



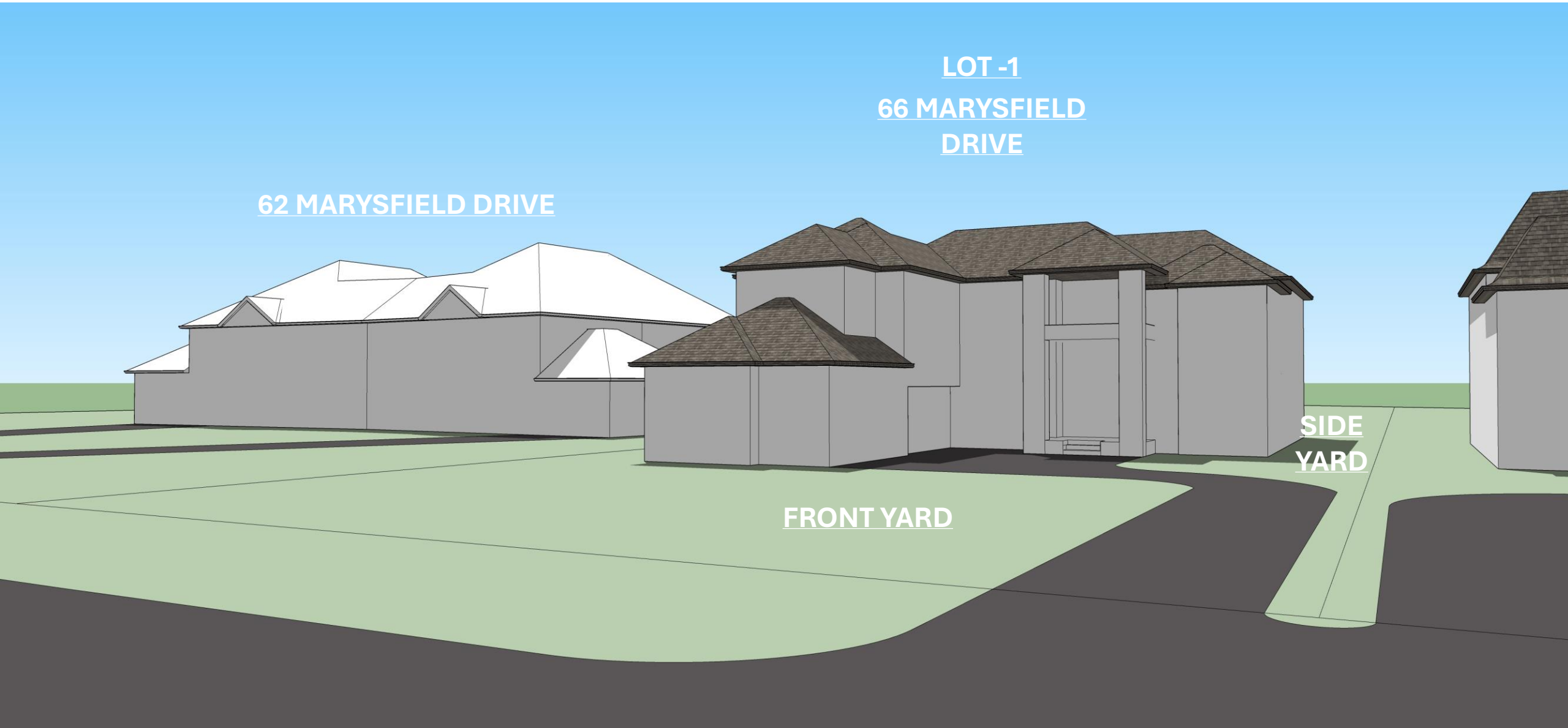


LOT -1
66 MARYSFIELD
DRIVE

62 MARYSFIELD DRIVE

SIDE
YARD

FRONT YARD

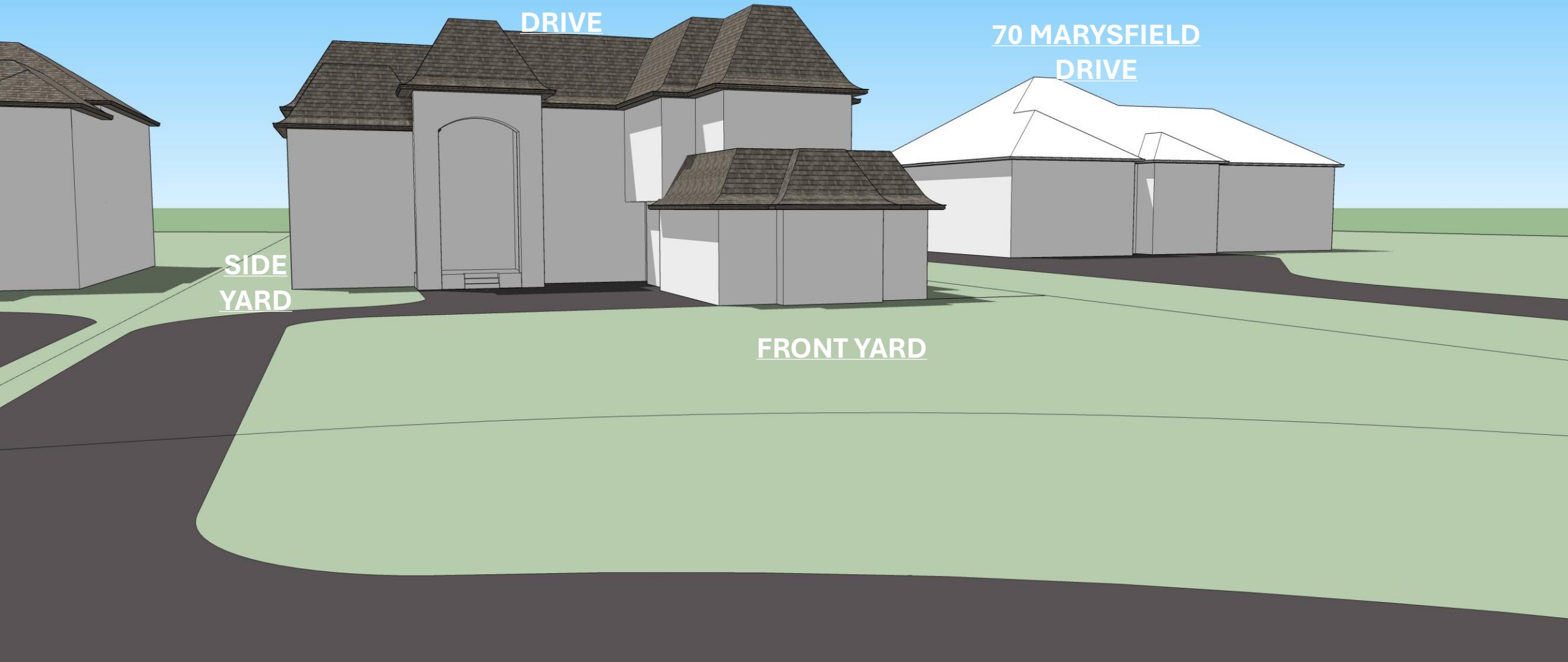


LOT2
66 MARYSFIELD
DRIVE

70 MARYSFIELD
DRIVE

SIDE
YARD

FRONT YARD



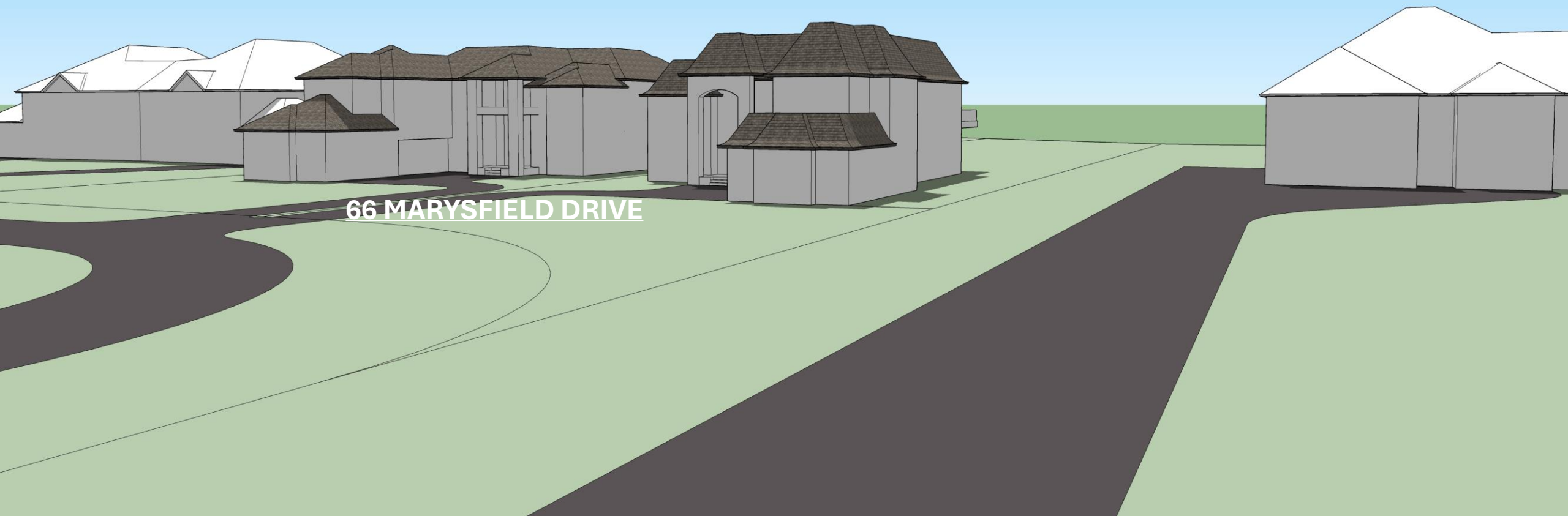
62 MARYSFIELD
DRIVE

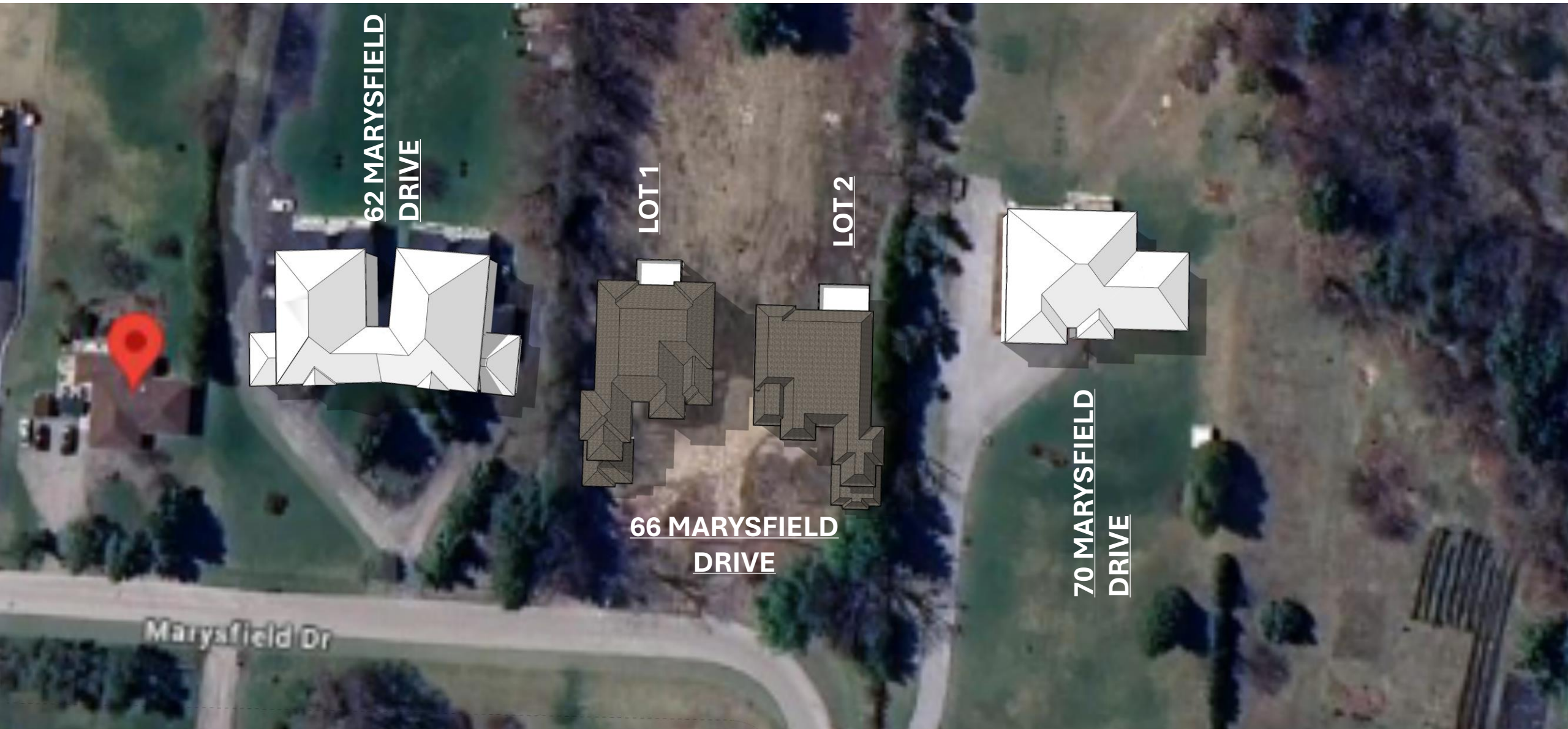
LOT 1

LOT 2

70 MARYSFIELD
DRIVE

66 MARYSFIELD DRIVE





62 MARYSFIELD
DRIVE

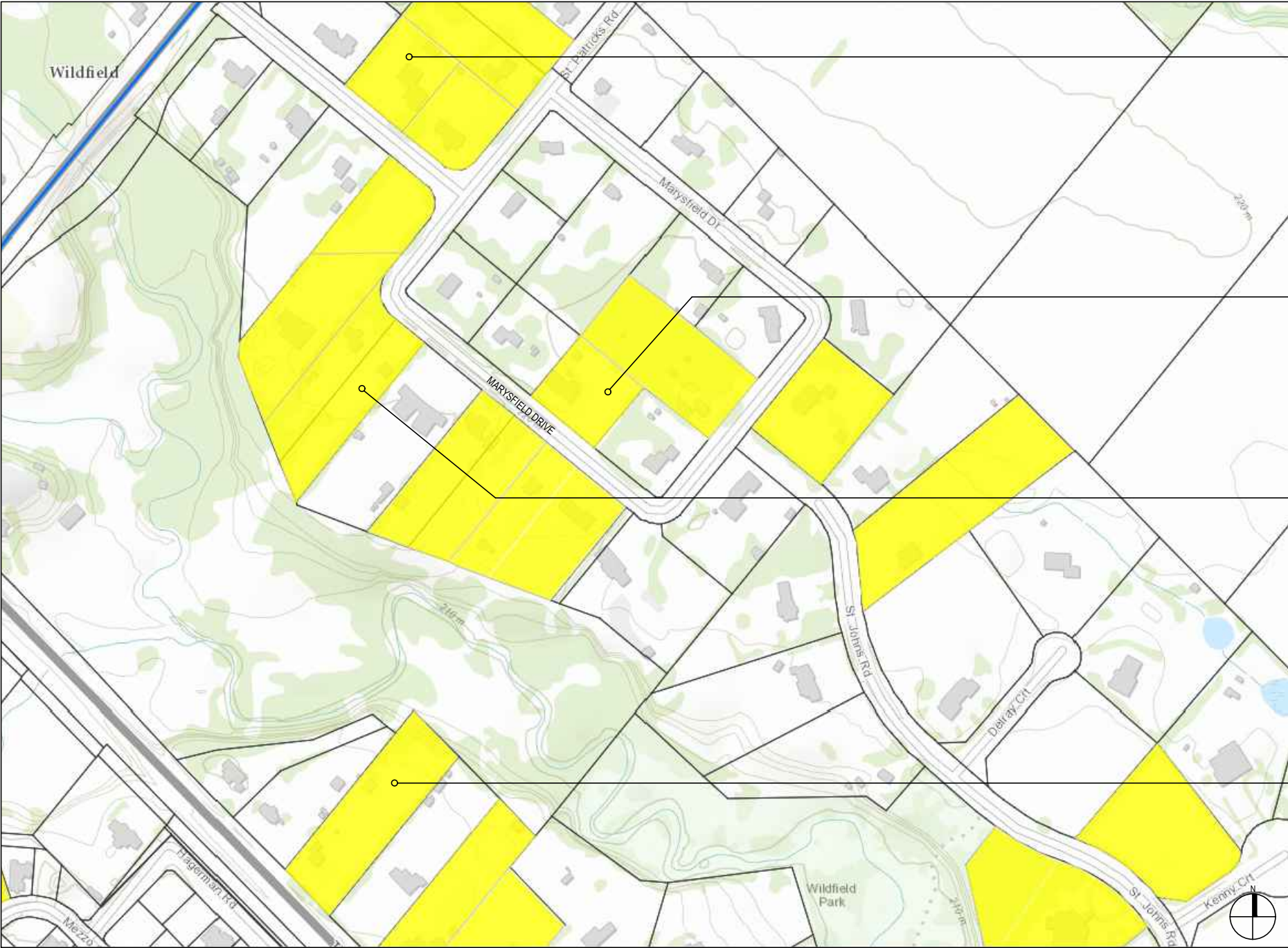
LOT 1

LOT 2

66 MARYSFIELD
DRIVE

70 MARYSFIELD
DRIVE

Marysfield Dr



12 MARYSFIELD DR

- Approved Minor Variance
- Interior Side yard Setback: 4.27m

51 MARYSFIELD DR

- Approved Minor Variance
- Interior Side yard Setback: 1.3m
(For proposed attached Garage)

SUBJECT PROPERTY
LOT-1, 66 MARYSFIELD DR
BRAMPTON, ON
(Application for Minor
Variance applied)

11621 THE GORE RD,

- Approved Minor Variance
- Interior Side yard Setback: 4.4m
(For proposed attached Garage)

KEY PLAN OF APPLIED MINOR VARIANCE APPLICATIONS TO THE CITY
(IN PAST YEARS) (LOT-1, 66 MARYSFIELD DRIVE, BRAMPTON)

March 5, 2024

CFN 70437.05

By Email: coa@brampton.ca; clara.vani@brampton.ca

Clara Vani
Legislative Coordinator & Secretary-Treasurer Committee of Adjustment
Committee of Adjustment
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Clara Vani,

Re: Minor Variance Application – A-2024-0029
66 Marysfield Drive
City of Brampton, Region of Peel
Owner: Harjit Singh Ghuman and Swarnjeet Kaur Ghuman
Agent: 2515320 Ontario Ltd. c/o Harpreet Chatrath

This letter acknowledges receipt of the subject application, received on February 16, 2024. Toronto and Region Conservation Authority (TRCA) staff have reviewed the application and the circulated materials listed in Appendix A to this letter in accordance with Ontario Regulation 686/21 and Ontario Regulation 166/06.

TRCA staff have reviewed the submission in accordance with Section 21.1(1) of the Conservation Authorities Act, which requires TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. The standards and requirements of such mandatory programs and services are listed under Ontario Regulation 686/21. Specifically, the regulation requires that TRCA must, acting on behalf of the Ministry of Natural Resources and Forestry (MNRF) or in its capacity as a public body under the Planning Act, ensure that decisions under the Planning Act are consistent with the natural hazard policies of the Provincial Policy Statement (PPS) and conform to any natural hazard policies in a provincial plan.

We have also reviewed the application in accordance with Ontario Regulation 166/06. TRCA must ensure that where development and/or site alteration is proposed within an area regulated by the Authority under Ontario Regulation 166/06, that it conforms to the applicable tests and associated policies (Section 8 of TRCA's The Living City Policies) for implementation of the regulation.

Please also note that updates to the Conservation Authorities Act and Ontario Regulation 596/22, which came into effect on January 1, 2023, prevent TRCA from providing municipal programs and services related to reviewing and commenting on a proposal under the Planning Act, such as those services previously provided under plan review Memorandum of Understanding (MOU) with an upper or lower tier municipality. In conformity with Ontario Regulation 686/21 and Ontario Regulation 596/22, TRCA's review does not include comments pertaining to matters (e.g. natural heritage) outside of our core planning mandate and regulatory authority.

Purpose of the Application

TRCA staff understand that the purpose of Minor Variance Application is to:

1. To permit an interior side yard (south) setback of 3.0m to a proposed single detached dwelling whereas the by-law requires a minimum interior side yard setback of 7.5m.
2. To permit an interior side yard (north) setback of 4.44m to a proposed single detached dwelling whereas the by-law requires a minimum interior side yard setback of 7.5m.
3. To permit the minimum separation of 10.64m between dwellings Whereas the by-law requires a minimum separation of 15m between dwellings.
4. To permit a lot coverage of 11.86% whereas the by-law permits a maximum lot coverage of 10% excluding permitted accessory buildings.

It is our understanding that the requested variances are required to facilitate development of a single detached 2 storey dwelling with a rear yard below grade basement entrance, a front porch, rear yard patio paving and a covered rear yard patio. TRCA staff also understand that the land is vacant. The development also consists of a pool, driveway, and septic bed.

Background

TRCA provided comments on the original minor variance application on February 7, 2018, noting that a site visit would be required to delineate the limit of vegetation at the rear of the property associated with the valley.

TRCA staff were subsequently contacted on August 11, 2020, to address the Conditions of Approval imposed by the City of Brampton on the applications B18-005, A18-026, A18-027 that prior to the certification of the consent, the TRCA shall provide a clearance to the satisfaction of the Commissioner of Planning and Development Services. To facilitate TRCA's continued review of the applications B18-005, A18-026, A18-027, TRCA staff completed a dripline staking on November 27, 2020, and the Staked Dripline Survey was received on March 19, 2021.

On April 1, 2021, TRCA staff provided no objection to the Conditions of Approval for applications B18-005, A18-026, A18-027. TRCA required all new development to be 10m outside of that drip line per the resolution to the severance.

Ontario Regulation 166/06

Under the provisions of Section 28 of the Conservation Authorities Act, TRCA administers a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulation (Ontario Regulation 166/06). The subject property is located within TRCA's Regulated Area of the Humber River Watershed. Specifically, the subject property is located adjacent to the Top of Bank associated with a tributary of the Humber River off the property. As such, a TRCA permit pursuant to Ontario Regulation 166/06 is required from this Authority prior to any development and/or site alteration taking place within TRCA's Regulated Area on the property. Based on our review, the proposed development will be located outside TRCA's Regulated portion of the site.

Application Specific Comments

Based on the drawings, all new development is outside of the 10m buffer from the staked limit per the resolution to the severance.

Recommendation

TRCA's staff have no objection to support the approval of Minor Variance Application assigned City File No. **A-2024-0029**. A TRCA permit pursuant to Ontario Regulation 166/06 may be required for any future works on the subject property.

Fee

TRCA staff thank the applicant for their prompt payment of the required planning review fee of \$660.00 received on March 1, 2024.

We thank you for the opportunity to comment. Should you have any additional questions or comments, please contact the undersigned.

Sincerely,



Marina Janakovic

Planner I

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority

Telephone: (437) 880-2368

Email: Marina.Janakovic@trca.ca

Appendix A: Circulated Materials

Sheet no. 00, Cover Sheet, dated January 20, 2024, prepared by Inspire Architectural Group

Survey, dated January 20, 2024, prepared by Inspire Architectural Group

Sheet no. A1.0, Site Plan, dated January 20, 2024, prepared by Inspire Architectural Group

Sheet no. A1.1, Site Summary, dated January 20, 2024, prepared by Inspire Architectural Group

Sheet no. 2.0, Proposed Basement Plan, dated January 20, 2024, prepared by Inspire Architectural Group

Sheet no. A2.1, Proposed First Floor Plan, dated January 20, 2024, prepared by Inspire Architectural Group

Sheet no. A2.2, Proposed Second Floor Plan, dated January 20, 2024, prepared by Inspire Architectural Group

Sheet no. A2.3, Proposed Roof Plan, dated January 20, 2024, prepared by Inspire Architectural Group

Sheet no. A3.0, Conceptual North & West Side Elevation, dated January 20, 2024, prepared by Inspire Architectural Group

Sheet no. A3.1, Conceptual South & East Side Elevation, dated January 20, 2024, prepared by Inspire Architectural Group

Key Plan of Applied Minor Variance Applications to the City, dated January 20, 2024, prepared by Inspire Architectural Group

Key Plan showing neighbouring lots and driveway, undated, prepared by Applicant

Cover Letter, Re: Minor Variance Application Submission, prepared by Inspire Architectural Group

Arborist Report FOR HOUSE CONSTRUCTION

Prepared For:

Harpreet Chatrath
Principal Architect, B.Arch, O.A.A, RAIC



Inspire Architectural Group
2515320 Ontario Ltd
Unit 218, 50 Sunny Meadow Blvd, Brampton, L6R 1X5

RE: 66 Marysfield Drive, (Lot 1, South Side), Brampton

Al Miley & Associates

EXPERT TREE CARE SOLUTIONS

203 Toryork Dr. • Toronto, Ontario M9L 1Y2 • almiley@yahoo.com

Tel: (416) 749-3723 • Fax: (416) 749-7158 • Toll Free: 1-888-949-3723

May 7, 2024

Prepared By: Peter Wynnyczuk

ISA Tree Risk Assessment Qualification

Utility Arborist #400113535 under MTCU

Butternut Health Assessor #591

ISA Certified Arborist ON-2067-A

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66 Marysfield Drive Tree Protection and Removal Plan, Appendix “A”, May 7, 2024 12

(Separate Plan)

Introduction

Al Miley and Associates was contacted by Harpreet Chatrath Inspire Architectural Group, 2515320 Ontario Ltd., to identify, assess condition and provide recommendations on the trees at/near 66 Marysfield Drive., to review a plan proposing to build a house on this vacant lot in an older subdivision. This is in light of the Planning requirements of the City of Brampton and the prepare information for review by the City of Brampton related to the Tree Preservation requirements of the City.

This Report is based on the information provided as of May 2024 in the form of;

- 1) Site Plan, Lot 1 and 2, 66 Marysfield Drive, Inspire Architectural Group, 2515320 Ontario Ltd., Rev. 1., April 8, 2024
- 2) Survey Plan by Masuro Group Inc. O.L. S., Jan 16, 2024.
- 3) Final And Binding by City of Brampton, May 25, 2023
- 4) TRCA Correspondence, March 5, 2024

If other relevant information becomes available or there are revisions, it may be necessary to review and update the Arborist Report.

Tree Information Collection Process and Review

An inspection was carried out on May 6, 2024, by ground visual means to assess the trees with the above noted Plan in winter condition. Trees over 30cm DBH were located and reviewed only in the area affected by the construction. Trees on the West side outside of the septic bed area are out of scope for this Report as no construction is proposed.

Trees were assessed for condition as it relates to the development process as well as their proximity to construction impacts. The Tree Protection Zones are proposed based on the information and site limitations available. Details provided in the Tree Inventory and Action Table below, which is to be read in conjunction with 66 Marysfield Drive, Tree Protection and Removal Plan Appendix "A" May 7, 2024.

Comments and Recommendations

Street Tree Bylaw

Based on the site plan and survey there appears to be no city trees are affected by this construction, subject to City confirmation.

Private Tree Protection Bylaw

As this area is controlled by an existing subdivision agreement from last century. There was a request from Brampton Planning to provide an Arborist Report and plan to show the changes proposed for this severed lot.

Offsite Trees

There does not appear to be any offsite trees affected by this construction.

Tree Inventory Action Table 1. Deadwood – ddwd Normal for Age – NFA

Tag #	Species	DB H, cm	Canopy spread m	TPZ, metres	Approx. Location/Additional Comments	Condition	Action Related to Site Plan
1010	Red Oak, <i>Quercus rubra</i>	63	9m	9	11m. S. N. Dr., Opp hydro pole, P/S wires past canopy, ddwd	Fair	Retain, install tree protection
1011	Red Maple, <i>Acer rubrum</i>	68	8	8	7m W. hydrant, 3m S. Dr., P/S wires past canopy, stubs	Fair	Retain, install tree protection
1012	Red Maple, <i>Acer rubrum</i>	28	5	5	11m W. hydrant, 5m S. Dr., crowded	Fair	Retain, install tree protection
1013	Red Maple, <i>Acer rubrum</i>	Est. 98	10	10	18m W. hydrant, 6m S. Dr., stubs, ddwd	Fair	Remove, construction impacts, 5 to 1 replacement
1014	Balsam Fir, <i>Abies balsamea</i>	31	4	4	23m W. hydrant, 6m S. Dr., Major ddwd, 10% live canopy	Poor/dying	Remove, construction impacts, 2 to 1 replacement
1015	Norway Maple, <i>Acer platanoides</i>	33	6	6	Opp. NWC garage #62, 6m N. P/L, hangar, ddwd, crowded, lean to SE.	Fair	Remove, construction impacts, 2 to 1 replacement
1016	Silver Maple, <i>Acer saccharinum</i>	62	8	8	7m W. NWC garage #62, 6m N. P/L, basal bark missing	Fair	Remove, construction impacts, 4 to 1 replacement
1017	Manitoba Maple, <i>Acer negundo</i>	48	5	5	9m W. NWC garage #62, 6m N. P/L, dead stub, low branches	Fair/Poor	Remove, construction impacts, 3 to 1 replacement
1018	Silver Maple, <i>Acer saccharinum</i>	54	7	7	3m W. NWC house #62, 1m N. P/L, Low branches, basal area bark damage	Fair	Remove, construction impacts, 4 to 1 replacement
1019	Manitoba Maple, <i>Acer negundo</i>	44	5	5	15m W. NWC house #62, 1.5m N. P/L, Low branches, suckers, crowded	Fair/Poor	Remove, Species/Septic Bed construction impacts, 3 to 1 replacement
1020	Manitoba Maple, <i>Acer negundo</i>	Est. 65	5	5	40m W. NWC house #62, 1.5m N. P/L, Low branches, suckers	Fair/Poor	Remove, Septic Bed construction impacts, 4 to 1 replacement
1021	Red Maple, <i>Acer rubrum</i>	Est. 45, 48	7	7	60m W. NWC house #62, 1.5m N. P/L, Low branches, suckers	Fair	Remove, Septic Bed construction impacts, 4 to 1 replacement
1022	Norway Maple, <i>Acer platanoides</i>	35, 47	10	10	66m W. NWC house #62, 6m N. P/L, Low branches, suckers	Fair	Remove, Septic Bed construction impacts, 3 to 1 replacement
1023	White Pine, <i>Pinus strobus</i>	46	7	7	Centered, opp. Debris pile under Maple tree	Fair	Install tree protection
1025	White Pine, <i>Pinus strobus</i>	52	7	7	66m W. of 70 Marysfield, 20m S. P/L	Fair	See Lot 1 Arborist Report and Plan
1026	White Pine, <i>Pinus strobus</i>	50	7	7	63m W. of 70 Marysfield, 20m S. P/L	Fair	See Lot 1 Arborist Report and Plan
1027	White Pine, <i>Pinus strobus</i>	56	7	7	60m W. of 70 Marysfield, 20m S. P/L	Fair	See Lot 1 Arborist Report and Plan
1009	White Birch, <i>Betula papyrifera</i>	23, 23, 18	6	6	Front, 3m N. Dr., 5m W. Pole	Fair/Poor	See Lot 1 Arborist Report and Plan

Proposed Tree Planting and Compensation

Tree Removal Compensation Ratio for Healthy Tableland Trees

DBH (cm)	Ratio
15-20	1:1
21-35	2:1
36-50	3:1
51-65	4:1
>65	5:1

To reduce the impact of the removal of mature trees to the urban tree canopy, in most circumstance (e.g., parks and boulevards) compensation trees will be 70 mm dbh, unless otherwise approved by the City. A combination of whips and caliper trees may be considered for woodland buffers, valleyland buffers, and stormwater management ponds, at the discretion of City staff.

The City of Brampton Replacement ratios based on DBH are as follows:

Greater than 65cm 5 to 1, 51 to 65cm 4 to 1, 36 to 50cm 3 to 1, 21 to 35cm 2 to 1, 15 to 20cm, 1 to 1

Trees 21 to 35cm 2 to 1, Tag # 1014, 1015 $2 \times 2 = 4$ trees

Trees 36 to 50cm 3 to 1, Tag # 1017, 1019, 1022 $3 \times 3 = 9$ trees

Trees 51 to 65cm 4 to 1, Tag # 1016, 1018, 1020, 1021 $4 \times 4 = 16$ trees

Trees Greater than 65cm 5 to 1, Tag #1013 $1 \times 5 = 5$ trees

Total trees to replant or cash in lieu **equivalent 34 trees on a landscape plan to be presented by others.**

Plant Material

The minimum size for plant material is as follows:

70mm caliper for deciduous trees, and 1800mm height for coniferous trees

Tree Planting to be carried out meeting City of Brampton and the specifications as noted below in the Link:

Tree Planting Details provided in the Ontario Landscape Ontario Tree Planting Guide, Book, 2019.

<https://landscapeontario.com/ontario-landscape-tree-planting-guide>

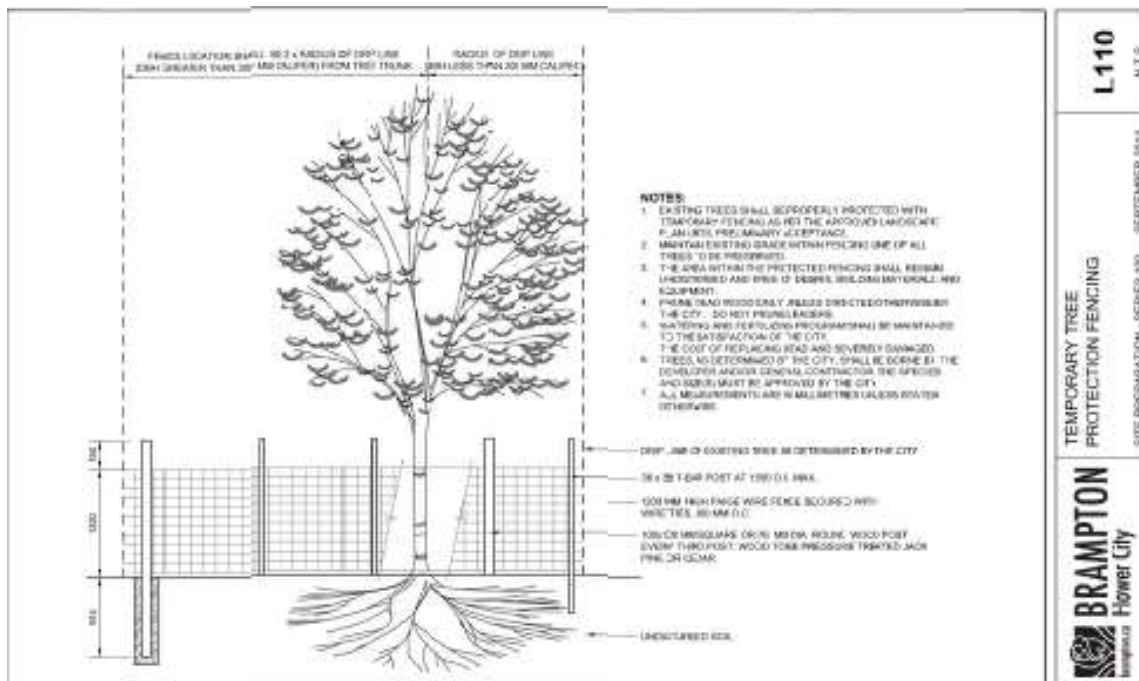
Tree Cost Estimates

Tree Removal (stumping during excavation activity) \$9000.00

Trees to Plant to be presented by others

Tree Protection

Vertical tree protection is proposed for the limited area of the property, as noted on the Tree Protection, Removal and Planting Plan Appendix "A, May 7, 2024.



Vertical Tree Protection Zones are the minimum required distances where tree protection is to be put in place so that no construction activity of any kind will take place inside the Tree Protection Zone. No Material storage or fill to be in the tree Protection Zone.

Pre, During, and Post Construction Arboriculture Supervision, if required

It is recommended there be meetings and inspections scheduled to help address the Arborist Report recommendations as noted below;

Preconstruction

- 1) Pre-construction meeting with the Owner and General Contractor to mark out the TPZ barrier areas and set the parameters for the various contractors who will be on site. Any tree removals are not to affect any trees to be protected.
- 2) Installation of TPZ barrier prior to any demolition or site activity.
- 3) Verification by the Arborist of TPZ barrier installation with notification to the City by email.

During Construction

- 1) Monthly onsite inspection to verify integrity of TPZ barrier and identification of any issues related to the trees during the construction to final grading. Document findings and advise client of any action needed as required to retain trees noted.
- 2) Site inspection as required by the City or the Client to address tree issues and make recommendations for follow-up by the Client, as issues arise.

- 3) Inspection prior to final grading of site to verify tree conditions and authorize removal of TPZ barrier structures. Report any issues if needed for Client follow-up.

Post construction

- 1) Inspection of planted and retained trees to note any additional work such as pruning, aeration, deep root fertilizing or other recommended work.

The information and recommendations noted in this report are based on the information provided at the time the report was written. Any updates or changes in design require the review of the report in relation to the changes presented. There may be revisions to this report to address the site changes, as it relates to the tree protection noted.

It is the responsibility for the owner to abide by the conditions, as set out by the Municipality, related to tree protection for the duration of the construction up to the time of occupancy permit issuance.

Prepared by:



Peter Wynnyczuk

ISA Tree Risk Assessment Qualification Utility Arborist #400113535 under MTCU

Butternut Health Assessor #591

ISA Certified Arborist ON-2067A



Picture 1. From West showing tree #1010., to be protected, note Hydro past canopy.



Picture 2.A. From North

East showing overview of south area of property and some offsite trees to be protected. Tree #1011 on right overview, to be protected. B. From North West, overview of trees #1011 on left and #1012, right of centre to be protected.



Picture 3. From North,

Tree #1012 on left to be retained and protected along with two undersized Firs to right of #1012. Tree #1013 on right in construction impact area, proposed for removal with 5 to 1 replacement.



Picture 4. From North, Tree #1013, centred in construction impact area, proposed for removal with 5 to 1 replacement, and #1014 on right, proposed for removal with 2 to 1 replacement, subject to City verification based on condition.



Picture 5. From North, tree #1014, left of centre, proposed for removal with 2 to 1 replacement, subject to City verification based on condition. Undersized for Bylaw Cedars in construction area, proposed for removal.



Picture 6. From North, tree #1015, left of centre, proposed for removal with 2 to 1 replacement, Tree #1016m, on right proposed for removal due to construction, with 4 to 1 replacement.



Picture 7. From North West, Trees #1015, west of Cedars to tree#1018, all proposed for removal with replacement ratios as presented in the Table above.



Picture 8.

From North tree #1019, proposed for removal due to species and condition, 3 to 1 replacement proposed.



Picture 9. A. From North tree #1020, on left, proposed for removal due to species, and Septic Bed construction, 3 to 1 replacement proposed. Tree #1021 on right proposed for removal due to septic bed construction with 4 to 1 replacement. B. From north, #1021 centred with #1022 on right.



Picture 10. From North tree #1022, proposed for removal due to septic bed construction with 3 to 1 replacement.



Picture 11. From East showing offsite tree #1023, see Lot 1 Arborist Report and Plan.



Picture 12. From

East showing offsite tree #1023, see Lot 1 Arborist Report and Plan. Dead cherry to be removed, no replacement.

Page 14. Tree Protection and Removal Plan Appendix "A", May 7, 2024

(Separate PDF Plan)

This drawing, as an instrument of service, is provided by and is the property of Inspire Architectural Group. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Inspire Architectural Group of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

May 7, 2024

Page 16 of 16

Tree Protection and Removal Plan, Appendix "B"
To be read in conjunction with Arborist Report, dated May 7, 2024
by Al Miley and Associates,
allanmiley@yahoo.com

Legend

- Vertical Tree Protection
- Tree Protection Zone
- Tree to Remove, Bylaw affected

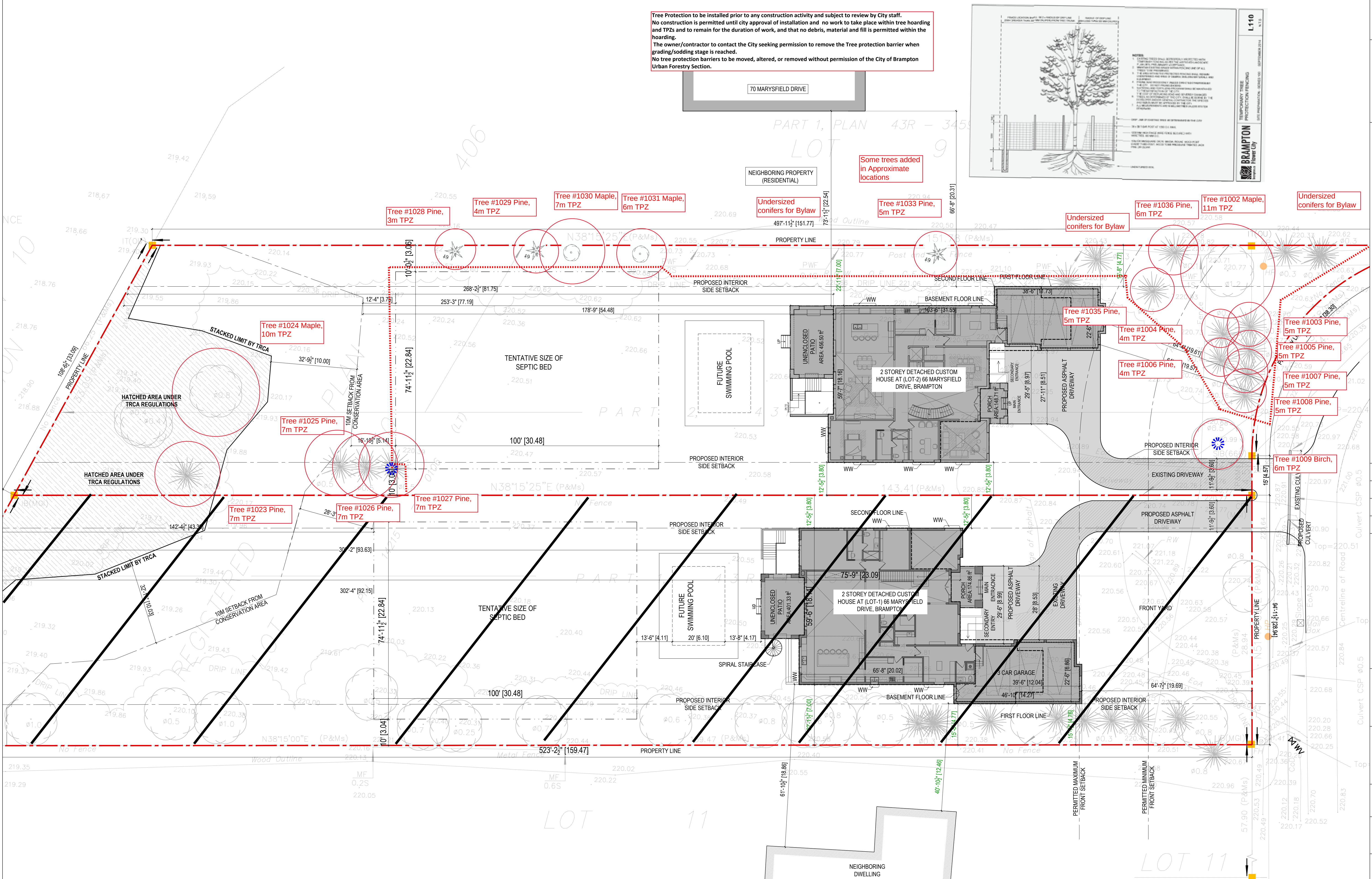
3		
2		
1	2024-04-26	Minor Variance
#	DATE	ISSUED FOR



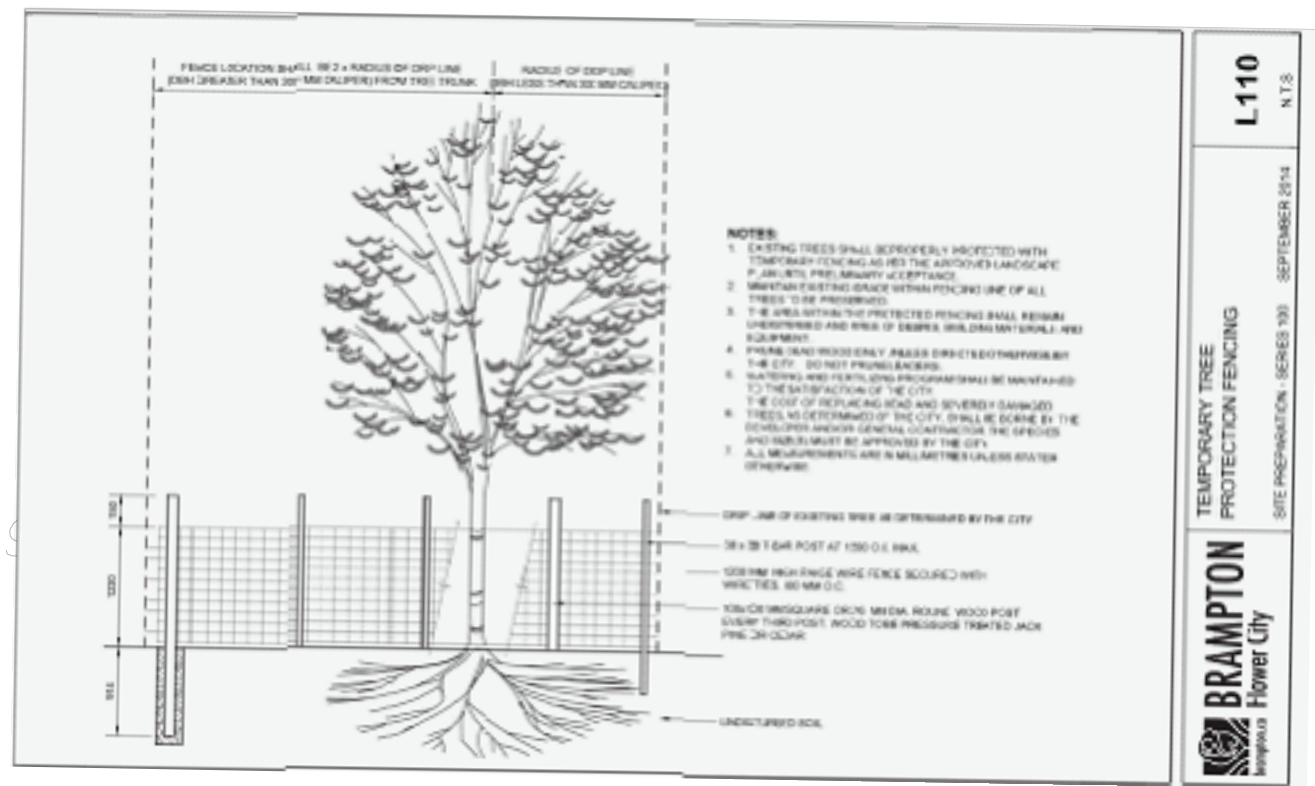
PROJECT NAME
CUSTOM HOUSE AT (LOT-1 & 2), 66
MARYSFIELD DRIVE, BRAMPTON

DRAWING NAME
COMBINED SITE PLAN

DRAWN BY HK	PROJECT NO. 23.027
CHECKED BY HK	Rev 00
Scale 3/16"=1'-0"	Drawing no. A1.0A
TRUE NORTH	PROJECT NORTH



Tree Protection to be installed prior to any construction activity and subject to review by City staff.
No construction is permitted until city approval of installation and no work to take place within tree hoarding and TPZs and to remain for the duration of work, and that no debris, material and fill is permitted within the hoarding.
The owner/contractor to contact the City seeking permission to remove the Tree protection barrier when grading/sodding stage is reached.
No tree protection barriers to be moved, altered, or removed without permission of the City of Brampton Urban Forestry Section.

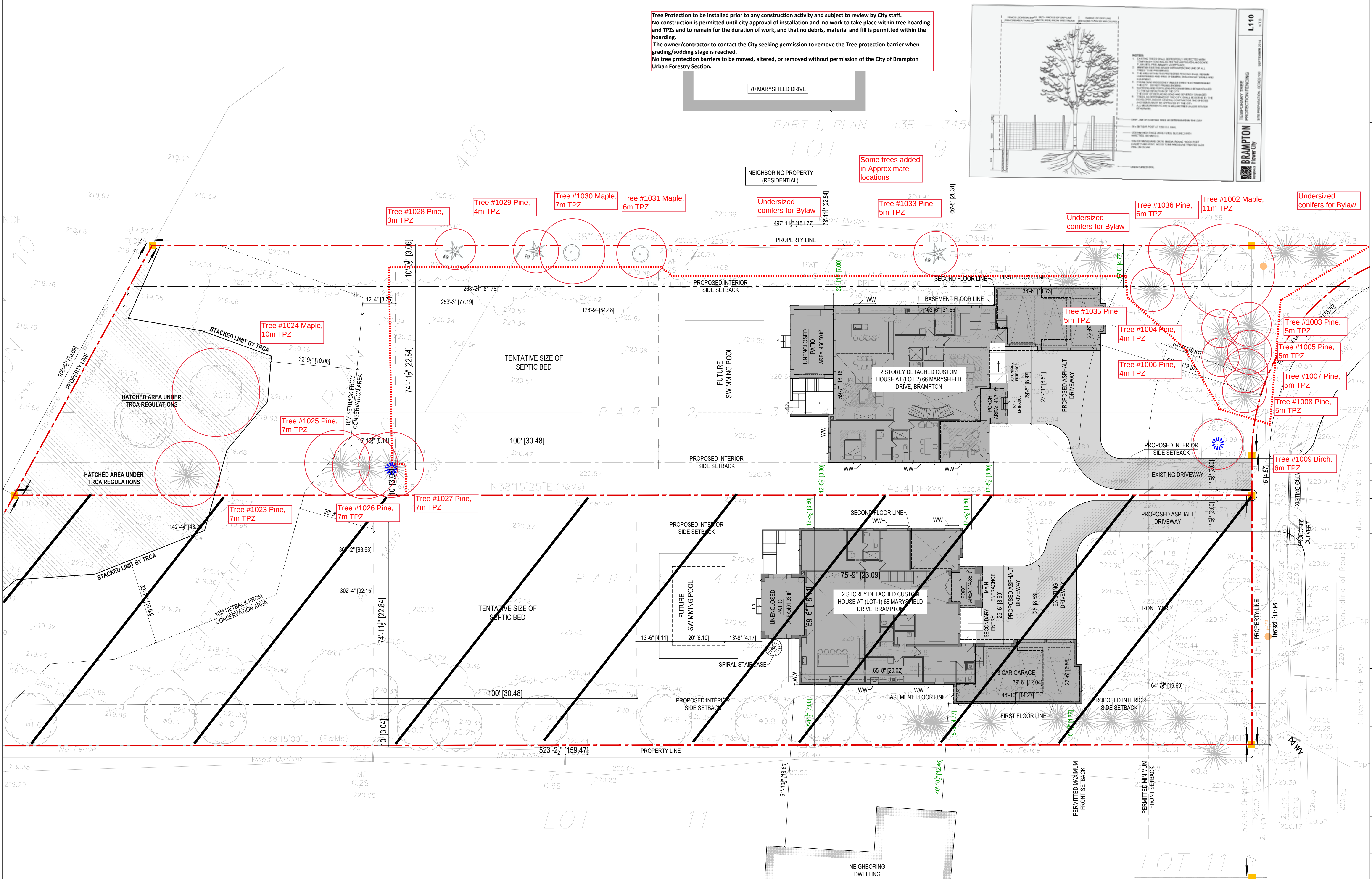


Some trees added in Approximate locations

Undersized conifers for Bylaw

Undersized conifers for Bylaw

Undersized conifers for Bylaw

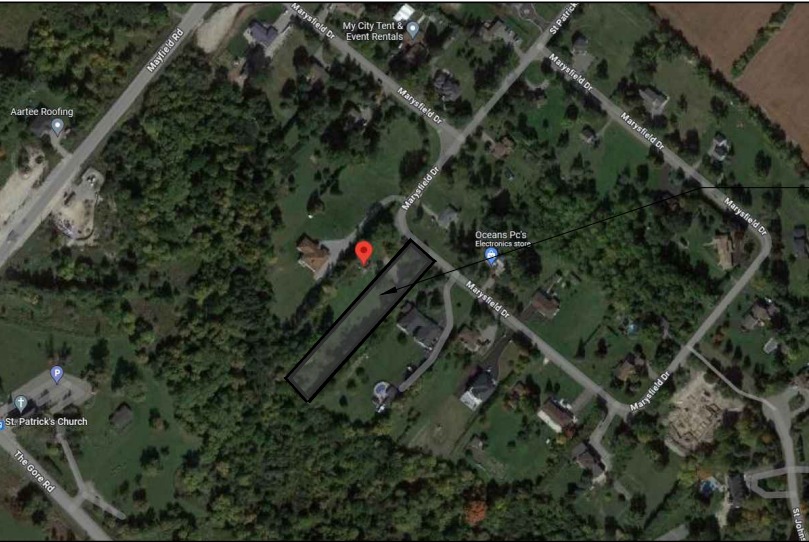


NEIGHBORING DWELLING

SHEET LIST	
SHEET NO.	SHEET NAME
00	COVER SHEET
00	SURVEY
A1.0	SITE PLAN
A1.1	SITE SUMMARY
A2.0	PROPOSED BASEMENT FLOOR PLAN
A2.1	PROPOSED FIRST FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A2.3	PROPOSED ROOF PLAN
A3.0	NORTH & WEST SIDE ELEVATION
A3.1	SOUTH & EAST SIDE ELEVATION

PROPOSED 2 STOREY SINGLE DETACHED
DWELLING AT (LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON

VICINITY MAP

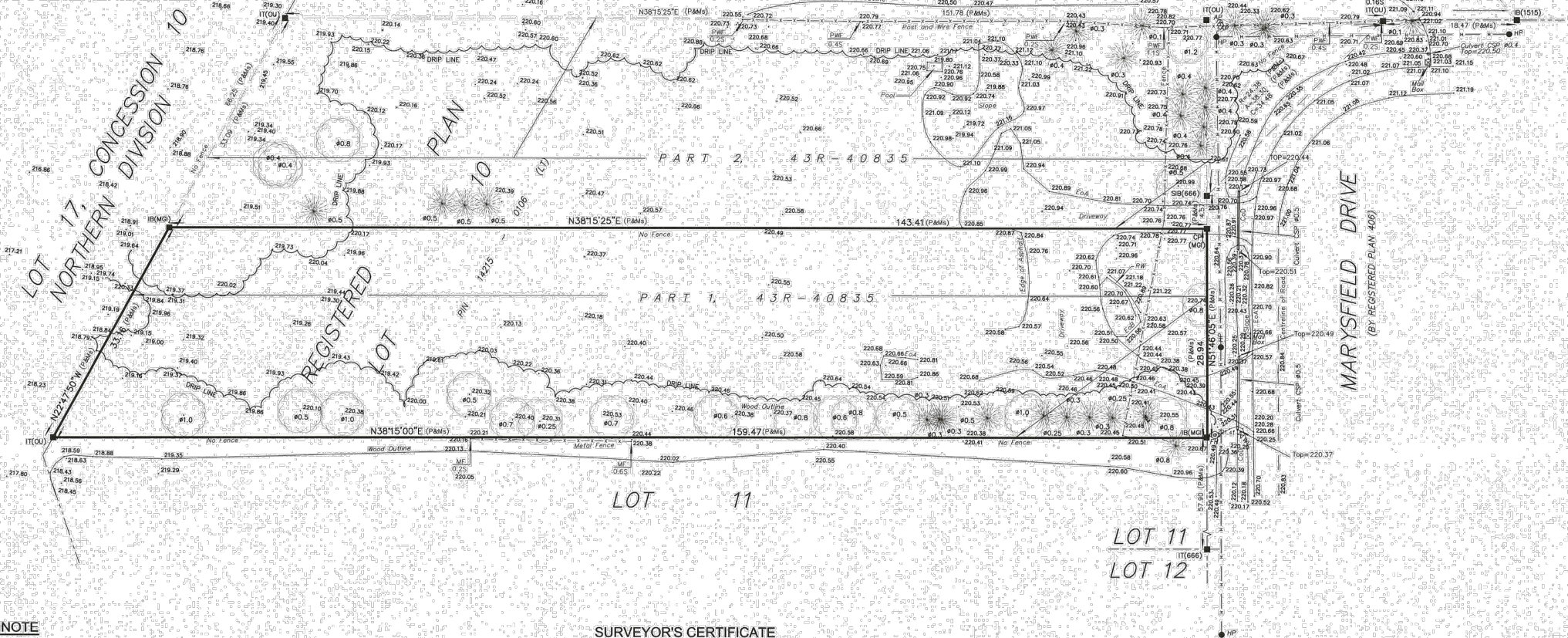


(LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON

ISSUED FOR: MINOR VARIANCE

LEGEND

- DENOTES FOUND BAR
- DENOTES PLANTED BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IT DENOTES IRON TUBE
- CP DENOTES CONCRETE PIN
- Ms DENOTES MEASURED
- WIT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- (666) DENOTES A. DEATH, OLS
- (1515) DENOTES TED. VAN LANKVELD, OLS
- (MG) DENOTES MAURO GROUP INC., OLS
- P DENOTES PLAN 43R-40835
- Ms DENOTES MEASURED
- CoD DENOTES CENTERLINE OF DITCH
- EOA DENOTES EDGE OF ASPHALT
- DENOTES CONIFEROUS TREE WITH DIAMETER
- DENOTES DECIDUOUS TREE WITH DIAMETER
- DENOTES HYDRO WIRE
- HP DENOTES HYDRO POLE
- HWV DENOTES WATER VALVE
- INV DENOTES INVERT
- FI DENOTES FIRE HYDRANT
- AP DENOTES ANCHOR POLE
- RW DENOTES RETAINING WALL
- EOB DENOTES EDGE OF BRICK
- MF DENOTES METAL FENCE
- PWF DENOTES POST AND WIRE FENCE



PLAN OF SURVEY SHOWING TOPOGRAPHIC DETAILS ON
PART OF LOT 10, REGISTERED PLAN 406
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:400

10 8 6 4 2 0 10 20 Metres

MAURO GROUP INC.
ONTARIO LAND SURVEYORS

METRIC

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

NOTE

ALL BOUNDARY DIMENSIONS ARE IN AGREEMENT WITH 43R-40835 UNLESS OTHERWISE NOTED.

BEARING NOTE

BEARINGS ARE UTM GRID, BY REAL TIME NETWORK (TOPNET) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010).

ELEVATION NOTE

ELEVATIONS HEREON ARE GEODETIC (CGVD-1928/1978 DATUM) AND ARE DERIVED FROM THE CITY OF BRAMPTON BENCHMARK NO. 042100302 HAVING AN ELEVATION 224.654m.

SURVEYOR'S CERTIFICATE

CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 16TH DAY OF JANUARY, 2024.

JAN 18, 2024
DATE

G. Sundar
GANEESH SUNDAR B.ENG.
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-68634

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).



MAURO GROUP INC.
ONTARIO LAND SURVEYORS

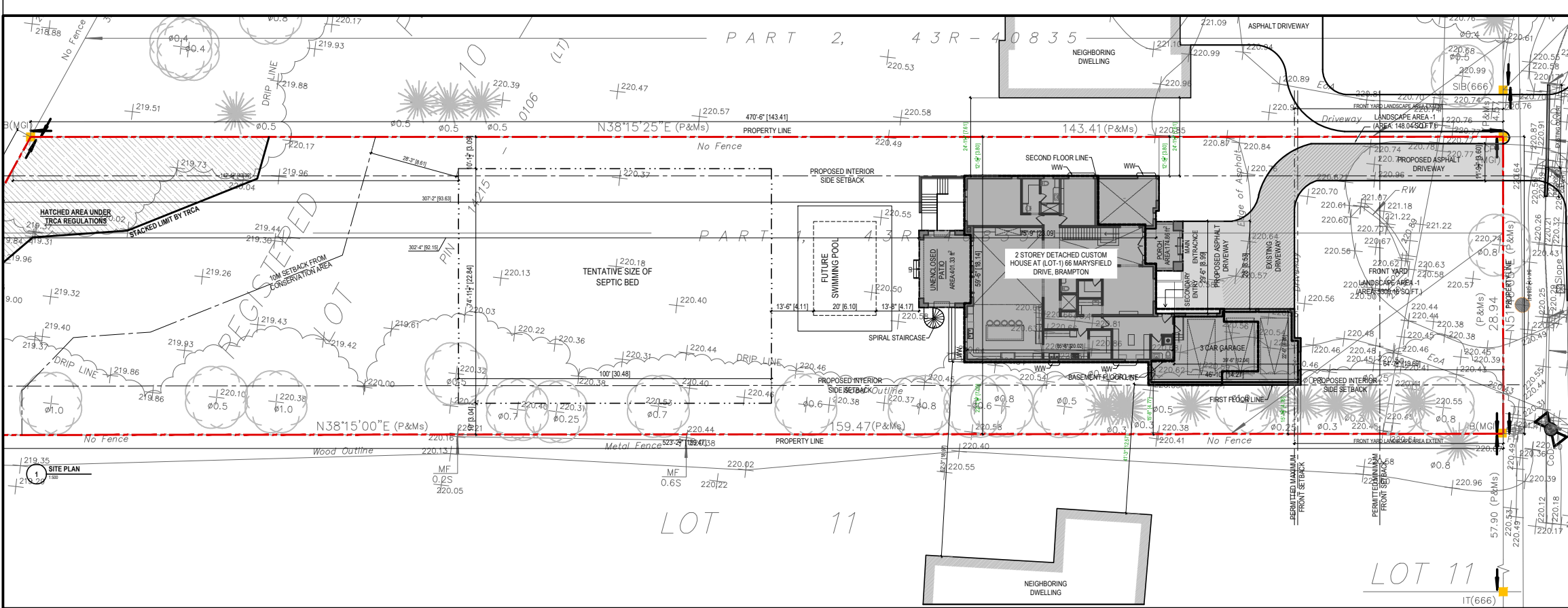
2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1
PHONE 905.951.6000 FAX 905.857.4811
www.youngsurveying.ca info@youngsurveying.ca

PARTY CHIEF: JS DRAWN BY: LV CHECKED BY: GS

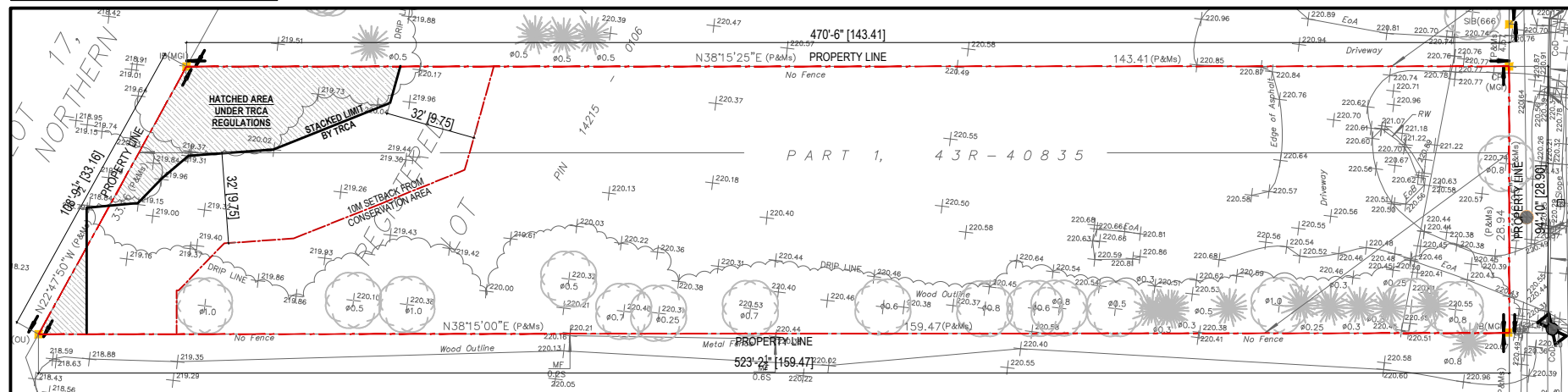
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PATH: F:\PROJECTS\2017\B6982-1\MSCAD\B6982_POS_2A.DWG

PROJECT No. 17-B6982-2B



KEY PLAN SHOWING PROPERTY LINE



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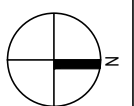
3		
2	2024-04-26	REVISED MINOR VARIANCE
1	2024-04-05	MINOR VARIANCE
#	DATE	ISSUED FOR



PROJECT NAME
CUSTOM HOUSE
AT (LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
SITE PLAN

DRAWN BY HK	PROJECT NO. 23.027
CHECKED BY HK	Rev 00
Scale AS MENT.	Drawing no. A1.0
TRUE NORTH	PROJECT NORTH



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3		
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1	2024-04-05	MINOR VARIANCE
#	DATE	ISSUED FOR



PROJECT NAME CUSTOM HOUSE AT (LOT-1) 66 MARYSFIELD DRIVE, BRAMPTON, ON	
DRAWING NAME SITE SUMMARY	
DRAWN BY HK	PROJECT NO. 23.027
CHECKED BY HK	Rev 00
Scale N.T.S	Drawing no. A1.1
TRUE NORTH	PROJECT NORTH

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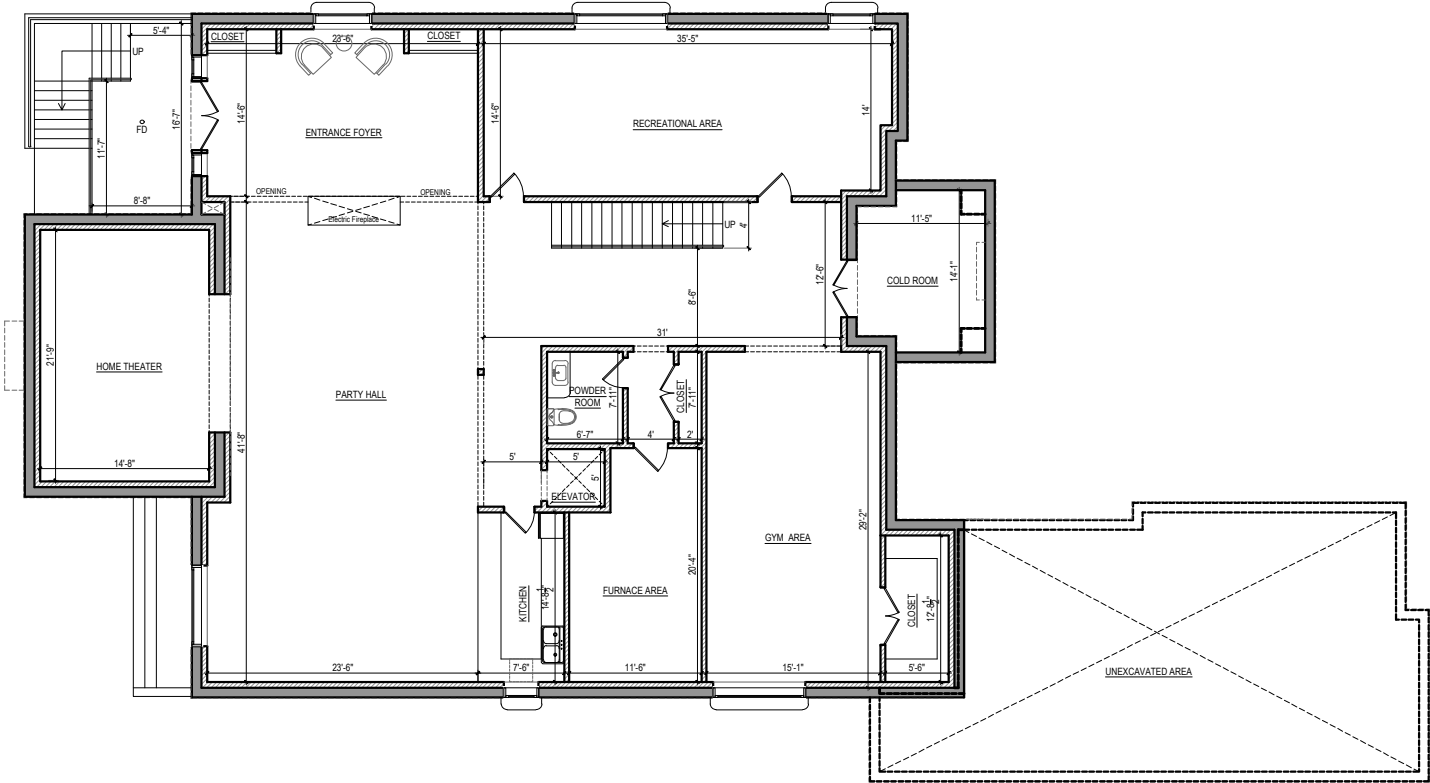
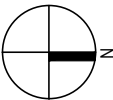
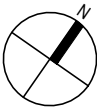
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2	2024-04-26	REVISED MINOR VARIANCE
1	2024-04-05	MINOR VARIANCE
#	DATE	ISSUED FOR



PROJECT NAME
CUSTOM HOUSE
AT (LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
PROPOSED BASEMENT FLOOR
PLAN

DRAWN BY HK	PROJECT NO. 23.027
CHECKED BY HK	Rev 00
Scale 1:200	Drawing no. A2.0
TRUE NORTH	PROJECT NORTH



BASEMENT FLOOR PLAN

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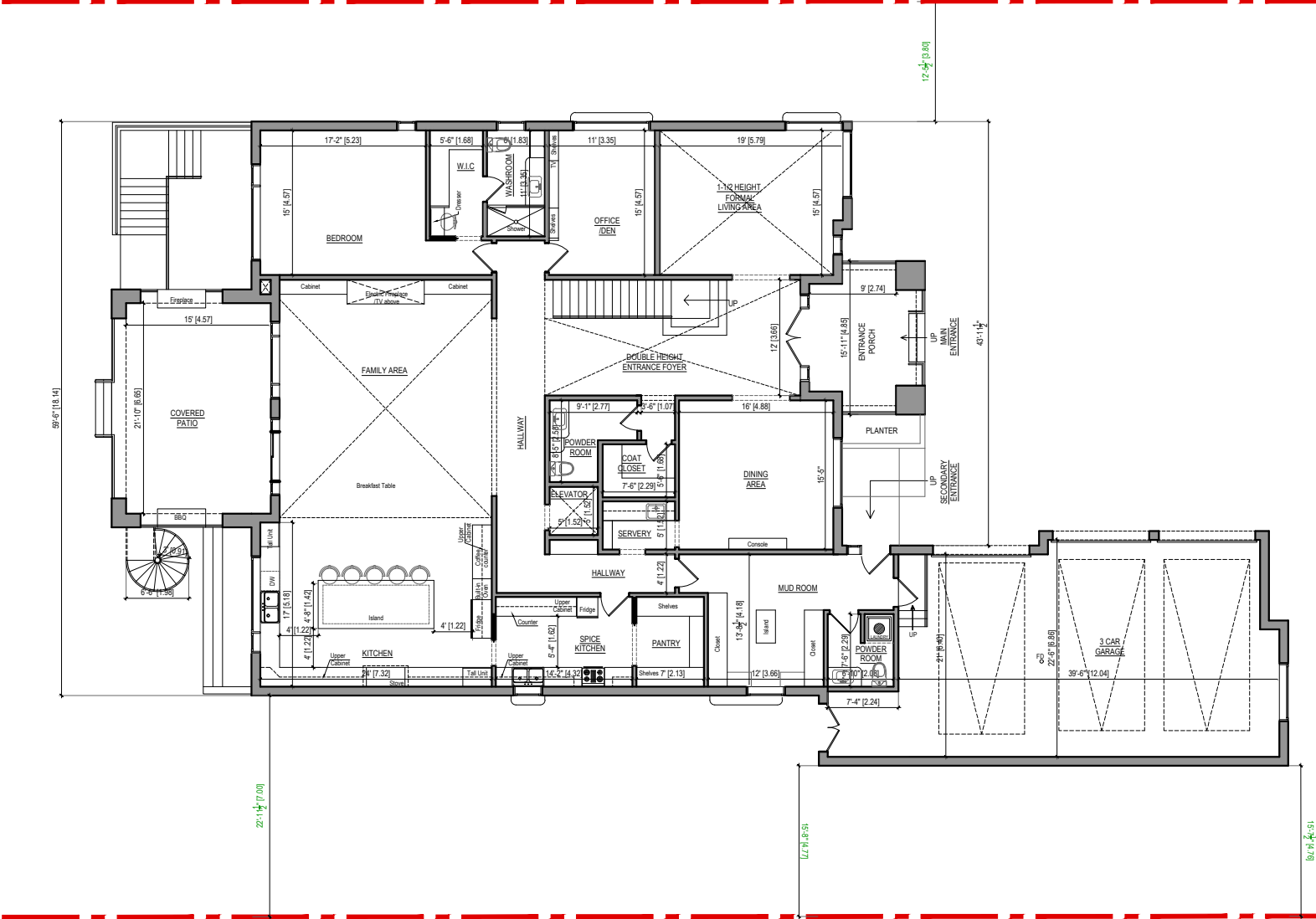
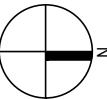
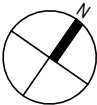
3		
2	2024-04-26	REVISED MINOR VARIANCE
1	2024-04-05	MINOR VARIANCE
#	DATE	ISSUED FOR



PROJECT NAME
CUSTOM HOUSE
AT (LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
PROPOSED FIRST FLOOR PLAN

DRAWN BY HK	PROJECT NO. 23.027
CHECKED BY HK	Rev 00
Scale 1:200	Drawing no. A2.1
TRUE NORTH	PROJECT NORTH



FIRST FLOOR PLAN

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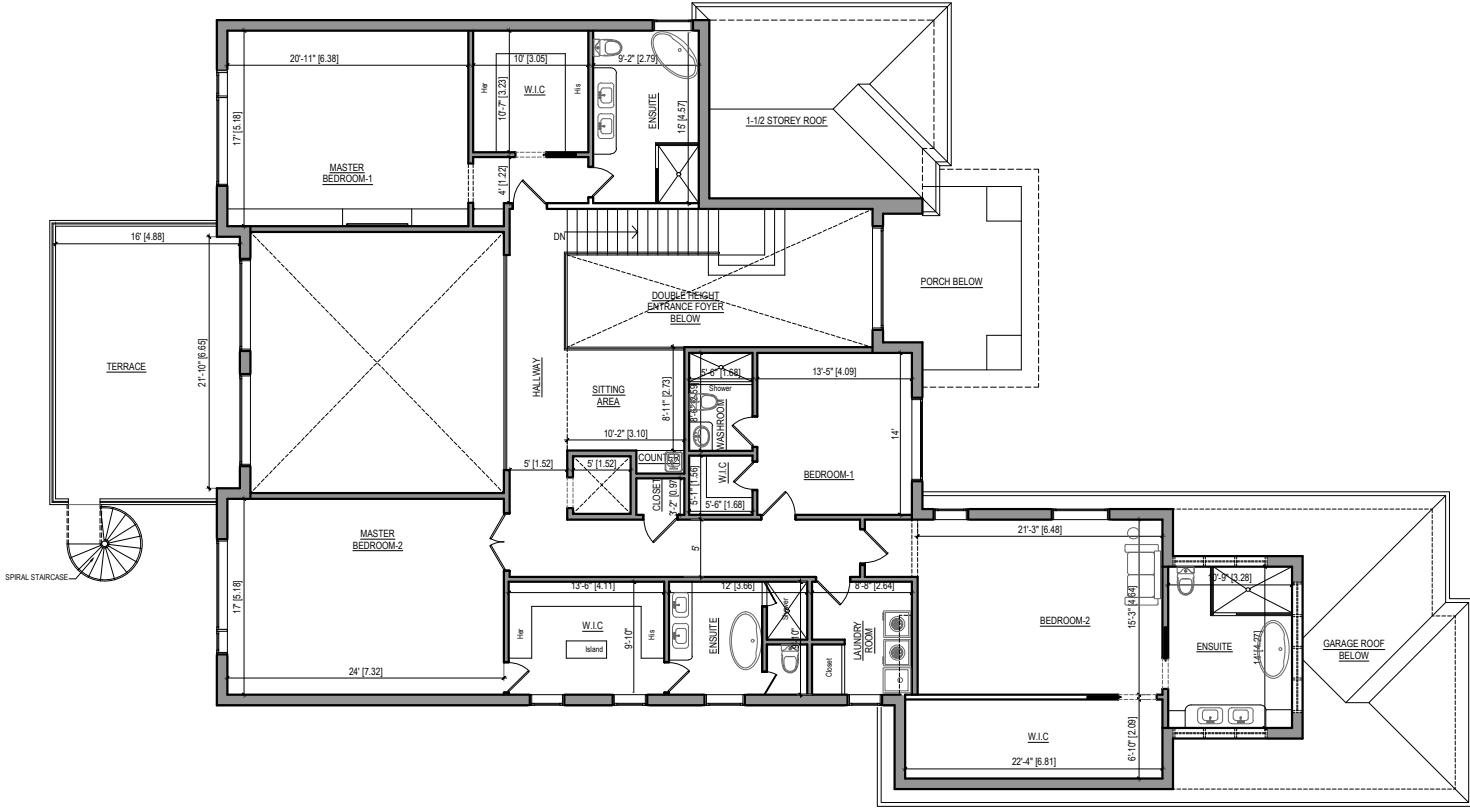
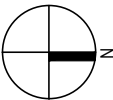
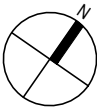
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1	2024-04-05	MINOR VARIANCE
#	DATE	ISSUED FOR



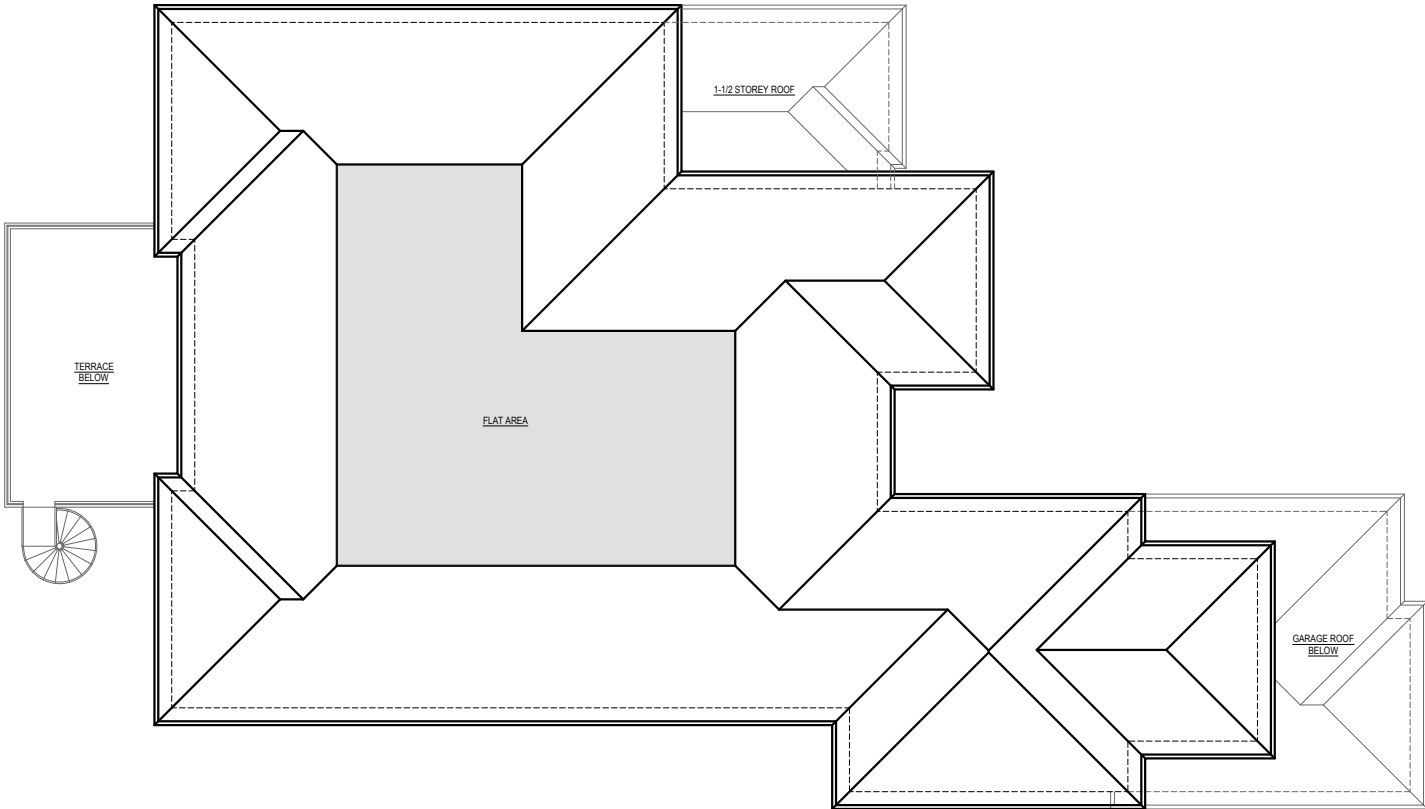
PROJECT NAME
CUSTOM HOUSE
AT (LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
PROPOSED SECOND FLOOR PLAN

DRAWN BY HK	PROJECT NO. 23.027
CHECKED BY HK	Rev 00
Scale 1:200	Drawing no. A2.2
TRUE NORTH	PROJECT NORTH



SECOND FLOOR PLAN



ROOF PLAN

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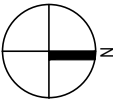
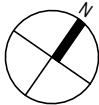
3		
2	2024-04-26	REVISED MINOR VARIANCE
1	2024-04-05	MINOR VARIANCE
#	DATE	ISSUED FOR



PROJECT NAME
CUSTOM HOUSE
AT (LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
PROPOSED ROOF PLAN

DRAWN BY HK	PROJECT NO. 23.027
CHECKED BY HK	Rev 00
Scale 1:200	Drawing no. A2.3
TRUE NORTH	PROJECT NORTH



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2	2024-04-26	REVISED MINOR VARIANCE
1	2024-04-05	MINOR VARIANCE
#	DATE	ISSUED FOR



PROJECT NAME
CUSTOM HOUSE
AT (LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
FRONT & SIDE
ELEVATION

DRAWN BY HK	PROJECT NO. 23.027
CHECKED BY HK	Rev 00
Scale 1:200	Drawing no. A3.0
TRUE NORTH	PROJECT NORTH



NORTH ELEVATION

TYPICAL EXTERIOR MATERIAL			
S.NO	MATERIAL ITEM	COMPANY / MODEL	COLOUR
A	METAL ROOF SHEETS	LONDON ECO METAL	STEEL BLACK
B	ALUMINIUM GUTTER	MITTEN OR EQUIVALENT	BLACK
C	EAVES	FIBERON OR EQUIVALENT	WOODEN FINISH
D	FRIEZE BOARD	FIBERON OR EQUIVALENT	CARBON BLACK
E	WOODEN CLADDING	FIBERON CLADDING	
F	BRICK FINISH	BRAMPTON BRICKS OR EQUIVALENT	
G	SMOOTH STONE FINISH	ARISCRAFT OR EQUIVALENT	
H	ROUGH STONE FINISH	ARISCRAFT OR EQUIVALENT	
J	EXTERIOR METAL LIGHTS	AS PER CLIENT'S CHOICE	BLACK
K	3" WIDE STONE SILL/CONCRETE SILL		
L	5" WIDE STONE /CONCRETE SILL		
M	10" HIGH CONCRETE WALL		
N	ALUMINIUM WINDOWS WITH DOUBLE-GLAZED INSULATED GLASS	WINDOW CITY OR EQUIVALENT	BLACK FRAME
P	RAILING		FRAMELESS CLEAR GLASS
R	GARAGE DOORS	MODERN GARAGE DOORS	
S	CUSTOM MADE MAIN ENTRANCE DOOR	ARISTA DOORS	MATCH WITH FIBRON CLADDING COLOUR



WEST ELEVATION

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1	2024-04-05	MINOR VARIANCE
#	DATE	ISSUED FOR



PROJECT NAME
CUSTOM HOUSE
AT (LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

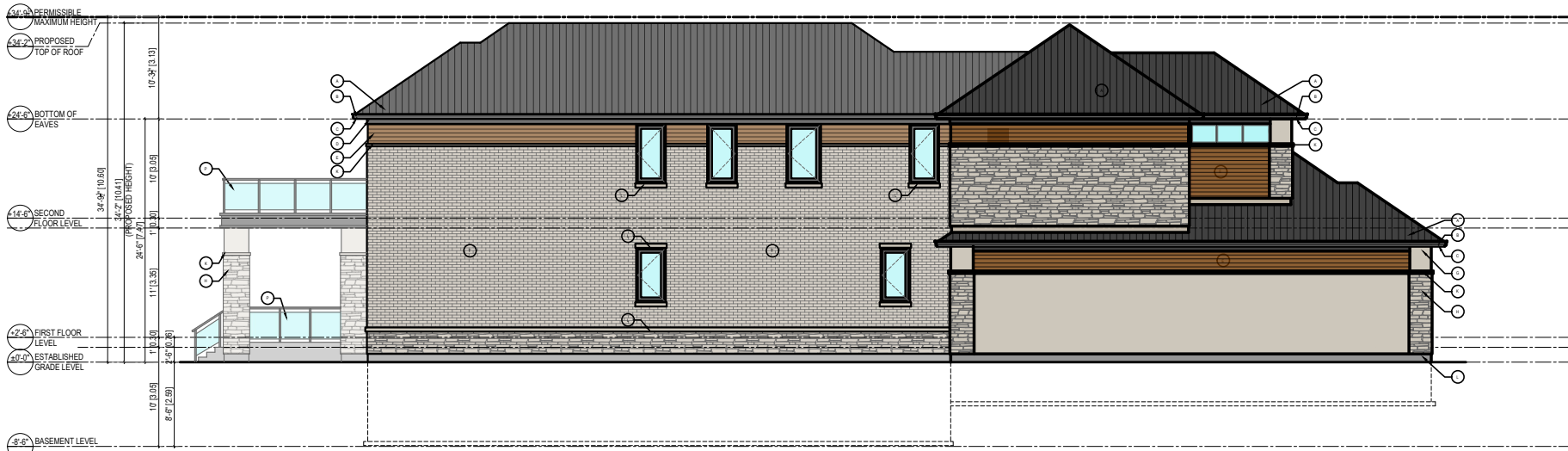
DRAWING NAME
SOUTH & EAST SIDE ELEVATIONS

DRAWN BY HK	PROJECT NO. 23.027
CHECKED BY HK	Rev 00
Scale 1:200	Drawing no. A3.1
TRUE NORTH	PROJECT NORTH



SOUTH ELEVATION

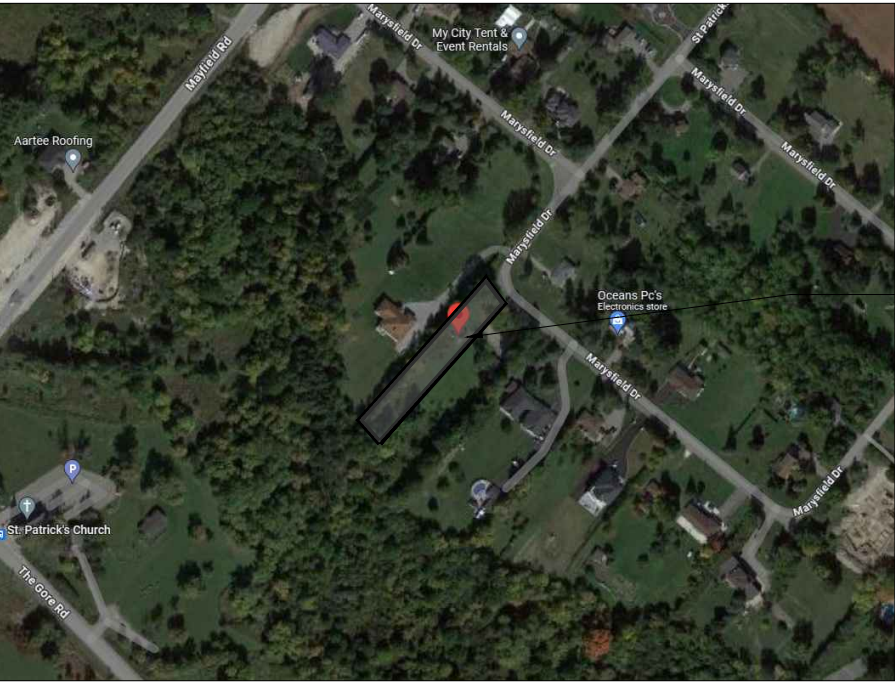
TYPICAL EXTERIOR MATERIAL			
S.NO	MATERIAL ITEM	COMPANY / MODEL	COLOUR
A	METAL ROOF SHEETS	LONDON ECO METAL	STEEL BLACK
B	ALUMINIUM GUTTER	MITTEN OR EQUIVALENT	BLACK
C	EAVES	FIBERON OR EQUIVALENT	WOODEN FINISH
D	FRIEZE BOARD	FIBERON OR EQUIVALENT	CARBON BLACK
E	WOODEN CLADDING	FIBERON CLADDING	
F	BRICK FINISH	BRAMPTON BRICKS OR EQUIVALENT	
G	SMOOTH STONE FINISH	ARISCRAFT OR EQUIVALENT	
H	ROUGH STONE FINISH	ARISCRAFT OR EQUIVALENT	
J	EXTERIOR METAL LIGHTS	AS PER CLIENT'S CHOICE	BLACK
K	3" WIDE STONE SILU/CONCRETE SILL		
L	5" WIDE STONE /CONCRETE SILL		
M	10" HIGH CONCRETE WALL		
N	ALUMINIUM WINDOWS WITH DOUBLE GLAZED INSULATED GLASS	WINDOW CTRY OR EQUIVALENT	BLACK FRAME
P	RAILING		FRAMELESS CLEAR GLASS
R	GARAGE DOORS	MODERN GARAGE DOORS	
S	CUSTOM MADE MAIN ENTRANCE DOOR	ARISTA DOORS	MATCH WITH FIBRON CLADDING COLOUR



EAST ELEVATION

SHEET LIST	
SHEET NO.	SHEET NAME
00	COVER SHEET
00	SURVEY
A1.0	SITE PLAN
A1.1	SITE SUMMARY
A2.0	PROPOSED BASEMENT FLOOR PLAN
A2.1	PROPOSED FIRST FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A2.3	PROPOSED ROOF PLAN
A3.0	PROPOSED NORTH & WEST SIDE ELEVATION
A3.1	PROPOSED SOUTH & EAST SIDE ELEVATION

VICINITY MAP



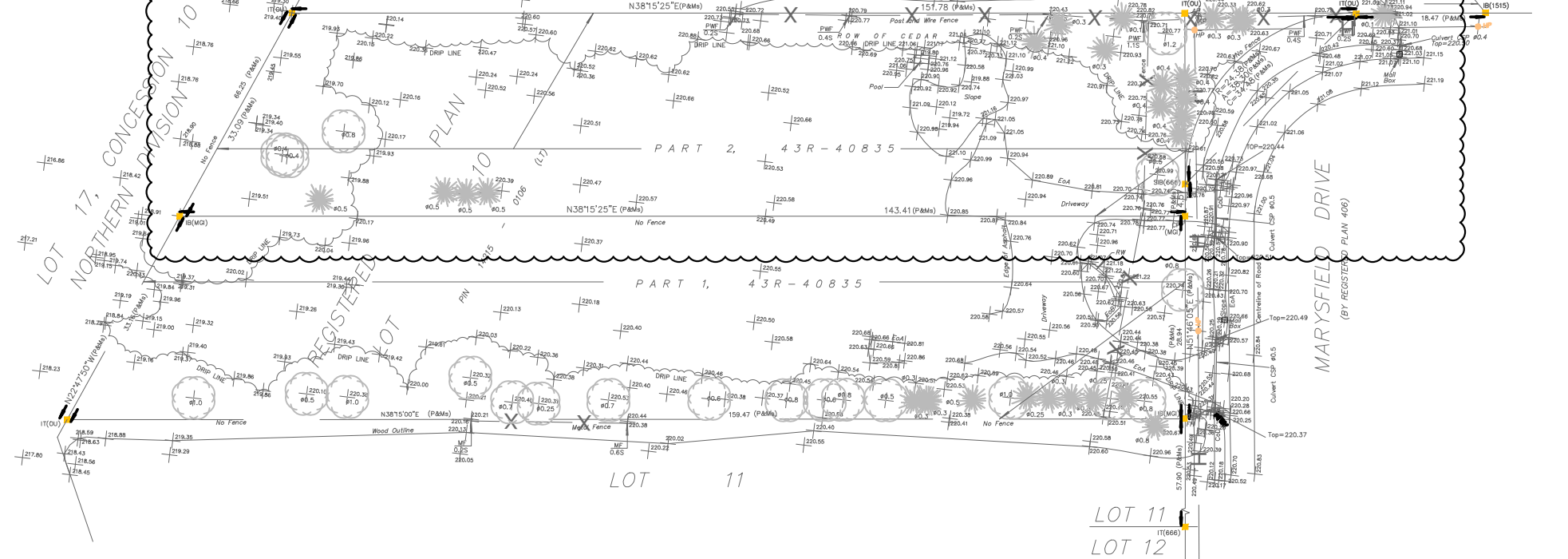
(LOT-2) 66 MARYSFIELD DRIVE,
BRAMPTON

PROPOSED 2 STOREY SINGLE DETACHED
DWELLING AT (LOT-2) 66 MARYSFIELD DRIVE,
BRAMPTON

ISSUED FOR: MINOR VARIANCE

LEGEND

- DENOTES FOUND BAR
- DENOTES PLANTED BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IT DENOTES IRON TUBE
- CP DENOTES CONCRETE PIN
- Ms DENOTES MEASURED
- WT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- (666) DENOTES A. DEATH, OLS
- (1515) DENOTES TED VAN LANKVELD, OLS
- (MGI) DENOTES MAURO GROUP INC., OLS
- P DENOTES PLAN 43R-40835
- Ms DENOTES MEASURED
- CoD DENOTES CENTERLINE OF DITCH
- CoA DENOTES EDGE OF ASPHALT
- DENOTES CONIFEROUS TREE WITH DIAMETER
- DENOTES DECIDUOUS TREE WITH DIAMETER
- HP DENOTES HYDRO WIRE
- HP DENOTES HYDRO POLE
- WV DENOTES WATER VALVE
- INV DENOTES INVERT
- FH DENOTES FIRE HYDRANT
- AP DENOTES ANCHOR POLE
- RW DENOTES RETAINING WALL
- EOB DENOTES EDGE OF BRIDGE
- MF DENOTES METAL FENCE
- PWF DENOTES POST AND WIRE FENCE



PLAN OF SURVEY SHOWING TOPOGRAPHIC DETAILS ON
PART OF LOT 10, REGISTERED PLAN 406
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:400



MAURO GROUP INC.
ONTARIO LAND SURVEYORS

METRIC

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

NOTE

ALL BOUNDARY DIMENSIONS ARE AGREEMENT WITH 43R-40835 UNLESS OTHERWISE NOTED.

BEARING NOTE

BEARINGS ARE UTM GRID, BY REAL TIME NETWORK (TOPNET)
OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010).

ELEVATION NOTE

ELEVATIONS HEREON ARE GEODETIC (CGVD-1928/1978 DATUM) AND ARE DERIVED
FROM THE CITY OF BRAMPTON BENCHMARK No. 042100302 HAVING AN ELEVATION
224.654m.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS
MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 16th DAY OF JANUARY, 2024.

DATE

GANESH SUNDAR B.Eng.
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-68635



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MAURO GROUP INC.
ONTARIO LAND SURVEYORS

2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1
PHONE 905.951.6000 - FAX 905.857.4811
www.youngsurveying.ca - info@youngsurveying.ca

PARTY CHIEF: JS DRAWN BY: LV CHECKED BY: GS

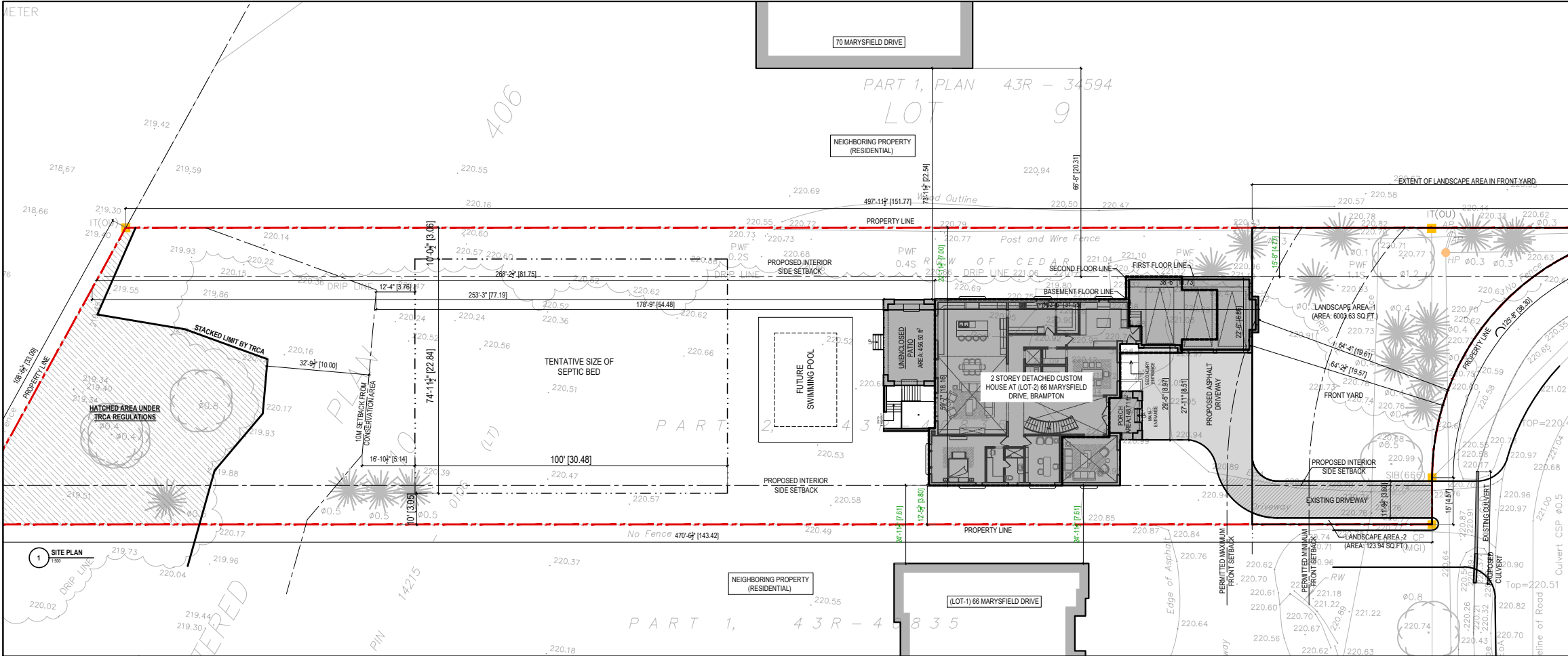
CLIENT:

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PROJECT No. 17-B6982-2A

METER

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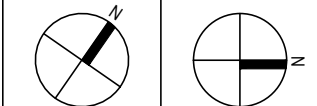
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1	2024-03-21	Minor Variance
#	DATE	ISSUED FOR



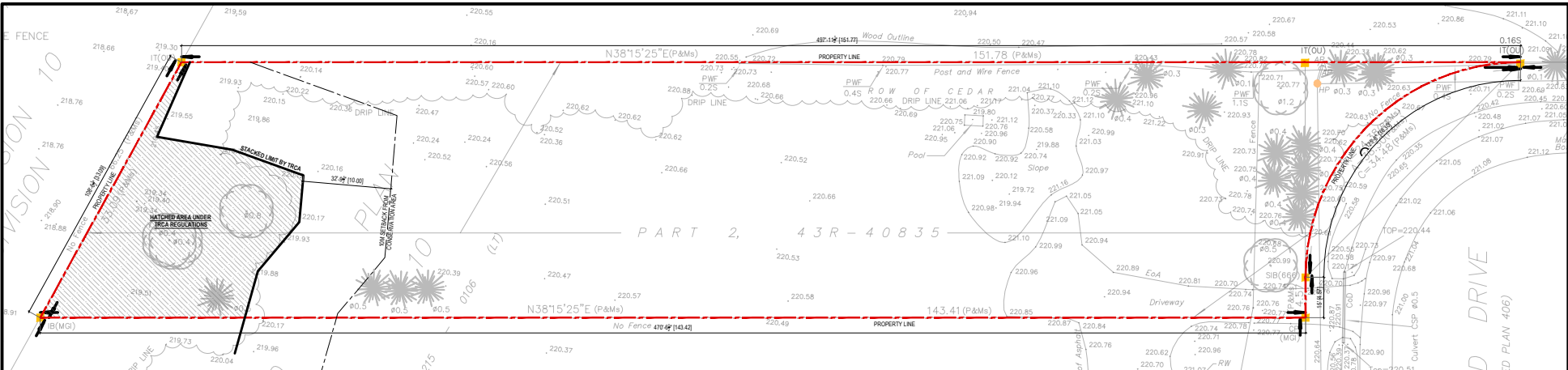
PROJECT NAME
CUSTOM HOUSE
AT (LOT-2) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
SITE PLAN

DRAWN BY HK	PROJECT NO. 23.029
CHECKED BY HK	Rev 00
Scale 1:500	Drawing no. A1.0
TRUE NORTH	PROJECT NORTH



KEY PLAN SHOWING PROPERTY LINE



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1	2024-03-21	Minor Variance
#	DATE	ISSUED FOR



PROJECT NAME
CUSTOM HOUSE
AT (LOT-2) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
SITE SUMMARY

DRAWN BY HK	PROJECT NO. 23.029
CHECKED BY HK	Rev 00
Scale -	Drawing no. A1.1
TRUE NORTH	PROJECT NORTH

LEGEND	
LOT LINE	
SETBACK LINE	
BASEMENT FLOOR LINE	
FIRST FLOOR LINE	
SECOND FLOOR LINE	
ROOF LINE	
PROPOSED DWELLING LINE	
POSSIBLE VARIANCES	GREEN COLOUR

SITE STATISTICS			
ZONING: RE2 - 2919 (RESIDENTIAL)			
EXISTING: VACANT LOT			
SITE SUMMARY			
	PERMITTED	EXISTING	PROPOSED
MINIMUM LOT AREA (AS PER ZONE RE2-2919.2 (a))	0.4 hectares	0.4 hectares (4048.09 m ²)	Existing to remain as is
MINIMUM LOT WIDTH (AS PER ZONE RE2-2919.2 (b))	30 M	28.94 M	Existing to remain as is
SETBACKS			
MIN. FRONT YARD (AS PER ZONE RE2)	12 m	-	19.57 m
MAX. FRONT YARD DEPTH (AS PER ZONE RE2-2919.2 (c))	20 m	-	19.57 m
MIN. INTERIOR SIDE YARD (WEST) (AS PER ZONE RE2)	7.5 m	-	4.77m (Till Garage Wall) 7.0m (Till Building Wall)
MIN. INTERIOR SIDE YARD (EAST) (AS PER ZONE RE2)	7.5 m	-	3.80 m

MIN. REAR YARD (AS PER ZONE RE2)	15 m	-	77.19 m
MAX. BUILDING HEIGHT (AS PER ZONE RE2)	10.6 m	-	10.6 m
MAX. LOT COVERAGE (AS PER ZONE RE2-2919.2 (e))	10% (4720.25 ft ²)	-	12.38% (5395.59 ft ²)
		First Floor Area: 4790.55 ft ² (including garage area) Front Porch: 148.53 ft ² Rear Unenclosed Patio: 456.50 ft ²	
MIN. LANDSCAPE AREA (AS PER ZONE RE2 & 2919)	70%	-	89.58%
	TOTAL FRONT YARD AREA: 6839.75 SQ.FT. LANDSCAPE AREA -1: 6003.63 SQ.FT. LANDSCAPE AREA -2: 123.94 SQ.FT. TOTAL LANDSCAPE AREA: 6127.57 SQ.FT. 6127.57 X 100 = 89.58% 6839.75		
MIN. GROUND FLOOR AREA OF MAIN BUILDING (AS PER ZONE RE2)	115 m ²	-	442.26 m ²
MIN. DWELLING SEPERATION (AS PER ZONE RE2-2919.2 (d))	15 m	-	(WEST SIDE) House to House distance: 20.31(approx) (EAST SIDE) House to House Distance: 7.61m
MAXIMUM DRIVEWAY WIDTH BETWEEN A STREET EDGE AND A POINT 10 METRES FROM A STREET EDGE (AS PER CLAUSE RE2-2919.2 (g))	6 m	-	3.6 m

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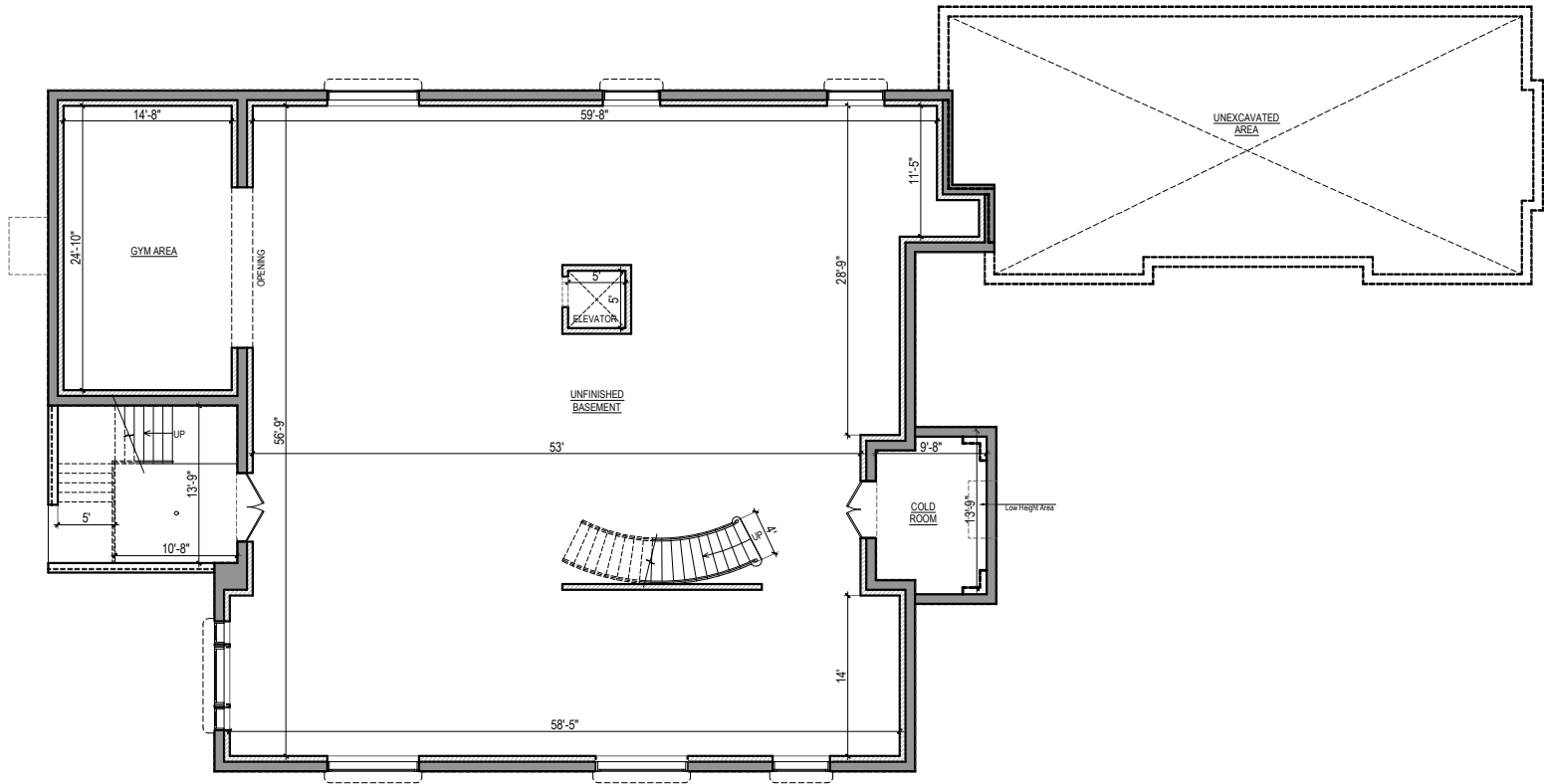
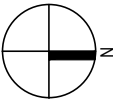
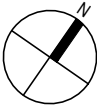
3		
2	2024-04-26	Revised Minor Variance
1	2024-03-21	Minor Variance
#	DATE	ISSUED FOR



PROJECT NAME
CUSTOM HOUSE
AT (LOT-2) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
PROPOSED BASEMENT PLAN

DRAWN BY HK	PROJECT NO. 23.029
CHECKED BY HK	Rev 00
Scale 1:200	Drawing no. A2.0
TRUE NORTH	PROJECT NORTH



PROPOSED BASEMENT FLOOR PLAN

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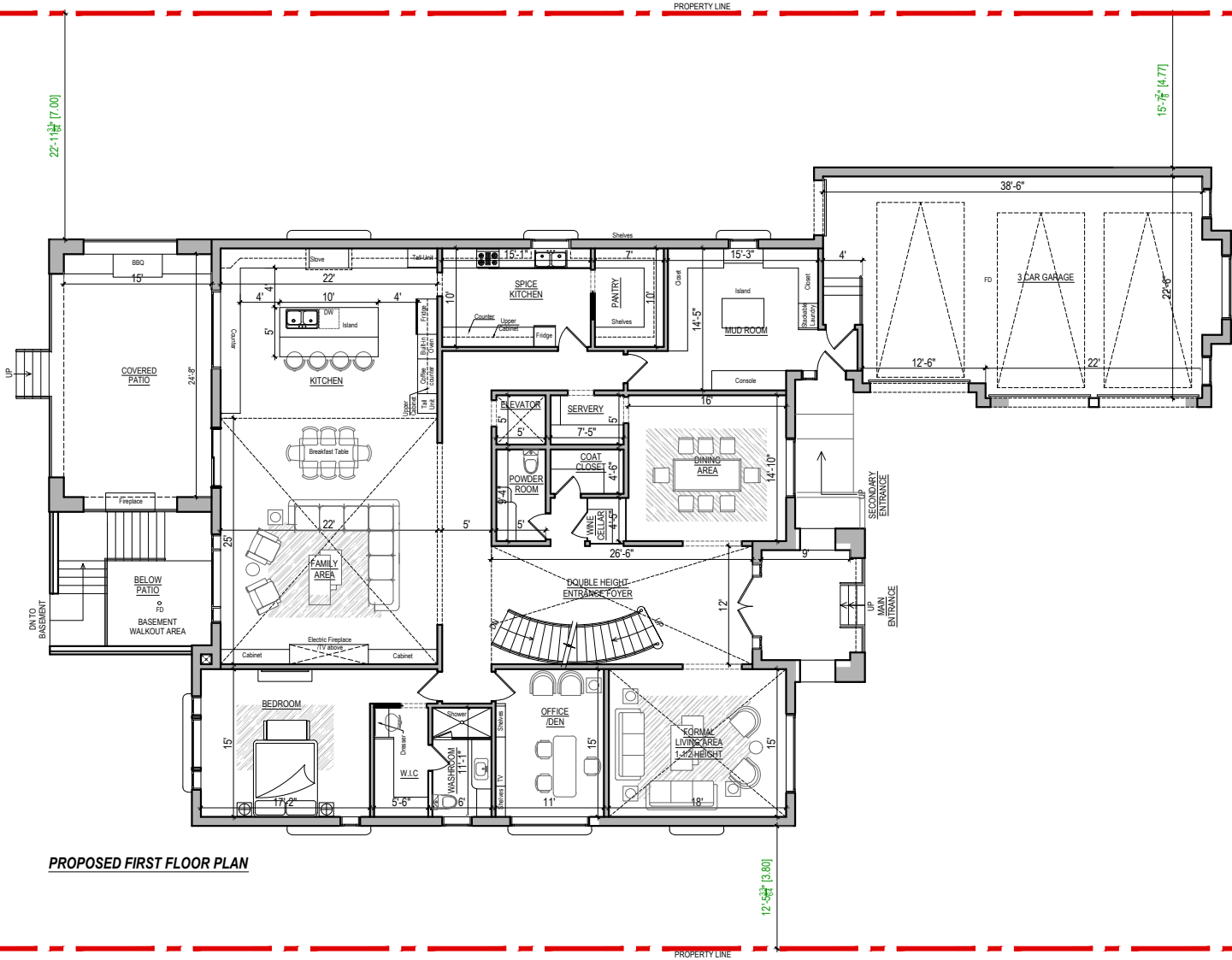
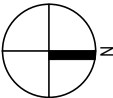
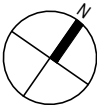
3		
2	2024-04-26	Revised Minor Variance
1	2024-03-21	Minor Variance
#	DATE	ISSUED FOR



PROJECT NAME
CUSTOM HOUSE
AT (LOT-2) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

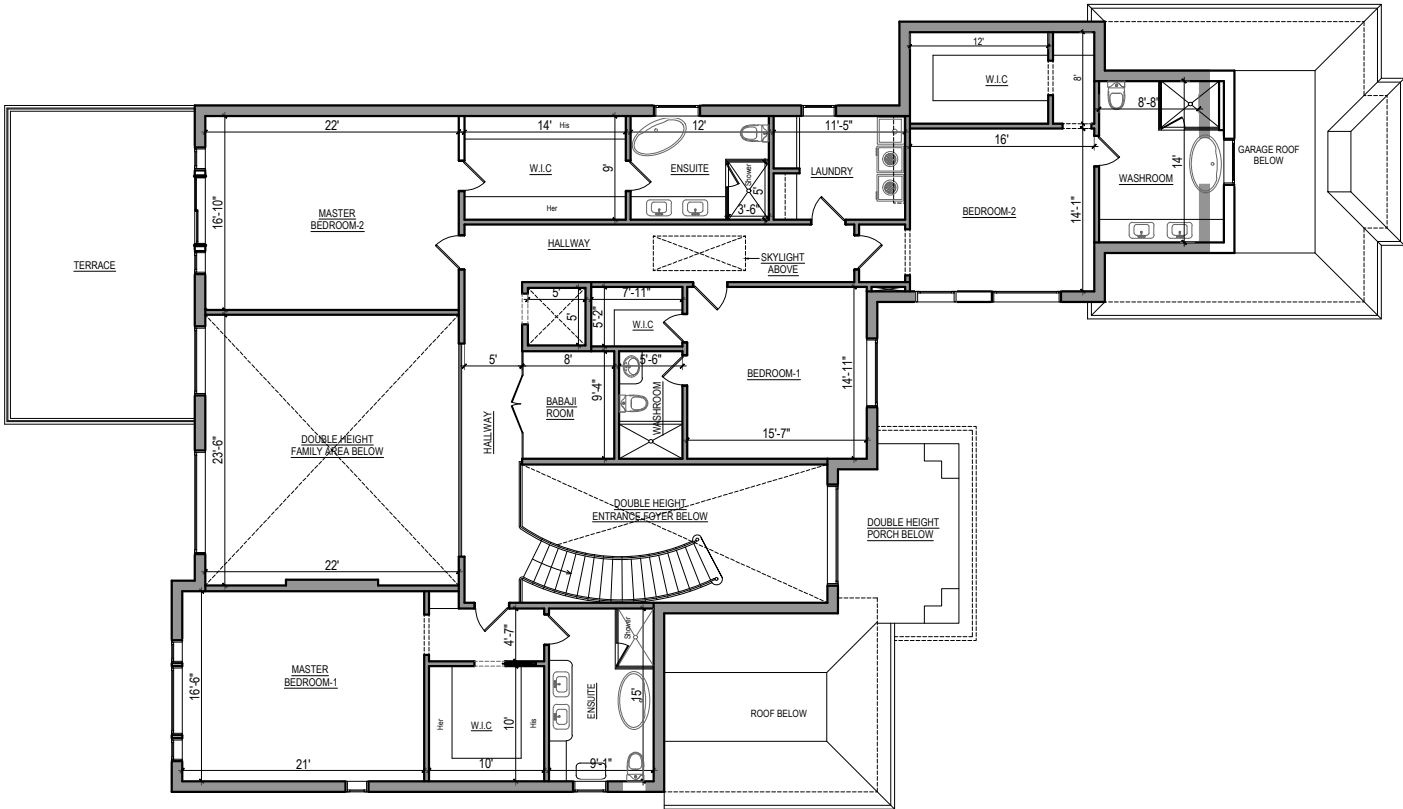
DRAWING NAME
PROPOSED FIRST FLOOR PLAN

DRAWN BY HK	PROJECT NO. 23.029
CHECKED BY HK	Rev 00
Scale 1:200	Drawing no. A2.1
TRUE NORTH	PROJECT NORTH



PROPOSED FIRST FLOOR PLAN

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PROPOSED SECOND FLOOR PLAN

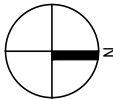
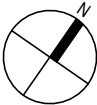
3		
2	2024-04-26	Revised Minor Variance
1	2024-03-21	Minor Variance
#	DATE	ISSUED FOR



PROJECT NAME
CUSTOM HOUSE
AT (LOT-2) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
PROPOSED SECOND FLOOR PLAN

DRAWN BY HK	PROJECT NO. 23.029
CHECKED BY HK	Rev 00
Scale 1:200	Drawing no. A2.2
TRUE NORTH	PROJECT NORTH



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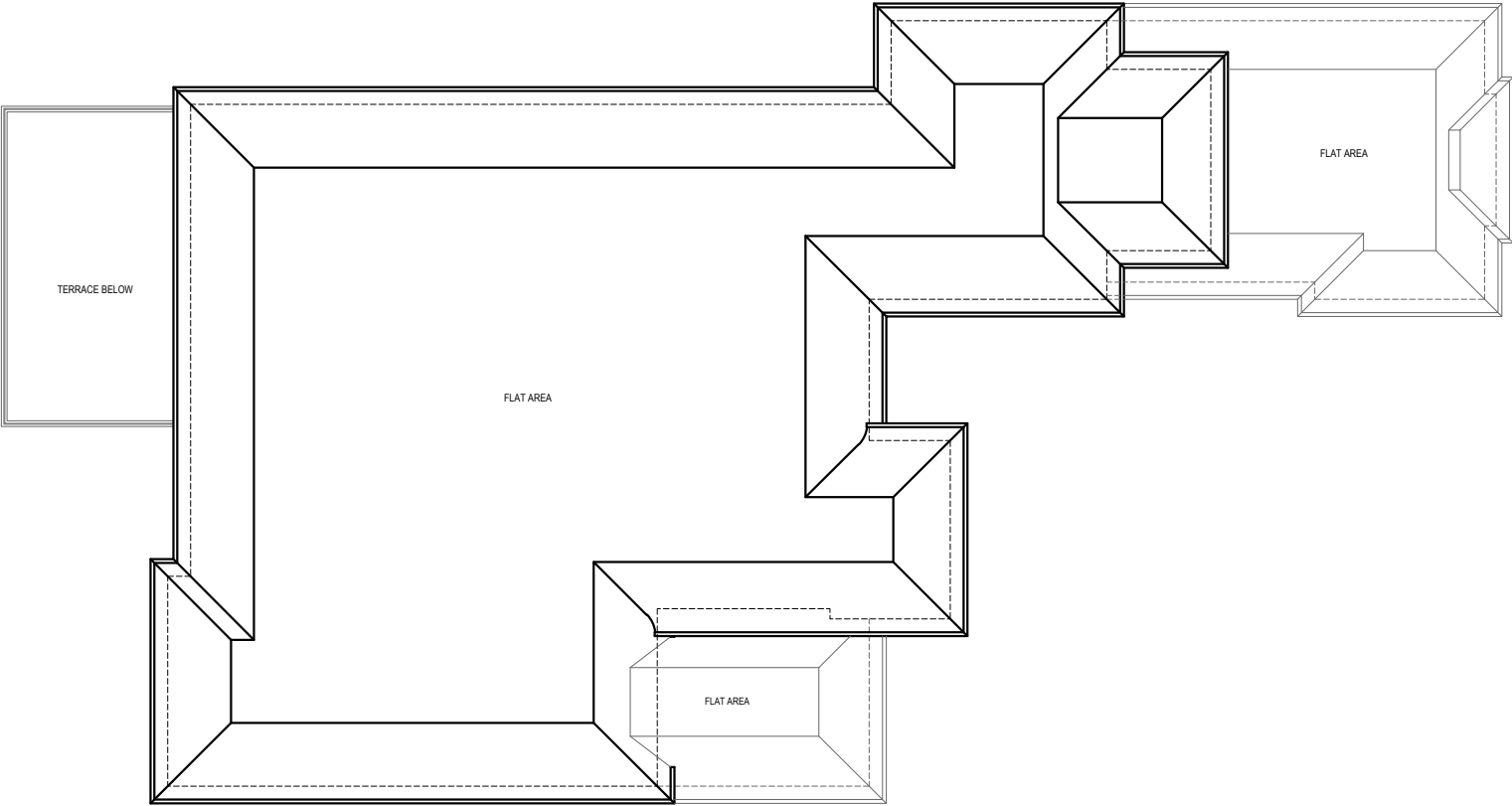
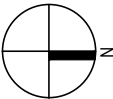
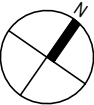
3		
2	2024-04-26	Revised Minor Variance
1	2024-03-21	Minor Variance
#	DATE	ISSUED FOR



PROJECT NAME
CUSTOM HOUSE
AT (LOT-2) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
PROPOSED SECOND FLOOR PLAN

DRAWN BY HK	PROJECT NO. 23.029
CHECKED BY HK	Rev 00
Scale 1:200	Drawing no. A2.2
TRUE NORTH	PROJECT NORTH



PROPOSED ROOF PLAN

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3		
2	2024-04-26	Revised Minor Variance
1	2024-03-21	Minor Variance
#	DATE	ISSUED FOR



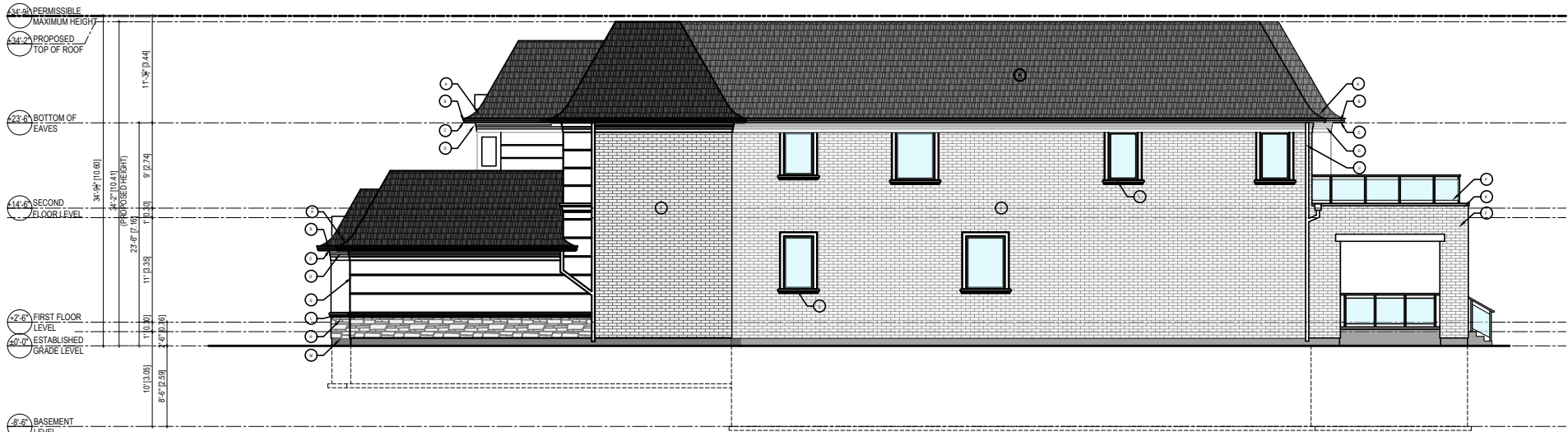
PROJECT NAME
CUSTOM HOUSE
AT (LOT-2) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
NORTH & WEST ELEVATION

DRAWN BY HK	PROJECT NO. 23.029
CHECKED BY HK	Rev 00
Scale 1:200	Drawing no. A3.0
TRUE NORTH	PROJECT NORTH



NORTH ELEVATION



WEST ELEVATION

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3		
2	2024-04-26	Revised Minor Variance
1	2024-03-21	Minor Variance
#	DATE	ISSUED FOR



PROJECT NAME
CUSTOM HOUSE
AT (LOT-2) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
EAST & SOUTH ELEVATION

DRAWN BY HK	PROJECT NO. 23.029
CHECKED BY HK	Rev 00
Scale 1:200	Drawing no. A3.1
TRUE NORTH	PROJECT NORTH

