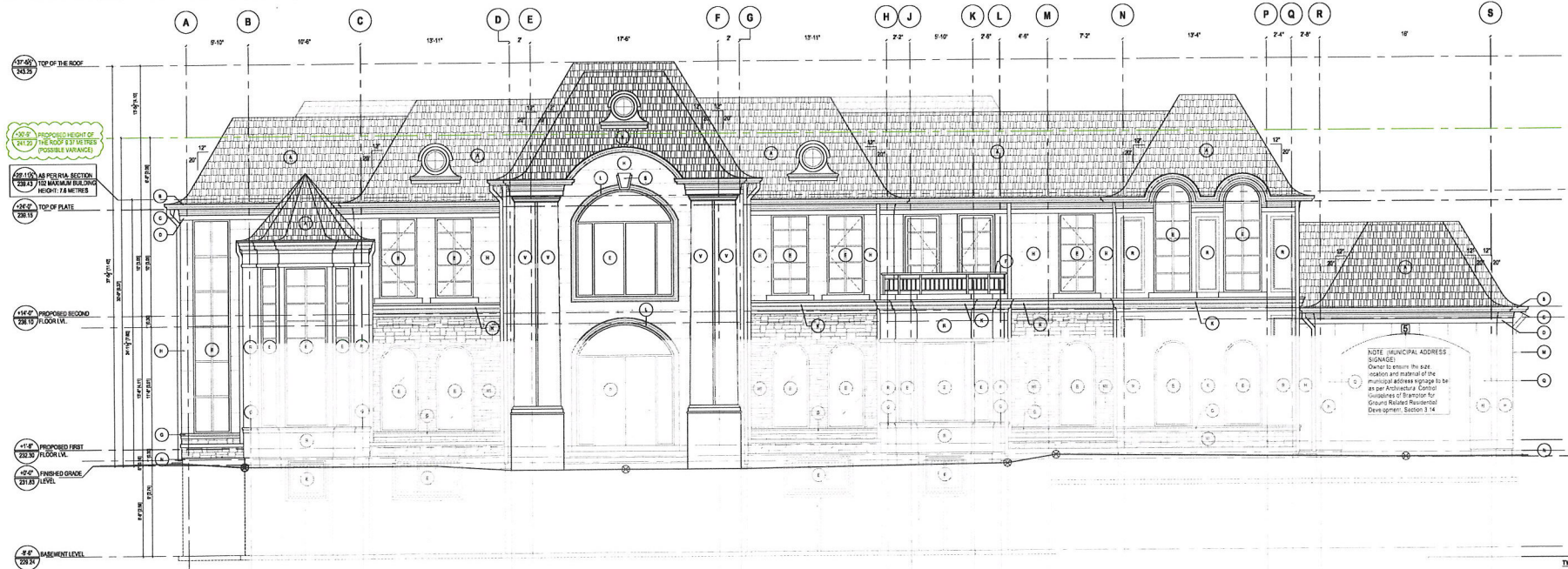
DRAWING TITLE:
PROPOSED ROOF PLAN

DRAWN BY	S
CHECKED BY	JK
APPROVED BY	HB
SCALE	SIZE
3/16" = 1'0"	A1
SHEET NO	STAGE
A1.4	MINOR VARIANCE
PHASE	REV
00	R0
ISSUED DATE	2024-03-06

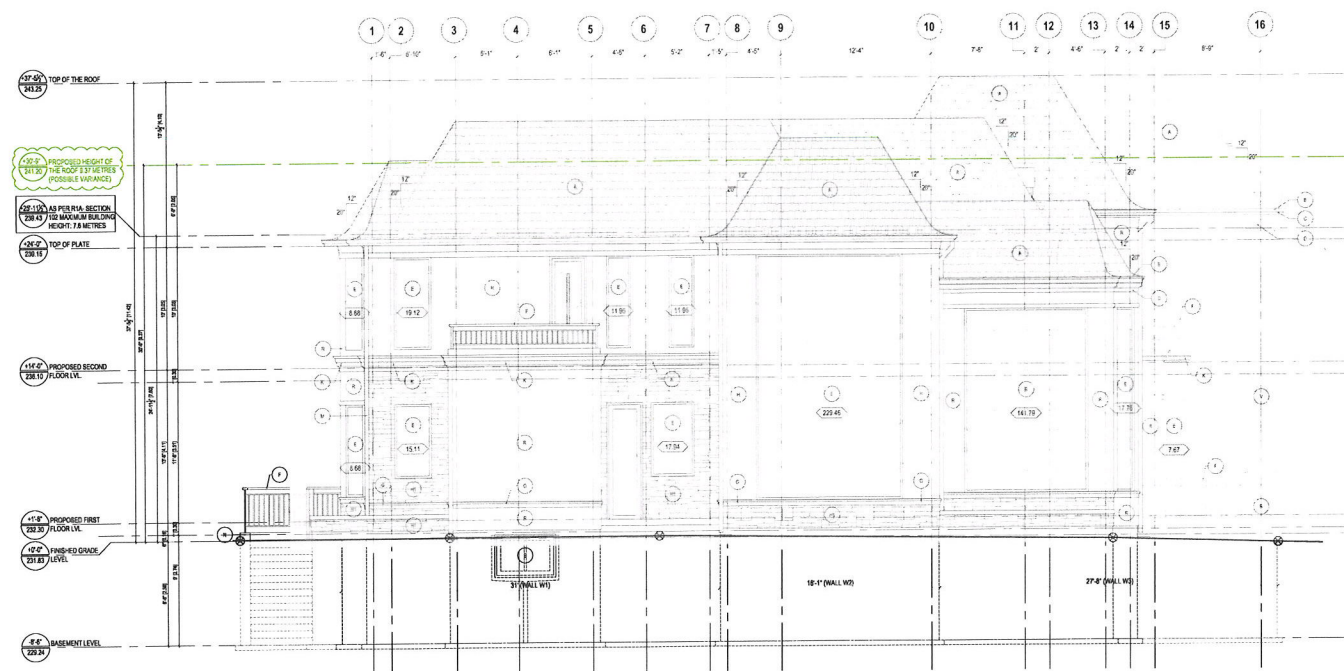
TOTAL ROOF AREA: 6851.86 SF (636.54 m²)
 FLAT ROOF AREA: 3204.94 SF (297.74 m²)
 WHICH IS 46.77% OF THE TOTAL ROOF AREA

1 PROPOSED ROOF PLAN
 3/16"=1'-0"





1 PROPOSED FRONT ELEVATION
3/16"-1/4"



2 PROPOSED LEFT ELEVATION
3/16"-1/4"

UNPROTECTED OPENING (WEST ELEVATION)
CALCULATION BY PERMITS DIVISION
REFERRED TABLE NUMBER IS 6.4

WALL AREA	LIMITING DISTANCE	ALLOWABLE % GLAZED OPENING AREA	PROPOSED % GLAZED OPENING AREA
*W1 WALL AREA: 710.28 FT ² (65.98M ²)	30.0 FT (9.14 M)	10% (710.28 FT ²)	13.15% (93.43 FT ²)
*W2 WALL AREA: 416.34 FT ² (38.55M ²)	8.75 FT (2.67 M)	10% (416.34 FT ²)	51.15% (213.06 FT ²)
*W3 WALL AREA: 485.47 FT ² (45.03M ²)	10.25 FT (3.12 M)	10% (485.47 FT ²)	33.74% (163.72 FT ²)

DR. NO.	MATERIAL ITEM	COMPANY	MODEL	FINISH/COLOR	DESCRIPTION/SIZES
A	ASPHALT SHINGLES (SELF-SEALING)	CERTAIN FIBRE OR EQ.	LANDMARK SERIES	COG OR CARBON BLACK	
B	ALUMINUM GUTTER ATTACHED TO ROOF DOWNSPOUTS	AMERIMAX OR EQ.		COLOR TO BE MATCHED WITH ROOF SHINGLES	6" ALUMINUM GUTTER
C	"PROCEMA" PANELS FOR EAVES	PARLEX PROCEMA OR EQ.		NATURAL/OIL-W	VENTILATED EAVE PANELS
D	STONE/WYLL FREEZE BOARD	PETRA DESIGN INC. OR EQ.			12" HEIGHT FREEZE BOARD
E	WINDOWS	VINYLIT OR EQ.		FRAME COLOR: CARBON BLACK	CLEAR GLASS SEALED DOUBLE GLAZED WINDOW
F	METAL / GLASS RAILING	GEORGIAN OR EQ.		PAINT: BLACK (ON BALUSTERS)	TOP OF RAILING 3" FROM FLOOR FINISH (DROP DOWNING TO BE PROVIDED BY CONTRACTOR)
G	8" PRE-CAST STONE (BASIC PLEASE REFER ELEVATION FOR BULK HEIGHT)	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST STONE	
H	PRE-CAST STONE	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST STONE	COLOR: AS PER CLIENT'S REQUIREMENT
I	ROUGH STONE FINISH (RUBBLE PATTERN)	PETRAMON STONE OR EQ.		MONDRAN STONE	BLIZZARD
J	FASDA	PARLEX PROCEMA OR EQ.		PROCEMA	NATURAL/OIL-W
K	1.5" THICK PRE-CAST CONCRETE BANDY THICK COLUMN PVC (PLEASE SEE ELEVATION FOR DETAIL)	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST CONCRETE	
L	8" THICK PRE-CAST CONCRETE TRIM (PLEASE SEE ELEVATION FOR DETAIL)	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST CONCRETE	
M	RAIN WATER DOWNSPOUTS	AMERIMAX OR EQ.			DOWNSPOUT WITH 1/2" X 1/2" (CONCRETE SPLASH-PAD)
N	EXPOSED FOUNDATION			CONCRETE FINISH	CONCRETE WALL TO BE MINIMUM 12" HIGH FROM GRADE LEVEL
O	GARAGE DOOR	PROFESSIONAL MASTERS GARAGE DOOR OR EQ.		MODEL: PREMIUM RASES BRANCH WITH GLASS ON TOP ROW	DOOR COLOR: AS PER CLIENT'S REQUIREMENT
P	CUSTOM MADE MAIN ENTRANCE DOOR	BROOK DOORS AND WINDOWS OR EQ.		H8 STEEL DOOR SERIES	DOOR COLOR: AS PER CLIENT'S REQUIREMENT
Q	CYLINDRICAL LIGHT	SEA GLAZ LIGHTING OR EQ.		MODEL: 831302-12	
R	STUCCO FINISH	DURCOK ALFANOCH INTERNATIONAL OR EQ.		BAND DOLLAR SW 809 (SHERWIN WILLIAMS)	
S	KEY STONE	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST STONE	
T	EAVES BOFFIT	PLY GEM MITON OR EQ.		COLOR: AS PER CLIENT'S REQUIREMENT	
U	4" THICK PRE-CAST CONCRETE TRIM (PLEASE SEE ELEVATION FOR DETAIL)	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST CONCRETE	
V	COLUMN	PETRA DESIGN INC. OR EQ.		TUSCAN COLUMNS	

RD MINOR VARIANCE 2024-03-06
REV ISSUED FOR DATE

PROJECT NAME AND ADDRESS:
PROPOSED NEW 2 STOREY DWELLING
AT 5 CRESCENT HILL DRIVE SOUTH,
BRAMPTON, ON L6S 2P2

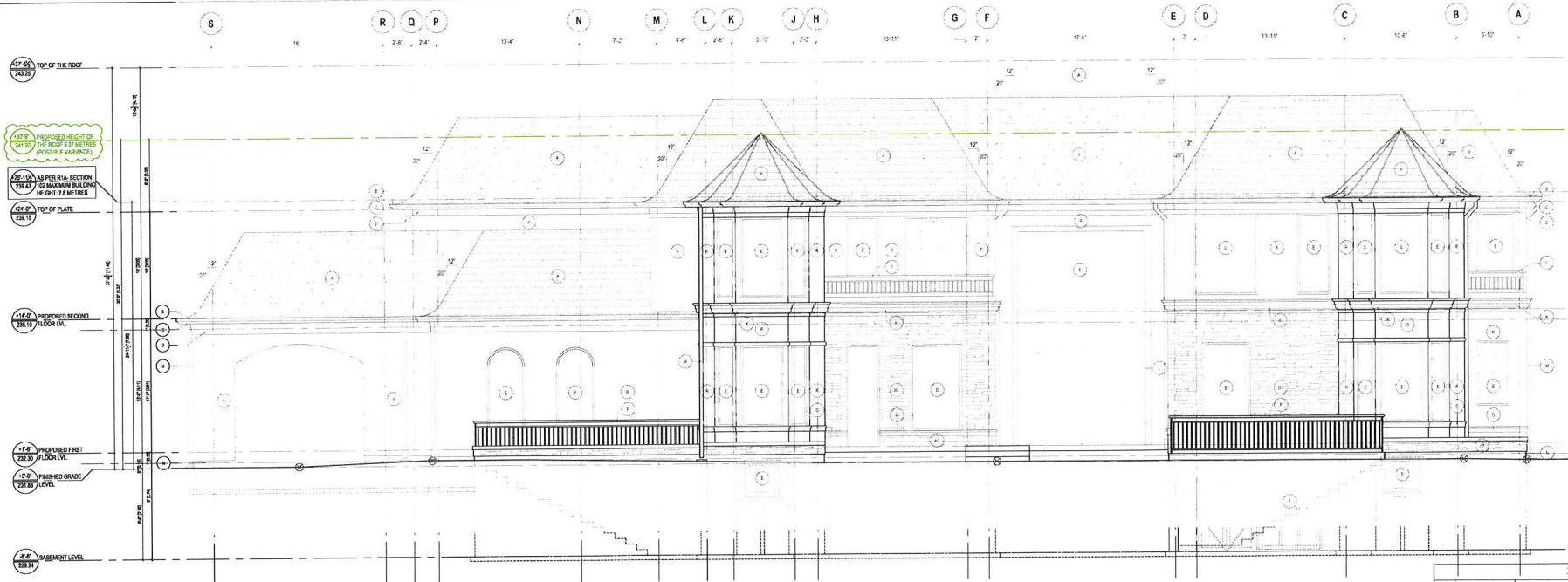
LEAD CONSULTANT:
technoarch
CONTRACT:
UNIT-214 - 2550 MATHESON BLVD. E.
MISSISSAUGA, ON, Canada L4W 4Z1
Tel: +1-905-792-0038
Cell: +1-416-729-9454
Email: hshone@technoarch.ca
www.technoarch.ca

ONTARIO ASSOCIATION OF ARCHITECTS
HARPREET SINGH BRONS
LICENCE 6942

STRUCTURAL CONSULTANT:
MEP CONSULTANT:

DRAWING TITLE:
PROPOSED FRONT AND LEFT ELEVATIONS

DRAWN BY S
CHECKED BY JK
APPROVED BY HB
SCALE A1
3/16" = 1"0"
SHEET NO A2.0
STAGE MINOR VARIANCE
REV RO
PHASE DD
ISSUED DATE 2024-03-06



1 PROPOSED REAR ELEVATION
3/16"=1'-0"



2 PROPOSED RIGHT ELEVATION
3/16"=1'-0"

UNPROTECTED OPENING (WEST ELEVATION):
CALCULATION PER S.A. 6.10
REFERENCED TABLE NUMBER 8 & 9.14

TOTAL AREA OF WALL (OPENING 1000 SQ FT) (1000 SQ FT)

11'1" WALL AREA:
LIMITING DISTANCE:
ALLOWABLE % GLAZED OPENING AREA:
PROPOSED % GLAZED OPENING AREA:

10'0" WALL AREA:
LIMITING DISTANCE:
ALLOWABLE % GLAZED OPENING AREA:
PROPOSED % GLAZED OPENING AREA:

800.83 SQ FT (74.38M)
12.01 M
N/A (N/A)
1.27% (0.88 FT)
5.51 M
28% (0.88 FT)
3.14% (0.75 FT)

TYPICAL EXTERIOR MATERIAL & COLOR SCHEDULE					
REF. NO.	MATERIAL ITEM	COMPANY	MODEL	FINISH/COLOR	DESCRIPTION/NOTES
A	ASPHALT SHINGLES (SELF-BEATING)	CERTAIN TILED OR EQ.	LANDMARK SERIES	COLOR: CARBON BLACK	
B	ALUMINUM GUTTER ATTACHED TO DOWNPOUTS	AMERIMAX OR EQ.		COLOR TO BE MATCHED WITH ROOF SHINGLES	6" ALUMINUM GUTTER
C	PROVIDER PANELS FOR EAVES	PARLEX PROCEMA OR EQ.			MATUPLACAD - W VENTILATED EAVE PANELS
D	STONE/VINYL FRIEZE BOARD	PETRA DESIGN OR EQ.			12" HEIGHT FRIEZE BOARD
E	WINDOWS	VINYLKIT OR EQ.		FRAME COLOR: CARBON BLACK	CLEAR GLASS SEALED DOUBLE GLAZED WINDOW TOP OF RAILING 3/4" PRESHIP GROUT TUBS (SHOP DRAWING TO BE PROVIDED BY CONTRACTOR)
F	METALI GLASS RAILING	COSEZUM OR EQ.			PAINT BLACK (ON BALLUSTERS)
G	6" PRECAST STONE SAND/SLABE REFER ELEVATION FOR STONE HEIGHT	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST STONE	
H	PRECAST STONE	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST STONE	COLOR: AS PER CLIENT'S REQUIREMENT
I	ROUGH STONE FINISH (RUBBLE PATTER)	PERMACON STONE OR EQ.		MOODSWAN STONE	BLUZZARD
J	FABCA	PARLEX PROCEMA OR EQ.			MATUPLACAD - W
K	1.5" THICK PRECAST CONCRETE BANDS/TROPOFORM/PCB PLEASE SEE ELEVATION FOR DETAIL	PETRA DESIGN INC. OR EQ.		MATERIAL: PRECAST CONCRETE	
L	6" THICK PRECAST CONCRETE TRIM (PLEASE SEE ELEVATION FOR DETAIL)	PETRA DESIGN INC. OR EQ.		MATERIAL: PRECAST CONCRETE	
M	RAIN WATER DOWNSPOUTS	AMERIMAX OR EQ.			DOWNSPOUT WITH 1" DRAIN CONCRETE (SP. 658 (A))
N	EXPOSED FOUNDATION			CONCRETE FINISH	CONCRETE WALL TO BE MINIMUM 4" HIGH FROM GRADE LEVEL
O	GARAGE DOOR	PROFESSIONAL MATTERS GARAGE DOOR OR EQ.		MODEL: PREMIAN RANDED RANCH WITH GLASS ON TOP ROW.	DOOR COLOR: AS PER CLIENT'S REQUIREMENT
P	CUSTOM MADE MAIN ENTRANCE DOOR	BRICK DOORS AND WINDOWS OR EQ.		HD STEEL DOOR SERIES	DOOR COLOR: AS PER CLIENT'S REQUIREMENT
Q	CYLINDRICAL LIGHT	SEA GULF LIGHTING OR EQ.		MODEL: 181302-12	
R	STUCCO FINISH	DURCO/ALCACING INTERNATIONAL OR EQ.			SAND DOLLAR SW 6098 (SHERWIN WILLIAMS)
S	KEY STONE	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST STONE	
T	SAVES SOFFIT	FLY GEM MITTEN OR EQ.			COLOR: AS PER CLIENT'S REQUIREMENT
U	4" THICK PRECAST CONCRETE TRIM (PLEASE SEE ELEVATION FOR DETAIL)	PETRA DESIGN INC. OR EQ.		MATERIAL: PRECAST CONCRETE	
V	COLUMN	PETRA DESIGN INC. OR EQ.		TUSCAN COLUMNS	

R0 MINOR VARIANCE 2024-03-06
REV/ISSUED FOR DATE
PROJECT NAME AND ADDRESS:

PROPOSED NEW 2 STOREY DWELLING
AT 5 CRESCENT HILL DRIVE SOUTH,
BRAMPTON, ON L6S 2P2

LEAD CONSULTANT:
technoarch
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MISSISSAUGA, ON, Canada L4W 4Z1
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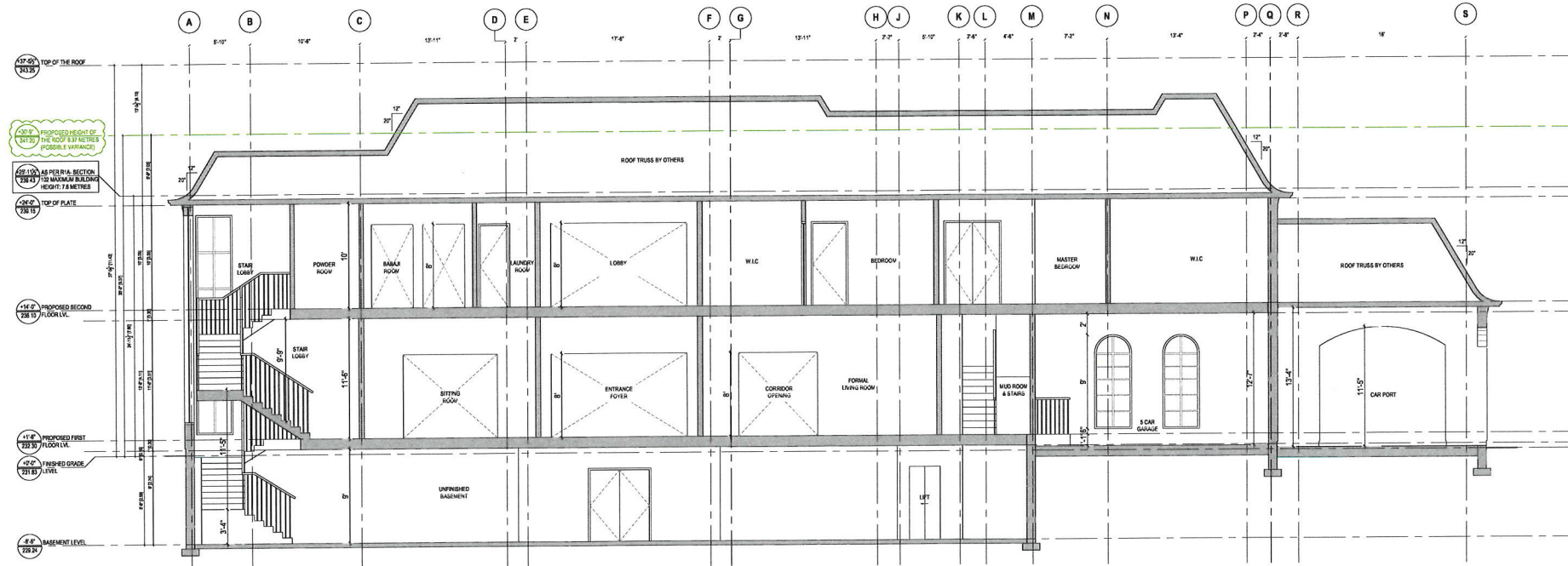


STRUCTURAL CONSULTANT:

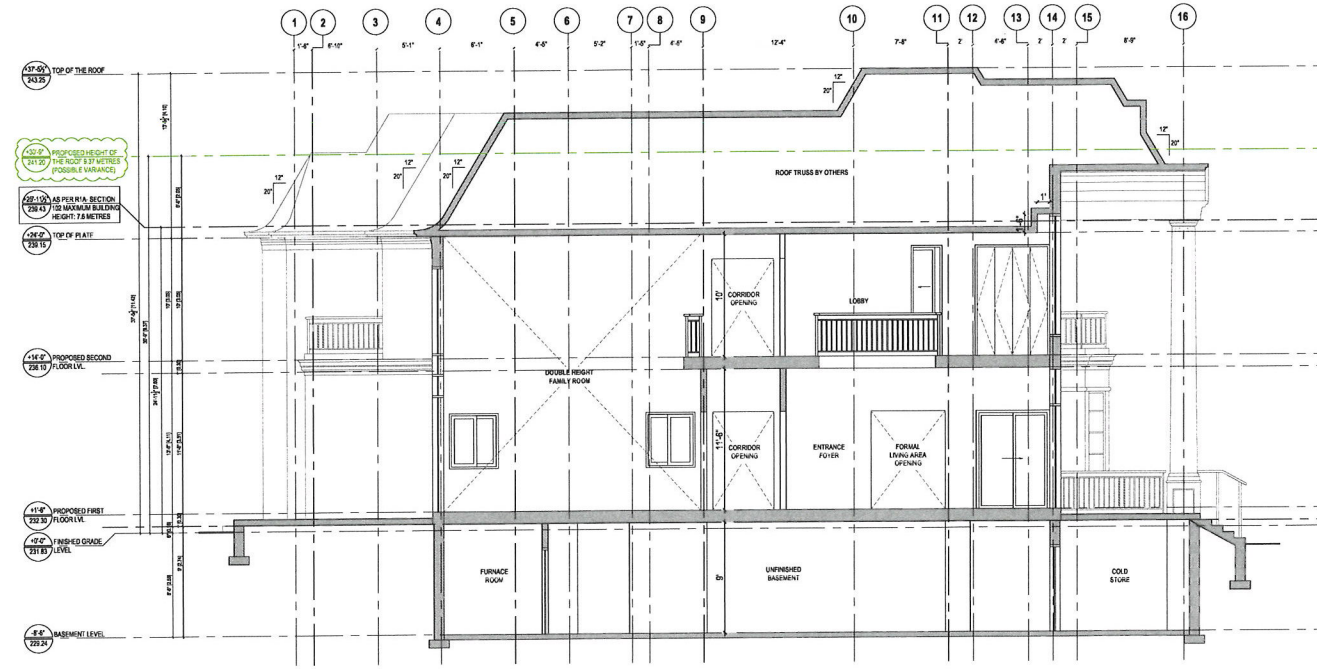
MEP CONSULTANT:

DRAWING TITLE:
PROPOSED REAR AND RIGHT ELEVATIONS

DRAWN BY: S
CHECKED BY: JK
APPROVED BY: HB
SCALE: 3/16"= 1'-0"
SHEET NO: A2-1
PHASE: 00
ISSUED DATE: 2024-03-06
SIZE: A1
STAGE: MINOR VARIANCE
REV: R0



1 PROPOSED SECTION 1-1'
3/16"=1'-0"



2 PROPOSED SECTION 2-2'
3/16"=1'-0"

RO	MINOR VARIANCE	2024-03-06
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS:

PROPOSED NEW 2 STOREY DWELLING
AT 5 CRESCENT HILL DRIVE SOUTH,
BRAMPTON, ON L6S 2P2

LEAD CONSULTANT:
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MISSISSAUGA, ON, Canada L4W 4Z1
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Cell: +1-416-729-9454
Email: hb@technoarch.ca
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STRUCTURAL CONSULTANT:

MEP CONSULTANT:

DRAWING TITLE:
SECTION 1-1' AND SECTION 2-2'

DRAWN BY	S
CHECKED BY	JK
APPROVED BY	HB
SCALE	SIZE
3/16"= 1'-0"	A1
SHEET NO	STAGE
A3.0	MINOR VARIANCE
PHASE	REV
00	R0
ISSUED DATE	2024-03-06



technoarch inc.

Unit# 214 - 2550 Matheson Blvd. E. Mississauga, ON. L4W 4Z1

March 6th, 2024,
 Planning & Development Services - Building Division,
 Flower City Community Campus - 8850 McLaughlin Road, Unit 1,
 Brampton, Ontario L6Y 5T1

Subject: Proposed new two storey custom house with unfinished basement at 5 Crescent Hill Drive South, Brampton, Ontario, L6S 2P2.

Kindly accept this minor variance application for the proposal of new two storey custom house with unfinished basement at 5 Crescent Hill Drive South, Brampton, Ontario, L6S 2P2. The Lot falls under Residential Zone R1A – Section 102. There is an existing one storey dwelling and our client wants to demolish the existing house and construct a new two storey house.

The possible Variance applies to Height of the house.

Permissible Height	Proposed Height
7.6 Meter	9.37 Meter

The Minor Variance Application submission includes,

1. Cover Letter
2. Minor Variance Application forms
3. Survey Plan
4. Architecture set of drawings, including cover page, site plan, proposed floor plans, elevations, and sections, highlighting Possible Variance in **Green**.

I request the City to kindly accept this application and if further information is required, please contact me at 905-792-0038.

Best Regards,

(Harpreet Bhons)

Unit-214_2550 Matheson Blvd. East,
 Mississauga, Ontario L4W 4Z1
 Cell: 416-729-9454



PH: +1.905.792.0038

www.technoarch.ca

Zoning Non-compliance Checklist

File No.
A-2024-0110

Applicant: Harpreet Bhons
 Address: 5 Crescent Hill Drive S
 Zoning: R1A-102
 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	To permit a single detached dwelling having a building height of 11.4m	whereas the by-law permits a maximum building height of 7.6m.	102.2(f)
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2024-03-27

Date