

Flower City



brampton.ca

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(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2024-0154

*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)** Asveethan paramananthan and siyalini thavarajah  
**Address** 17 strathdale rd  
Brampton, ontario  
L6P 2X5  
**Phone #** 6472075262 **Fax #** \_\_\_\_\_  
**Email** Veethan@hotmail.com

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

3. **Nature and extent of relief applied for (variances requested):**  
A minimum 1.2 m path of travel to the aru primary entrance is not provided due to the chimney bump out.

4. **Why is it not possible to comply with the provisions of the by-law?**  
It will be too costly to reconstruct.

5. **Legal Description of the subject land:**  
**Lot Number** Lot 260 ele A  
**Plan Number/Concession Number** 17 strathdale Road Plan M1737  
**Municipal Address** 17 strathdale Road brampton ontario L6P2X5

6. **Dimension of subject land (in metric units)**  
**Frontage** 12.07 m  
**Depth** 31.32m  
**Area** 540 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.)

|   |  |
|---|--|
| Basement GFA:1082.6 sft/100.52 ms.      | Owner area: 2583.8 sft/240 ms                |
| Main floor GFA:1170.8 sft/108.77 ms.    | Secondary area: 1082.8 sft/100.52 ms (29.5%) |
| Second floor GFA: 1413.8 sft/131.34 ms. | Total area: 5812.5 sft/540 ms                |
| Total GFA : 3667.2 SFT/340.69 ms.       | Gross building area = 1934.42 sft/179.71 ms  |
|   | Landscaped area: 3878.08 sft/360.28ms        |

PROPOSED BUILDINGS/STRUCTURES on the subject land:

|   |  |
|---|--|
| Basement GFA:1082.6 sft/100.52 ms.      | Owner area: 2583.8 sft/240 ms                |
| Main floor GFA:1170.8 sft/108.77 ms.    | Secondary area: 1082.8 sft/100.52 ms (29.5%) |
| Second floor GFA: 1413.8 sft/131.34 ms. | Total area: 5812.5 sft/540 ms                |
| Total GFA : 3667.2 SFT/340.69 ms.       | Gross building area = 1934.42 sft/179.71 ms  |
|   | Landscaped area: 3878.08 sft/360.28ms        |

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 | 6.08 m         |
| Rear yard setback  | 7.3 m          |
| Side yard setback  | 0.65 m (right) |
| Side yard setback  | 3.72 m. (Left) |

PROPOSED

|                    |                |
|--------------------|----------------|
| Front yard setback | 6.08 m         |
| Rear yard setback  | 7.3 m          |
| Side yard setback  | 0.65 m (right) |
| Side yard setback  | 3.72 m. (Left) |

10. Date of Acquisition of subject land: January 2009

11. Existing uses of subject property: Personal

12. Proposed uses of subject property: Two unit dwelling

13. Existing uses of abutting properties: N/A

14. Date of construction of all buildings & structures on subject land: 2008

15. Length of time the existing uses of the subject property have been continued: From 2009

16. (a) What water supply is existing/proposed?

Municipal  Other (specify) \_\_\_\_\_  
Well

(b) What sewage disposal is/will be provided?

Municipal  Other (specify) \_\_\_\_\_  
Septic

(c) What storm drainage system is existing/proposed?

Sewers  Other (specify) \_\_\_\_\_  
Ditches   
Swales

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes  No

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes  No

19. Has the subject property ever been the subject of an application for minor variance?

Yes  No  Unknown

If answer is yes, provide details:

File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_

P. Veethan J. S. S. S.  
Signature of Applicant(s) or Authorized Agent

DATED AT THE city OF brampton  
THIS 22<sup>nd</sup> DAY OF April May, 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, Asveethan Paramanathan OF THE city OF brampton  
IN THE region OF Peel SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton  
IN THE Region OF  
Peel THIS 10<sup>th</sup> DAY OF  
May, 2024  
[Signature]  
A Commissioner etc.

**Gagandeep Jaswal**  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Expires September 20, 2026

P. Veethan  
Signature of Applicant or Authorized Agent

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Present Official Plan Designation: \_\_\_\_\_  
Present Zoning By-law Classification: R1C-1903

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 2024/04/30  
Zoning Officer Date

DATE RECEIVED May 10, 2024  
Date Application Deemed Complete by the Municipality VL

**PERMISSION TO ENTER**

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

LOCATION OF THE SUBJECT LAND: 17 strathdale Road brampton ontario l6p2x5

I/We, Asveethan Paramanathan and Siyalini Thavarejah  
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 22 day of April, 2024.

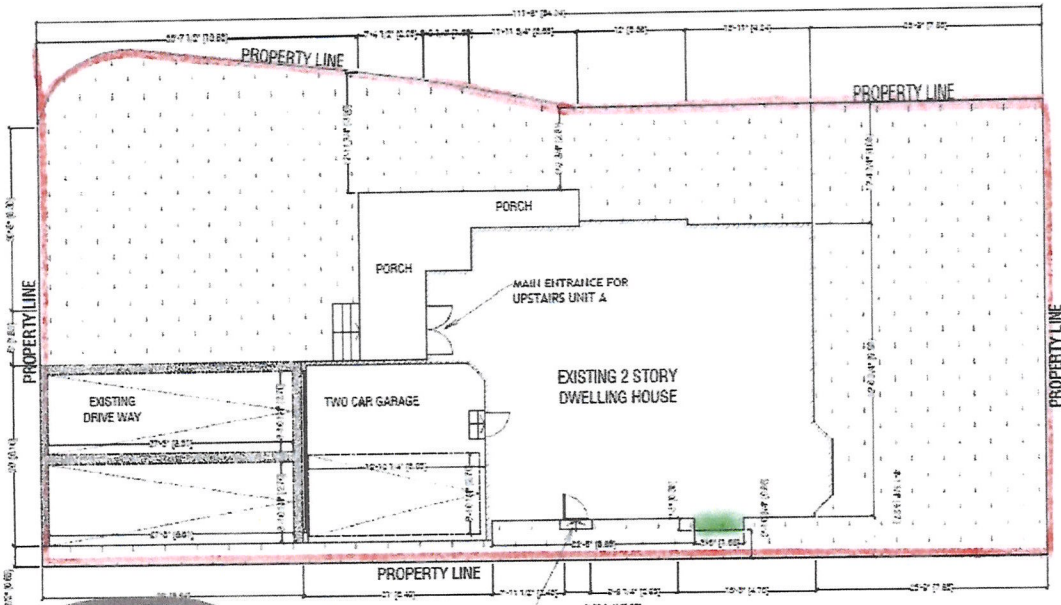
P Veethan T. Siyalini  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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**

N



EXISTING GFA: 1082 SQ FT / 100 SQ M  
 MAIN FLOOR GFA: 1170 SQ FT / 108 SQ M  
 SECOND FLOOR GFA: 7410 SQ FT / 687 SQ M  
 TOTAL GFA: 8580 SQ FT / 793 SQ M  
 DINING AREA: 228 SQ FT / 21 SQ M  
 SECONDARY AREA: 1082 SQ FT / 100 SQ M (28.2%)  
 TOTAL LOT AREA: 28120 SQ FT / 2600 SQ M  
 GROSS BUILDING AREA: 1024 SQ FT / 947 SQ M  
 LANDSCAPED AREA: 2678 SQ FT / 247 SQ M

EXISTING 32'-678" SIDE DOOR ENTRANCE & EXIT FOR THE UNIT B

SITE PLAN  
 ALL DIMENSIONS SHOWN UNLESS OTHERWISE SPECIFIED  
 FOR DETAILS OF WORKING AND UNLESS SHOWN IN THIS PLAN

A-1

GENERAL NOTES:  
 1. ALL EXISTING SITE CONDITIONS AND ALL DIMENSIONS ON DRAWINGS SHALL BE CHECKED BEFORE BY THE CONTRACTOR. ANY VARIATIONS OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING THE WORK.  
 2. ALL THE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST VERSION OF APPLICABLE BUILDING CODE AND REGULATIONS, APPROVED TECHNICAL SPECIFICATIONS.  
 3. ALL THE WORK SHALL BE COMPLETED AND AFTER CONSTRUCTION.  
 4. IF EXISTING CONDITIONS CHANGE DURING THE WORK, THE CONTRACTOR SHALL ADVISE THE DESIGNER IMMEDIATELY.  
 5. THE DESIGNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK AND SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR ALTERATIONS WITHOUT THE PERMISSION OF THE DESIGNER.

|     |                   |      |
|-----|-------------------|------|
| NO. | DESCRIPTION       | DATE |
| 01  | ISSUED FOR PERMIT | 22   |
| 02  | REVISION          |      |

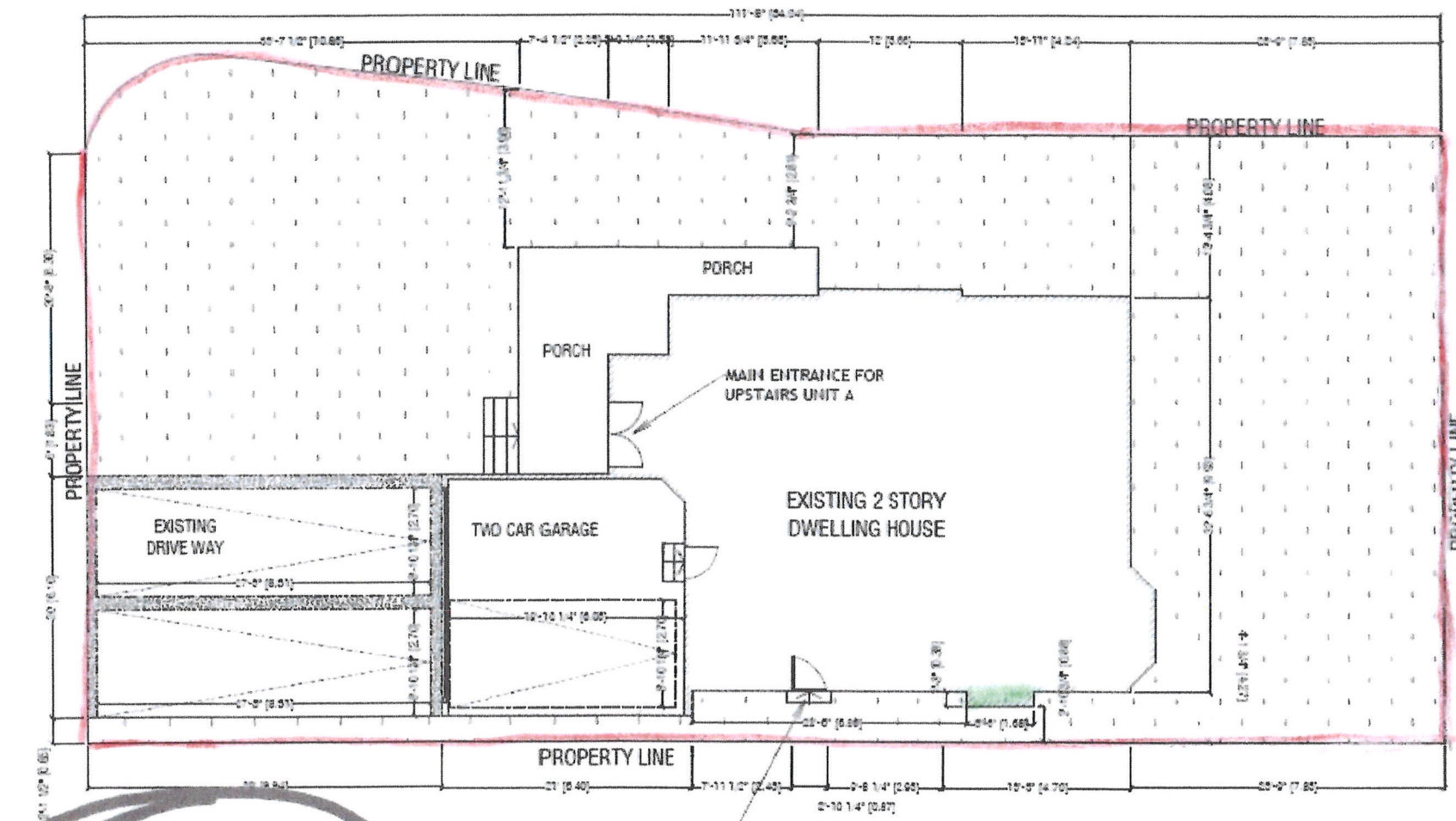
17 STRATHDALE RD BRAMPTON

SITE PLAN

EL MONDE ENGINEERING  
 416 653 8854  
 elmonde@gmail.com

|             |             |             |    |
|-------------|-------------|-------------|----|
| DESIGNED BY | AR          | CHECKED BY  | PP |
| DATE        | FEB 2024    | DRAWING NO. |    |
| SCALE       | 3/32"=1'-0" |             | A- |

N



BASEMENT GFA: 1082.8 SQFT / 100.92 MG  
 MAIN FLOOR GFA: 1170.8 SQFT / 108.77 MG  
 SECOND FLOOR GFA: 1415.8 SQFT / 131.54 MG  
 TOTAL GFA: 3669.4 SQFT / 341.23 MG  
 OWNER AREA: 2580.8 SQFT / 240 MG  
 SECONDARY AREA: 1088.6 SQFT / 100.23 MG (29.0%)

TOTAL LOT AREA: 2912.8 SQFT / 270 MG  
 GROSS BUILDING AREA: 1654.42 SQFT / 170.71 MG  
 LANDSCAPED AREA: 5878.08 SQFT / 546.28 MG

EXISTING 32'x78' SIDE DOOR ENTRANCE & EXIT FOR THE UNIT B

SITE PLAN  
 NOTES:  
 ALL WORKING EXISTING UNLESS OTHERWISE SPECIFIED  
 FOR DETAILED SPECIFICATIONS AND LEGENDS SEE SHEET S-1

A-1

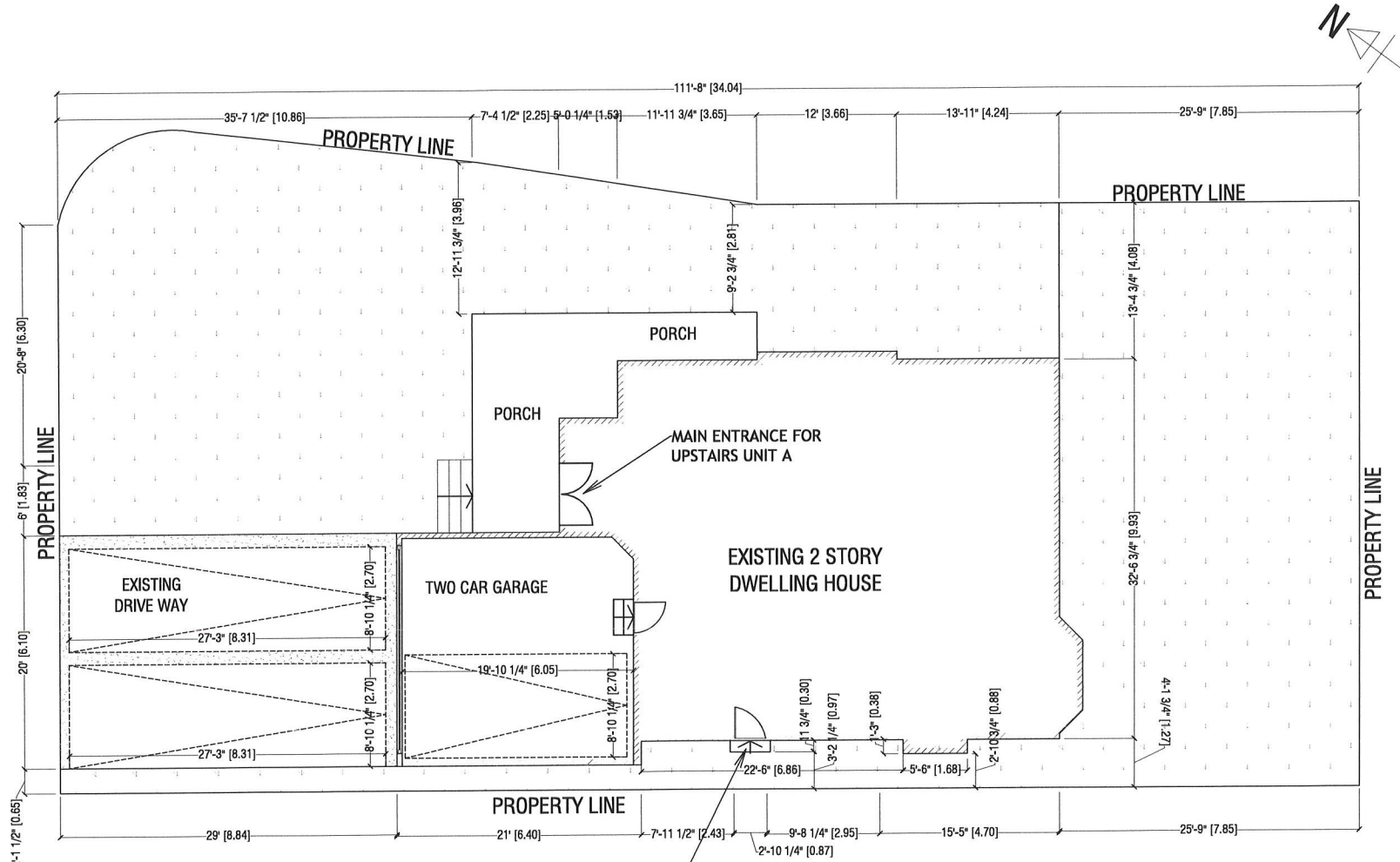
GENERAL NOTES:  
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE ORDINANCES.  
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21 ISSUE  
 No. DEC 21  
 PROJECT

TITLE

CONSULTANT

UNAPPROVED  
 DATE  
 SCALE: 3/8"



BASEMENT GFA: 1082.6 SFT / 100.52 MS  
 MAIN FLOOR GFA: 1170.8 SFT / 108.77 MS  
 SECOND FLOOR GFA: 1413.8 SFT / 131.34 MS  
 TOTAL GFA: 3667.2 SFT / 340.69 MS  
 OWNER AREA: 2583.8 SFT / 240 MS  
 SECONDARY AREA: 1082.6 SFT / 100.52 MS (29.5%)  
  
 TOTAL LOT AREA: 5812.5 SFT / 540 MS  
 GROSS BUILDING AREA: 1934.42 SFT / 179.71 MS  
 LANDSCAPED AREA: 3878.08 SFT / 360.28 MS

EXISTING 32'x78" SIDE  
 DOOR ENTRANCE & EXIT  
 FOR THE UNIT B

SITE PLAN  
 NOTES:  
 ALL WINDOWS EXISTING UNLESS OTHERWISE SPECIFIED  
 FOR DETAILED SPECIFICATIONS AND LEGENDS SEE DWG. N-1



**GENERAL NOTES:**  
 - ALL EXISTING SITE CONDITIONS AND ALL DIMENSIONS ON DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER/ENGINEER PRIOR TO COMMENCEMENT OF THE WORK.  
 - ALL THE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST VERSION OF ONTARIO BUILDING CODE AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.  
 - ALL FIRE SAFETY SYSTEM TO BE ACTIVE DURING AND AFTER CONSTRUCTION.  
 - IF EXISTING CONSTRUCTION IS DAMAGED DURING THE WORK, CONTRACTOR TO MAKE GOOD TO MATCH EXISTING.  
 - DO NOT SCALE THE DRAWING.  
 - THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER/ENGINEER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT WRITTEN PERMISSION OF THE DESIGNER/ENGINEER.

| No. | DESCRIPTION        | DATE     |
|-----|--------------------|----------|
| 01  | ISSUED FOR PERMIT. | SEP 2023 |

PROJECT:  
**17 STRATHDALE RD., BRAMPTON**

TITLE:  
**SITE PLAN**

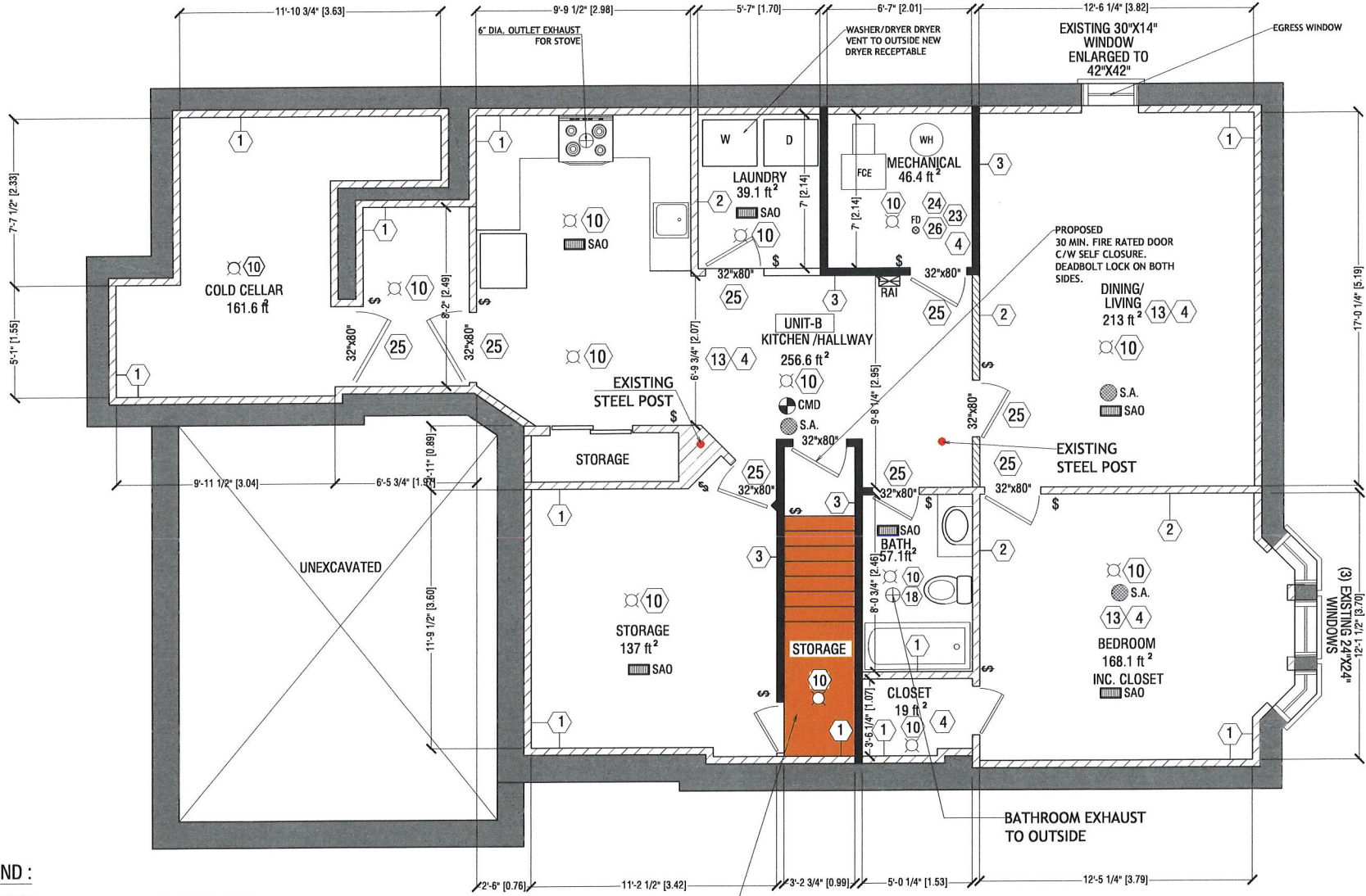
CONSULTANT:  
**EL MONDE ENGINEERING**  
 (416) 528 3834  
 palagut@gmail.com

|                         |                    |
|-------------------------|--------------------|
| DRAWN BY:<br>AR         | CHECKED BY:<br>PP  |
| DATE:<br>FEB 2024       | DRAWING NO:<br>A-1 |
| SCALE:<br>3/32" = 1'-0" |                    |

| CALCULATION OF GLASS AREA AS PER COMPLIANCE ALTERNATIVE C107 PART 11 OF OBC 2012 |           |                          |                                   |
|--|-----------|--------------------------|-----------------------------------|
| ROOM TYPE  | ROOM AREA | GLASS AREA REQUIRED (FS) | EXISTING/PROPOSED GLASS AREA (FS) |
| BEDROOM  | 168.1 SF  | 2.5% OF 168.1 SF=4.20 SF | 12 SF /12 SF                      |
| LIVING   | 213 SF    | 5% OF 213= 10.65 SF      | 7.5 SF / 12.25 SF                 |

| WOOD LINTEL | OPENINGS          | SIZE     |
|-------------|-------------------|----------|
| WB1         | UPTO 42" OPENINGS | 2-2"x6"  |
| WB2         | UPTO 66" OPENINGS | 2-2"x10" |

| STEEL LINTEL | OPENINGS          | SIZE               |
|--------------|-------------------|--------------------|
| L1           | UPTO 54" OPENINGS | L3.5"x3.5"x0.3125" |
| L2           | UPTO 66" OPENINGS | L4.0"x3.5"x0.3125" |



- LEGEND :**
- EXISTING WALL TO BE DEMOLISHED
  - EXISTING EXTERIOR WALLS
  - PROPOSED INTERIOR WALLS
  - FIRE RATED WALLS REFER TO N-01 FOR DETAILS
  - EXISTING INTERIOR WALLS

PROVIDE 5/8" TYPE 'X' GYPSUM BOARD UNDERSIDE STAIRS GOING TO MAIN FLOOR

**BASEMENT FLOOR GFA AREA: 1082.6 SFT**

**NOTES:**  
-FOR DETAILED SPECIFICATIONS AND LEGENDS SEE DWG. N-1

**GENERAL NOTES:**

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- ALL FIRE SAFETY SYSTEM TO BE ACTIVE DURING AND AFTER CONSTRUCTION.
- IF EXISTING CONSTRUCTION IS DAMAGED DURING THE WORK, CONTRACTOR TO MAKE GOOD TO MATCH EXISTING.
- DO NOT SCALE THE DRAWING.
- THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER/ENGINEER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT WRITTEN PERMISSION OF THE DESIGNER/ENGINEER.

|     |                    |          |
|-----|--------------------|----------|
| 01  | ISSUED FOR PERMIT. | SEP 2023 |
| No. | DESCRIPTION        | DATE     |

PROJECT:  
**17 STRATHDALE RD. BRAMPTON**

TITLE:  
**PROPOSED BASEMENT LAYOUT**

CONSULTANT:  
**EL MONDE ENGINEERING**  
(416 528 3834)  
palagut@gmail.com

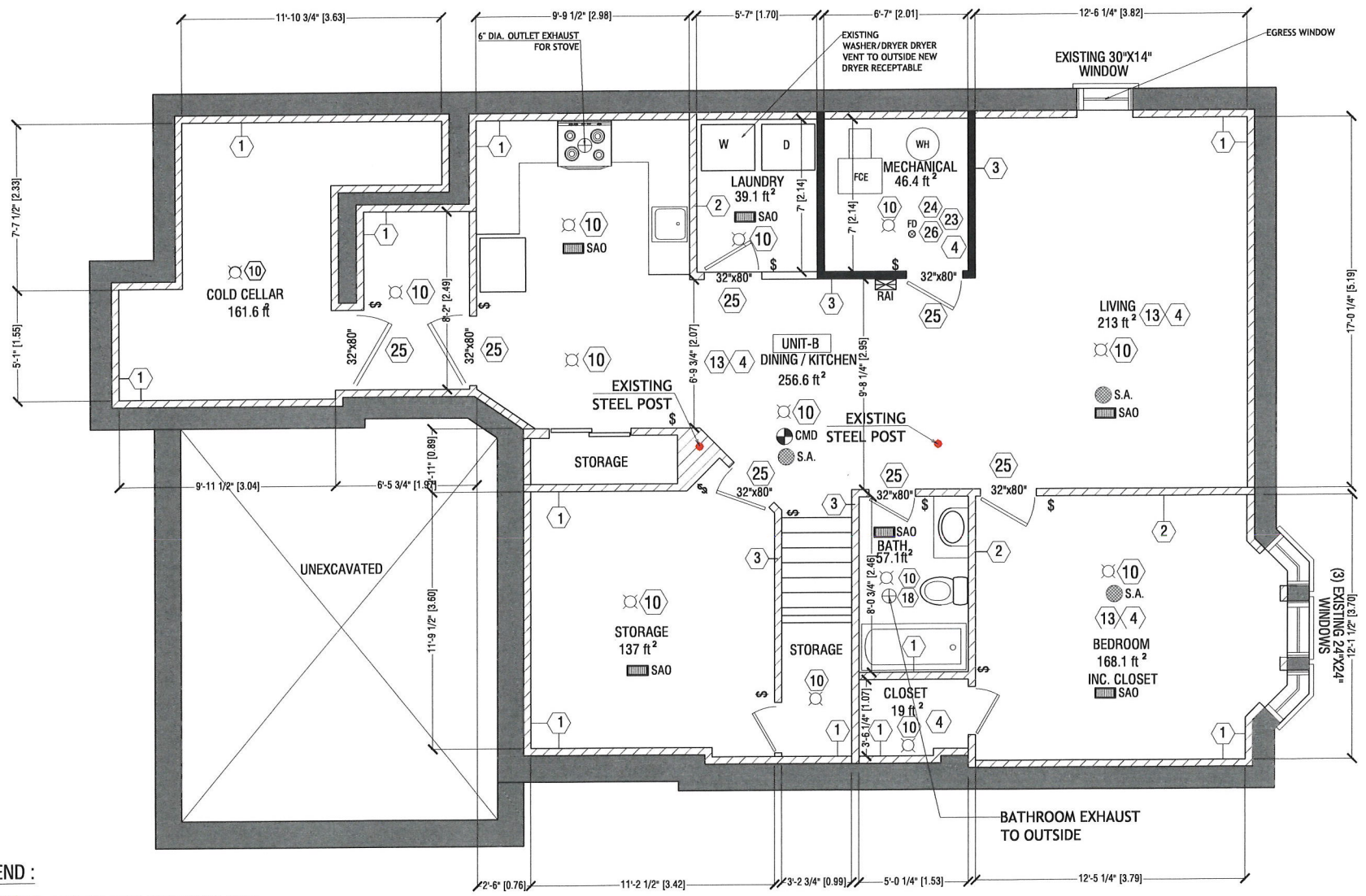
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|-----------|---------------|--------------|-----|
| DRAWN BY: | AR            | CHECKED BY:  | PP  |
| DATE:     | FEB 2024      | DRAWING NO.: | A-2 |
| SCALE:    | 3/16" = 1'-0" |              |     |



CALCULATION OF GLASS AREA AS PER COMPLIANCE ALTERNATIVE C107 PART 11 OF OBC 2012

| ROOM TYPE     | ROOM AREA | GLASS AREA REQUIRED (FS) | EXISTING GLASS AREA (FS) |
|---------------|-----------|--------------------------|--------------------------|
| BEDROOM       | 168.1 SF  | 2.5% OF 168.1 SF=4.20 SF | 12 SF                    |
| LIVING/DINING | 213 SF    | 5% OF 213= 10.65 SF      | 7.5 SF                   |

| WOOD LINTEL | OPENINGS          | SIZE     | STEEL LINTEL | OPENINGS          | SIZE               |
|-------------|-------------------|----------|--------------|-------------------|--------------------|
| WB1         | UPTO 42" OPENINGS | 2-2"x6"  | L1           | UPTO 54" OPENINGS | L3.5"x3.5"x0.3125" |
| WB2         | UPTO 66" OPENINGS | 2-2"x10" | L2           | UPTO 66" OPENINGS | L4.0"x3.5"x0.3125" |



- LEGEND :**
- EXISTING WALL TO BE DEMOLISHED
  - EXISTING EXTERIOR WALLS
  - EXISTING INTERIOR WALLS
  - FIRE RATED WALLS REFER TO N-01 FOR DETAILS

**BASEMENT FLOOR GFA AREA: 1082.6 SFT**

**NOTES:**  
-FOR DETAILED SPECIFICATIONS AND LEGENDS SEE DWG. N-1

**GENERAL NOTES:**

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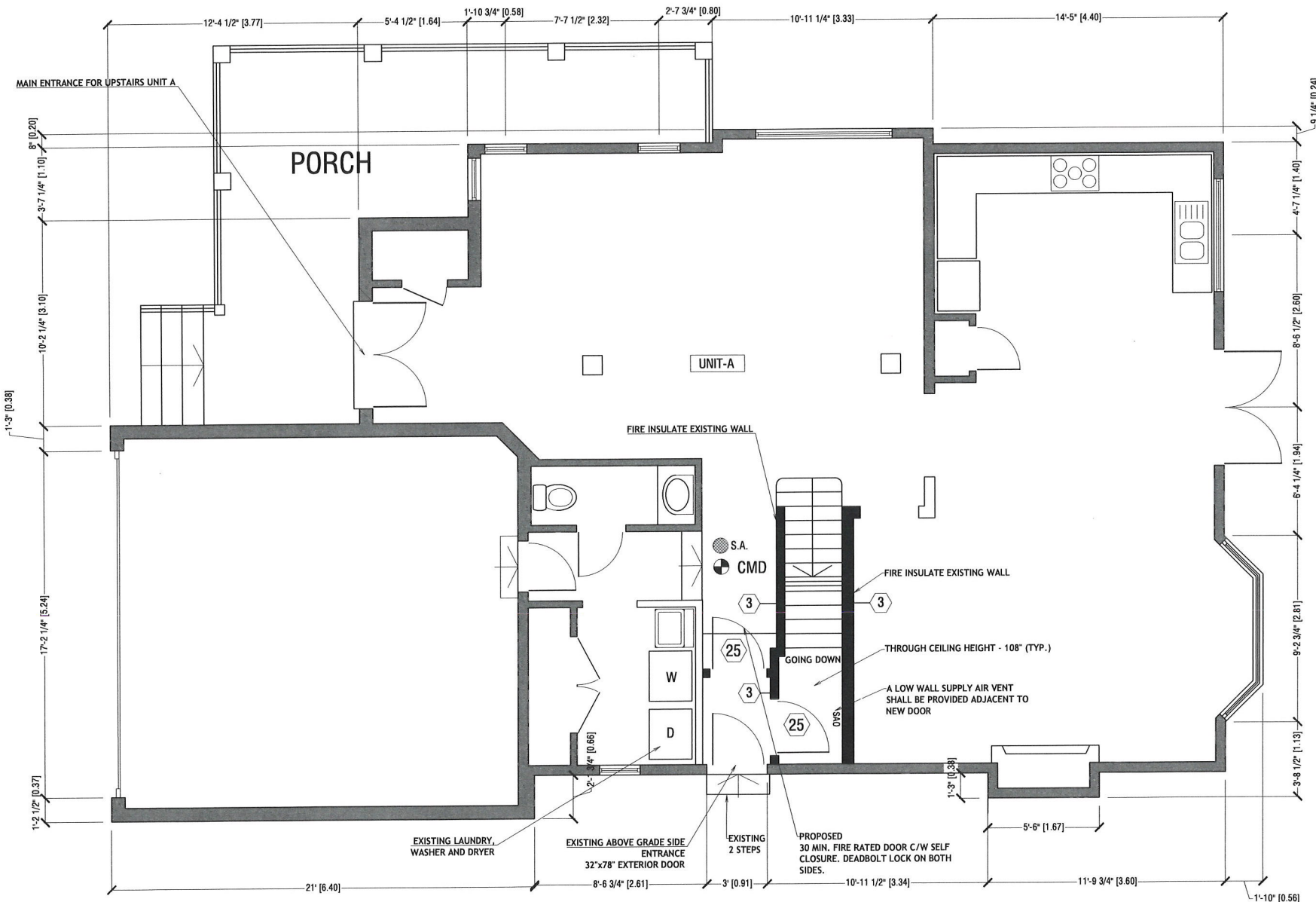
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|-----|--------------------|----------|
| 01  | ISSUED FOR PERMIT. | SEP 2023 |
| No. | DESCRIPTION        | DATE     |

PROJECT:  
**17 STRATHDALE RD., BRAMPTON**

TITLE:  
**EXISTING BASEMENT LAYOUT**

CONSULTANT:  
**EL MONDE ENGINEERING**  
(416 528 3834)  
palagut@gmail.com

|           |               |              |     |
|-----------|---------------|--------------|-----|
| DRAWN BY: | AR            | CHECKED BY:  | PP  |
| DATE:     | FEB 2024      | DRAWING NO.: | A-3 |
| SCALE:    | 3/16" = 1'-0" |              |     |



GENERAL NOTES:  
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|     |                    |          |
|-----|--------------------|----------|
| 01  | ISSUED FOR PERMIT. | SEP 2023 |
| No. | DESCRIPTION        | DATE     |

PROJECT:  
**17 STRATHDALE RD. BRAMPTON**

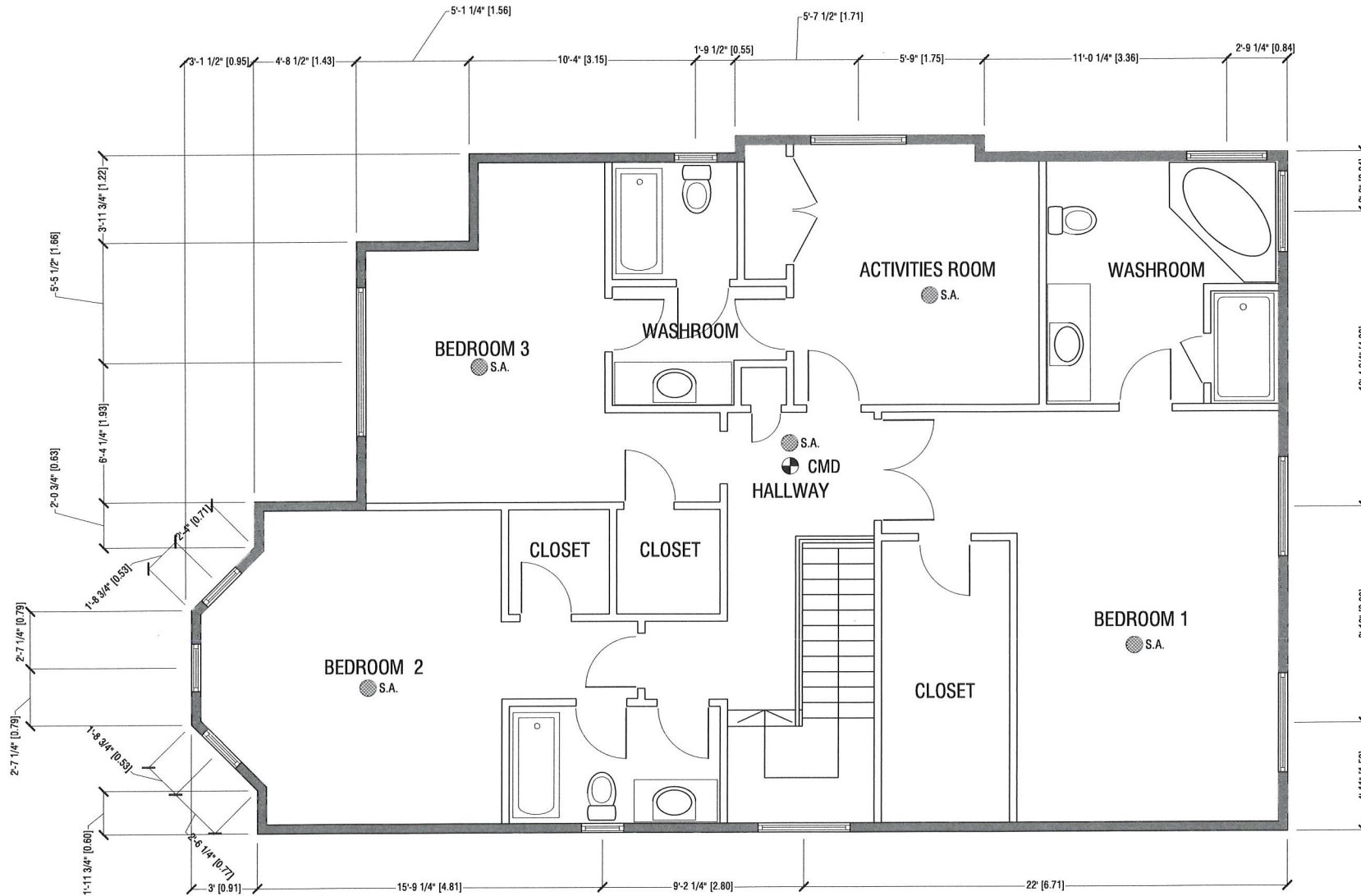
TITLE:  
**MAIN FLOOR LAYOUT**

CONSULTANT:  
**EL MONDE ENGINEERING**  
 (416 528 3834)  
 palagut@gmail.com

|                         |                    |
|-------------------------|--------------------|
| DRAWN BY:<br>AR         | CHECKED BY:<br>PP  |
| DATE:<br>FEB 2024       | DRAWING NO:<br>A-4 |
| SCALE:<br>3/16" = 1'-0" |                    |

**PROPOSED MAINFLOOR LAYOUT**  
**MAIN FLOOR GFA AREA: 1170.8 ft<sup>2</sup>**  
 NOTES:  
 -FOR DETAILED SPECIFICATIONS AND LEGENDS SEE DWG. N-1

- EXISTING WALL TO BE DEMOLISHED
- EXISTING EXTERIOR WALLS
- PROPOSED INTERIOR WALLS
- FIRE RATED WALLS REFER TO N-01 FOR DETAILS



- EXISTING WALL TO BE DEMOLISHED
- EXISTING EXTERIOR WALLS
- PROPOSED INTERIOR WALLS
- FIRE RATED WALLS REFER TO N-01 FOR DETAILS

**EXISTING SECOND FLOOR**

**SECOND FLOOR GFA AREA: 1413.8 ft<sup>2</sup>**

**NOTES:**  
 ALL WINDOWS EXISTING UNLESS OTHERWISE SPECIFIED  
 FOR DETAILED SPECIFICATIONS AND LEGENDS SEE DWG. N-1

**GENERAL NOTES:**

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|     |                    |          |
|-----|--------------------|----------|
| 01  | ISSUED FOR PERMIT. | SEP 2023 |
| No. | DESCRIPTION        | DATE     |

PROJECT:  
  
**17 STRATHDALE RD., BRAMPTON**

TITLE:  
  
**SECOND FLOOR PLAN**

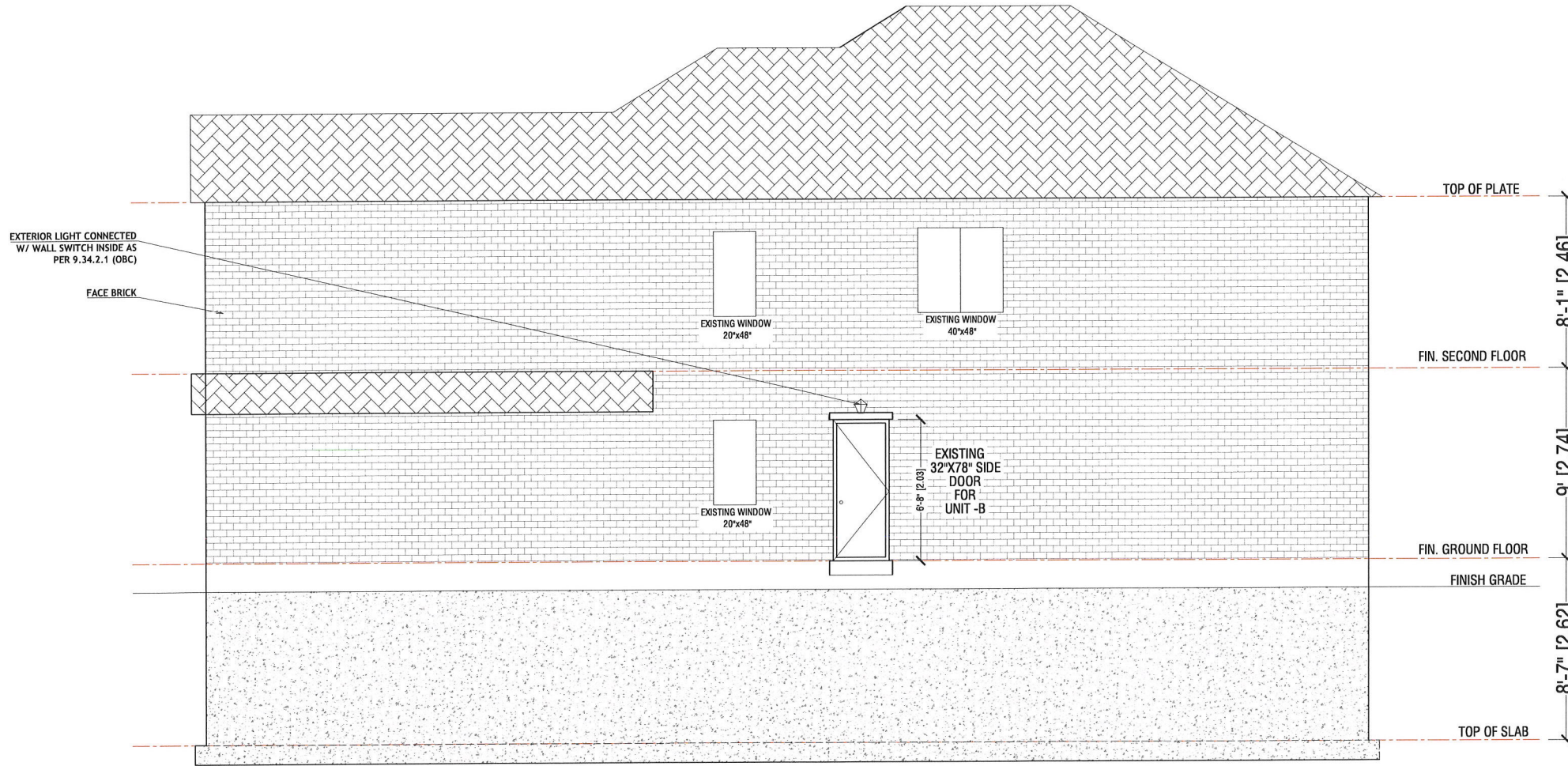
CONSULTANT:  
  
**EL MONDE ENGINEERING**  
 (416 528 3834)  
 palagut@gmail.com

|                    |                |
|--------------------|----------------|
| DRAWN BY: AR       | CHECKED BY: PP |
| DATE: FEB 2024     | DRAWING NO:    |
| SCALE: 3/16"=1'-0" | A-5            |

WALL AREA: 1375 SQFT  
 LIMITING DISTANCE: 1.23m (7%)  
 OPENINGS ALLOWED: 96.25 SQFT  
 OPENINGS PROVIDED: 41.33 SQFT (EXISTING)

| WOOD LINTEL | OPENINGS          | SIZE     |
|-------------|-------------------|----------|
| WB1         | UPTO 42" OPENINGS | 2-2"x6"  |
| WB2         | UPTO 66" OPENINGS | 2-2"x10" |

| STEEL LINTEL | OPENINGS          | SIZE               |
|--------------|-------------------|--------------------|
| L1           | UPTO 54" OPENINGS | L3.5"x3.5"x0.3125" |
| L2           | UPTO 66" OPENINGS | L4.0"x3.5"x0.3125" |



RIGHT SIDE ELEVATION

EXISTING RIGHT SIDE ELEVATION

NOTES:  
 ALL WINDOWS EXISTING UNLESS OTHERWISE SPECIFIED  
 FOR DETAILED SPECIFICATIONS AND LEGENDS SEE DWG. N-1

GENERAL NOTES:  
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 - ALL THE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST VERSION OF ONTARIO BUILDING CODE AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.  
 - ALL FIRE SAFETY SYSTEM TO BE ACTIVE DURING AND AFTER CONSTRUCTION.  
 - IF EXISTING CONSTRUCTION IS DAMAGED DURING THE WORK, CONTRACTOR TO MAKE GOOD TO MATCH EXISTING.  
 - DO NOT SCALE THE DRAWING.  
 - THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER/ENGINEER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT WRITTEN PERMISSION OF THE DESIGNER/ENGINEER.

|     |                    |          |
|-----|--------------------|----------|
| 01  | ISSUED FOR PERMIT. | SEP 2023 |
| No. | DESCRIPTION        | DATE     |

PROJECT:  
 17 STRATHDALE RD., BRAMPTON

TITLE:  
 RIGHT SIDE ELEVATION

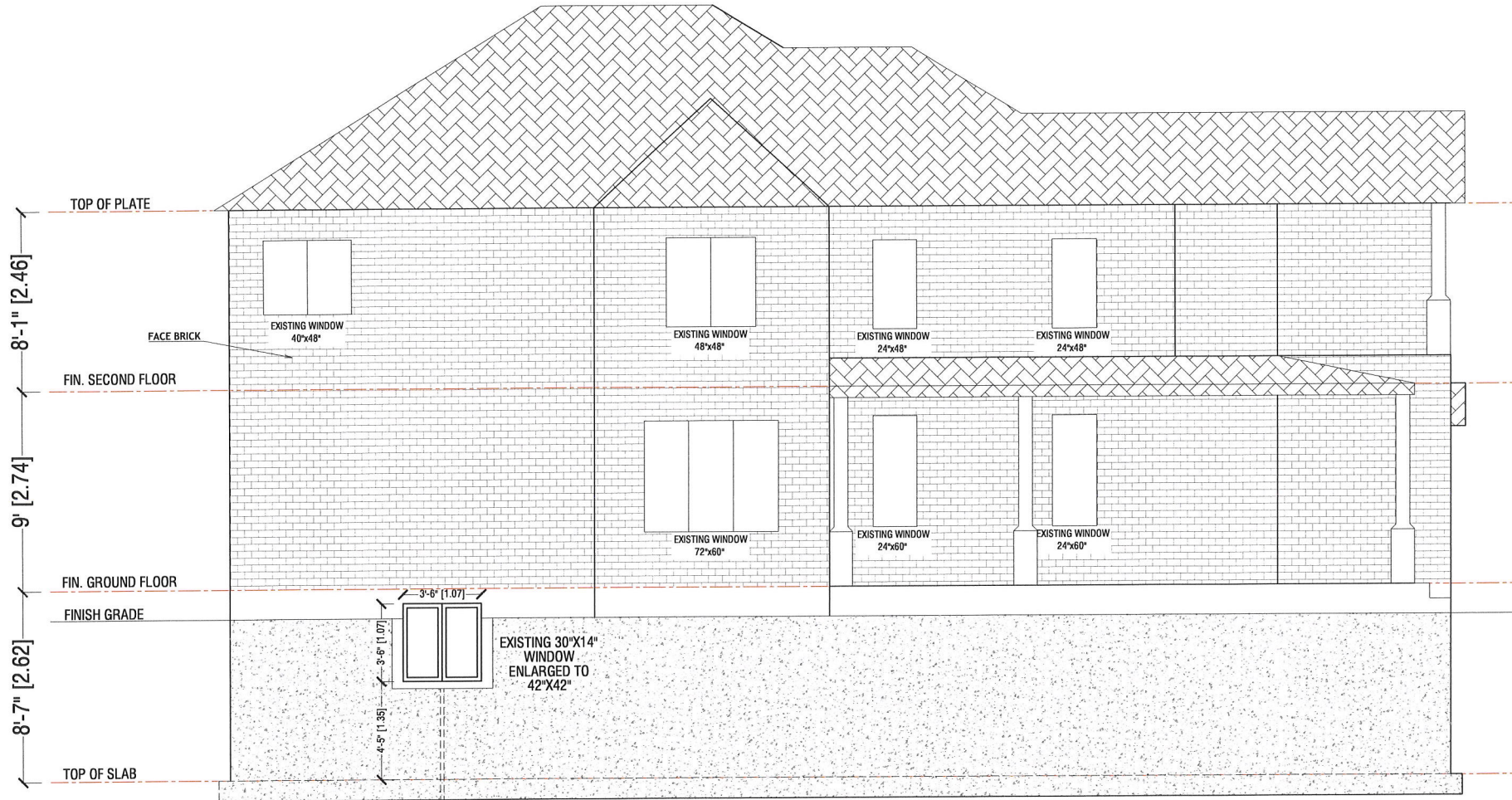
CONSULTANT:  
**EL MONDE ENGINEERING**  
 (416 528 3834)  
 palagut@gmail.com

|           |             |              |     |
|-----------|-------------|--------------|-----|
| DRAWN BY: | AR          | CHECKED BY:  | PP  |
| DATE:     | FEB 2024    | DRAWING NO.: | A-6 |
| SCALE:    | 3/16"=1'-0" |              |     |

WALL AREA: 1375 SQFT  
 LIMITING DISTANCE: 1.5m (8%)  
 OPENINGS ALLOWED: 110.0 SQFT  
 OPENINGS PROVIDED: 95.33 SQFT (EXISTING)  
 OPENINGS PROVIDED: 107.6 SQFT (PROPOSED)

| WOOD LINTEL | OPENINGS          | SIZE     |
|-------------|-------------------|----------|
| WB1         | UPTO 42" OPENINGS | 2-2"x6"  |
| WB2         | UPTO 66" OPENINGS | 2-2"x10" |

| STEEL LINTEL | OPENINGS          | SIZE               |
|--------------|-------------------|--------------------|
| L1           | UPTO 54" OPENINGS | L3.5"x3.5"x0.3125" |
| L2           | UPTO 66" OPENINGS | L4.0"x3.5"x0.3125" |



LEFT SIDE ELEVATION

EXISTING LEFT SIDE ELEVATION

NOTES:  
 ALL WINDOWS EXISTING UNLESS OTHERWISE SPECIFIED  
 FOR DETAILED SPECIFICATIONS AND LEGENDS SEE DWG. N-1

GENERAL NOTES:  
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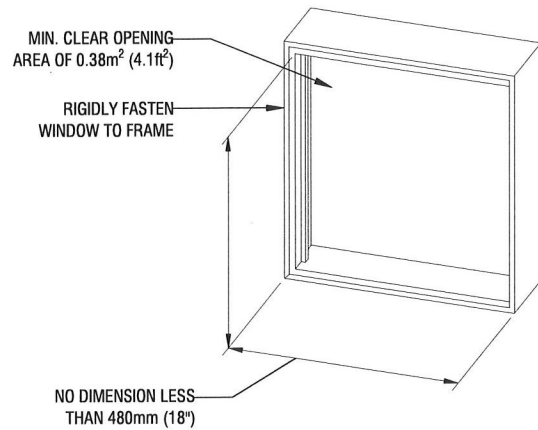
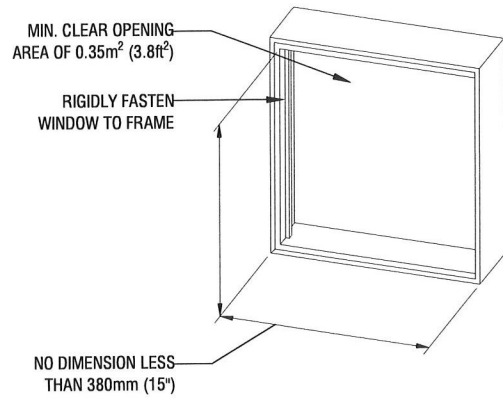
| No. | DESCRIPTION        | DATE     |
|-----|--------------------|----------|
| 01  | ISSUED FOR PERMIT. | SEP 2023 |

PROJECT:  
 17 STRATHDALE  
 RD. BRAMPTON

TITLE:  
 LEFT SIDE ELEVATION

CONSULTANT:  
**EL MONDE  
 ENGINEERING**  
 (416 528 3834)  
 palagut@gmail.com

|           |               |              |     |
|-----------|---------------|--------------|-----|
| DRAWN BY: | AR            | CHECKED BY:  | PP  |
| DATE:     | FEB 2024      | DRAWING NO.: | A-7 |
| SCALE:    | 3/16" = 1'-0" |              |     |



GENERAL NOTES:  
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01 ISSUED FOR PERMIT. SEP 2023

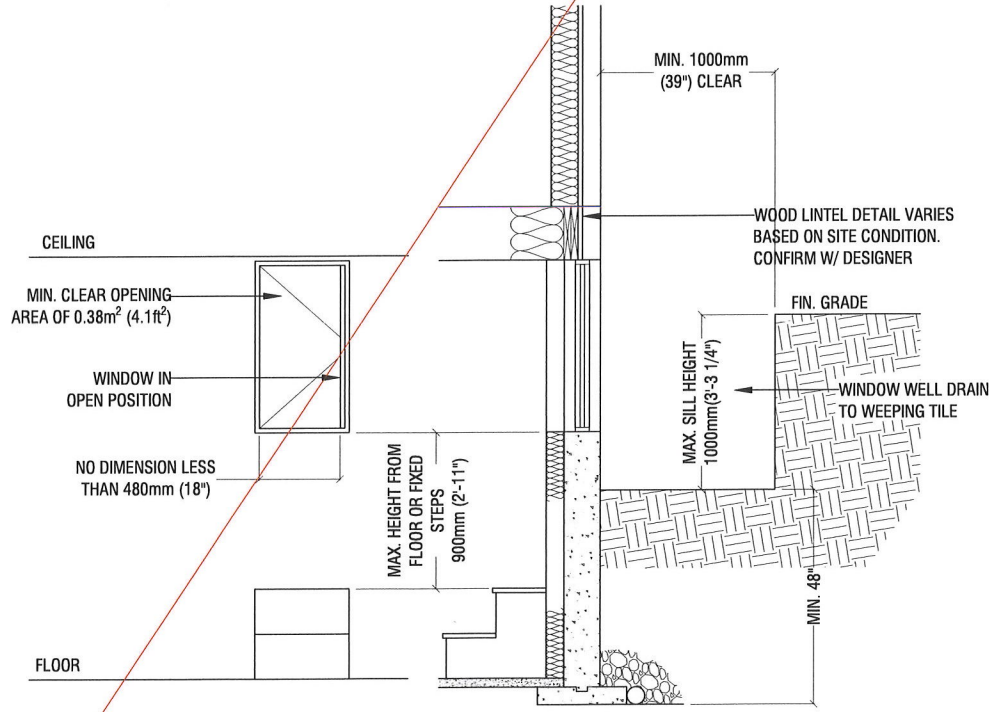
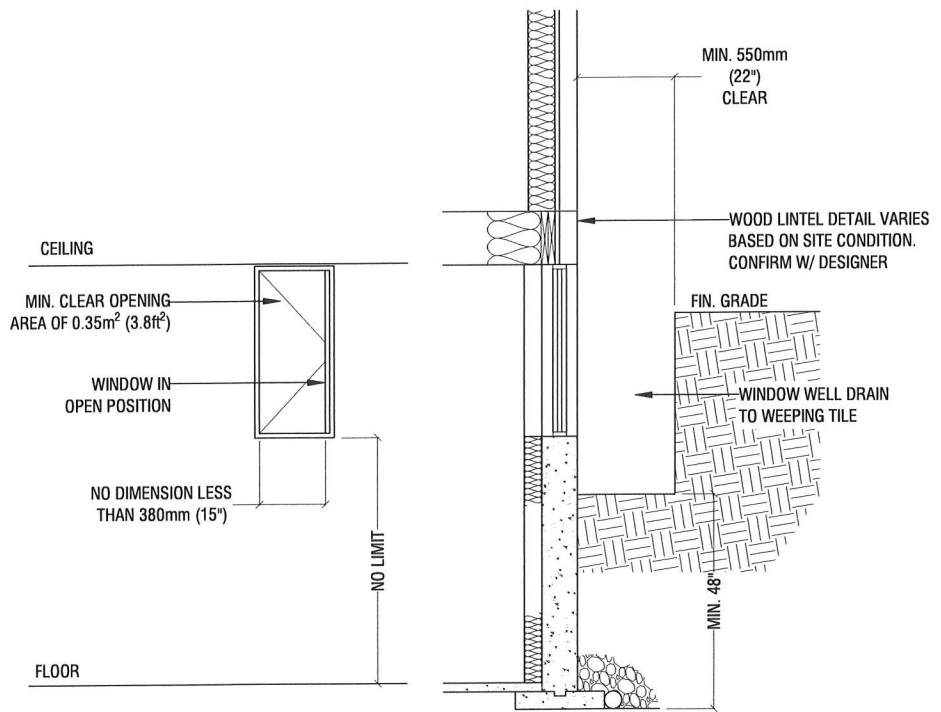
No. DESCRIPTION DATE

PROJECT:  
 17 STRATHDALE RD., BRAMPTON

TITLE:  
 EGRESS WINDOW DETAIL

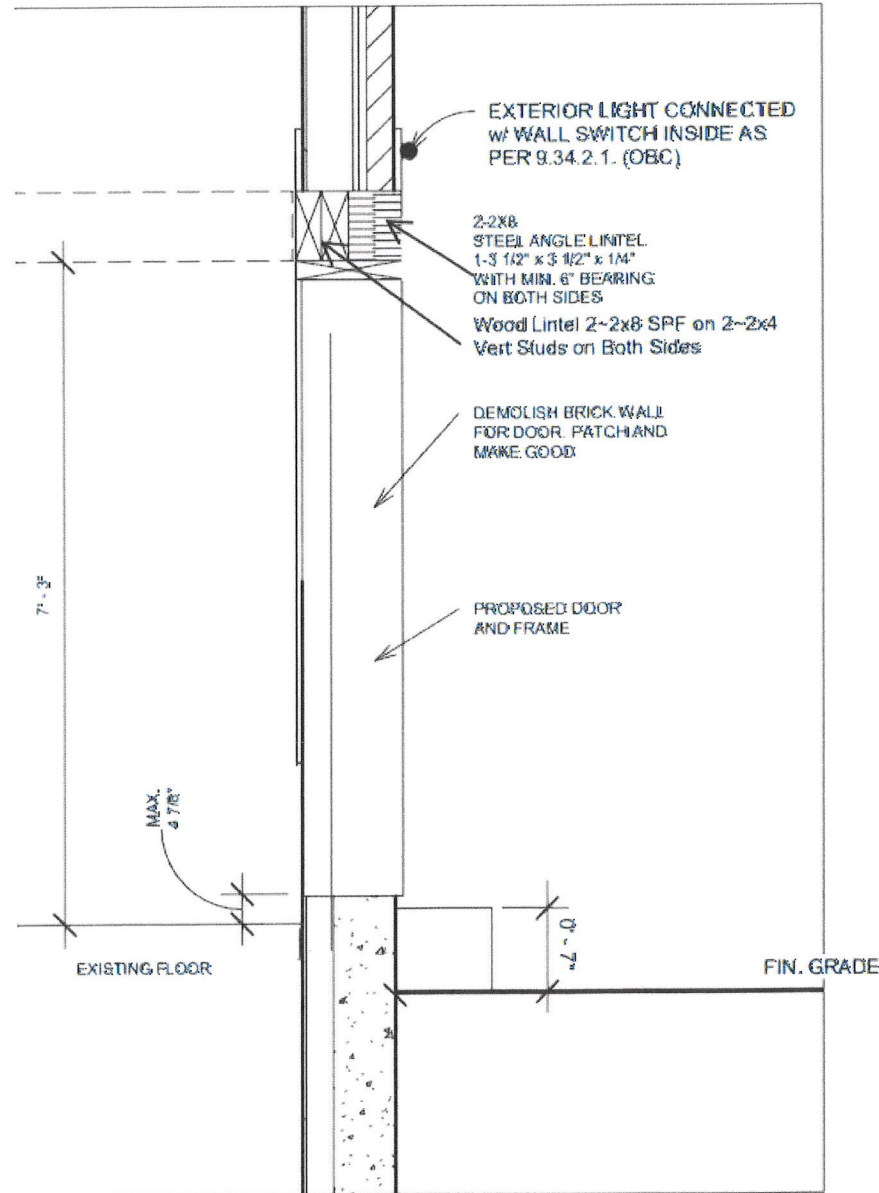
CONSULTANT:  
**EL MONDE ENGINEERING**  
 (416 528 3834)  
 palagut@gmail.com

|                        |                    |
|------------------------|--------------------|
| DRAWN BY:<br>PP        | CHECKED BY:<br>PP  |
| DATE:<br>FEB 2024      | DRAWING NO:<br>A-8 |
| SCALE:<br>3/8" = 1'-0" |                    |



1  
A-9 EGRESS WINDOW - OPTION 'A' OR 'B'

2  
A-9 ESCAPE WINDOW - OPTION 'C'



GENERAL NOTES:

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|     |                    |          |
|-----|--------------------|----------|
| 01  | ISSUED FOR PERMIT. | SEP 2023 |
| No. | DESCRIPTION        | DATE     |

PROJECT:  
 17 STRATHDALE  
 RD. BRAMPTON

TITLE:  
 PROPOSED ABOVE  
 GRADE SIDE  
 ENTRANCE DETAIL

CONSULTANT:  
**EL MONDE  
 ENGINEERING**  
 (416 528 3834)  
 palagut@gmail.com

|                        |                    |
|------------------------|--------------------|
| DRAWN BY:<br>PP        | CHECKED BY:<br>PP  |
| DATE:<br>FEB 2024      | DRAWING NO:<br>A-9 |
| SCALE:<br>3/4" = 1'-0" |                    |

# CONSTRUCTION NOTES:

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS.

- 1 EXTERIOR WALL CONSTRUCTION  
1/2" DRYWALL FINISH  
2"x4" WOOD STUD @ 16" O.C.  
1" AIR SPACE  
EXISTING ROLLED R20 BATT INSULATION  
EXISTING VAPOUR BARRIER  
EXISTING 8" CONCRETE WALL  
EXISTING DAMP PROOFING PAPER
- 2 INTERIOR WALL CONSTRUCTION  
1/2" DRYWALL  
2"x4" WOOD STUD @ 16" O.C.  
1/2" DRYWALL FINISH
- 3 INTERIOR WALL CONSTRUCTION 30 MIN FRR  
1/2" DRYWALL FINISH  
2"x4" WOOD STUD @ 16" O.C.  
3 1/2" ROXULL SAFE 'N' SOUND INSULATION  
1/2" DRYWALL FINISH
- 4 CEILING: 1/2" GYPSUM BOARD  
PART 11 COMPLIANCE ALTERNATIVE C152 (9.10.9.14.(1) and (3);)  
In detached houses, semi-detached houses, townhouses and row houses containing not more than two dwelling units, 15 min horizontal fire separation is acceptable where,  
(i)smoke alarm are installed in every dwelling unit, sleeping rooms and in common areas in conformance with Subsection 9.10.19., and  
(ii)smoke alarms are interconnected.
- 5 PART 11 COMPLIANCE ALTERNATIVE C95 (6.2.4.7.10);  
In a building containing not more than four dwelling units or residential suits, the existing heating or air-conditioning system may be altered to serve more than one dwelling unit or suite and provided smoke alarms are installed in each dwelling unit or suite and provided a smoke detector is installed in the supply or return air duct system serving the entire building which would turn off the fuel supply and electrical power to the heating system upon activation of such detector.
- 6 PART 11 COMPLIANCE ALTERNATIVE C152 (9.10.9.15(1));  
In detached houses, semi-detached houses, townhouses and row houses containing not more than two dwelling units, the fireresistance rating of the fire separation is waived where the building is sprinklered.
- 7 As per the requirements of OBC 9.10.19. Smoke alarms. All smoke alarms shall be interconnected with Audio and Visual Signal.
- 8 As per the requirements of OBC 9.33.4  
A Carbon Monoxide Alarm shall be installed adjacent to every sleeping area for dwellings with fuel burning appliances.
- 9 EVERY DOOR IN A FIRE SEPARATION SHALL HAVE A SELF-CLOSING DEVICE.  
20 MIN FIRE PROTECTION RATING OF CLOSURE IS REQUIRED FOR 30 OR 45 MIN FRR OF FIRE SEPARATION.

- 10 A LIGHT CONTROLLED BY A SWITCH IS REQUIRED IN EVERY KITCHEN, BEDROOM, LIVING ROOM, BATHROOM, VESTIBULE, HALLWAY, GARAGE AND CARPORT. A SWITCH RECEPTACLE MAY BE PROVIDED INSTEAD OF A LIGHT IN BEDROOMS AND LIVING ROOMS.
- 11 PART 11 COMPLIANCE ALTERNATIVE C136 (9.9.9)  
In detached houses, semi-detached houses, townhouses and row houses containing not more than two dwelling units, exit requirements are acceptable if at least one of the following conditions exists:  
  
(a.) a door, including a sliding door, that opens directly to the exterior from a dwelling unit, serves only that dwelling unit and has reasonable access to ground level, and the dwelling units are equipped with smoke alarms installed in conformance with Subsection 9.10.19.,  
  
(b.) an exit that is accessible to more than one dwelling unit, and provides the only means of egress from each dwelling unit, provided that the means of egress is separated from the remainder of the building and common areas by a fire separation having a 30 min fire-resistance rating and provided further that the required access to exit from any dwelling unit cannot be through another dwelling unit and common areas are provided with smoke alarms that are installed in conformance with Subsection 9.10.19 and are interconnected,
- 12 ALL FRAMING LUMBER WHICH ARE SUPPORTED ON CONCRETE IN DIRECT CONTACT WITH SOIL SHALL BE SEPARATED FROM THE CONCRETE WITH 0.05MM POLYETHYLENE OR TYPE 'S' ROLL ROOFING.
- 13 PART 11 COMPLIANCE ALTERNATIVE C102 (9.5.3.1)  
In detached houses, semi-detached houses, townhouses and row houses containing not more than two dwelling units,  
(a.) minimum room height shall not be less than 1950mm over the required floor area and in any location that would normally be used as a means of egress, or  
(b.) minimum room height shall not be less than 2030mm over at least 50% of the required floor area, provided that any part of the floor having a clear height of less than 1400mm shall no be considered in computing the required floor area.
- 14 AN ADEQUATE SUPPLY OF COMBUSTION AIR MUST BE AVAILABLE FOR THE FURNACE AND HOT WATER TANK.
- 15 THE FIRE SPRINKLER SYSTEM SHALL BE A FLOW THROUGH SYSTEM WITH A MINIMUM 3/4" COPPER PIPE CONNECTED TO AT LEAST A 3/4" COPPER WATER PIPE OR DIRECTLY AFTER THE WATER METER AND SHALL HAVE A SUPERVISED SHUT OFF SUPPLY VALVE.
- 16 AIR SUPPLY REGISTERS AT CEILING.
- 17 AIR RETURN REGISTERS AT FLOOR LEVEL.
- 18 EXHAUST FAN TO DIRECTLY DISCHARGE OUTSIDE.
- 19 UNDERCUT DOOR MIN 1" SHORT TO ANY ROOM WITHOUT RETURN GRILL.
- 20 BATTERY POWERED EMERGENCY LIGHTING UNITS CONFORMING TO CSA C22.2 NO. 141 "EMERGENCY LIGHTING EQUIPMENT" SHALL BE PROVIDED IN ANY COMMON MEANS OF EGRESS

- 21 2"x6" STUD 16" O.C.(2"x6") SIL PLATE ON DAMP PROOFING MATERIAL (1/2") DIA. ANCHOR BOLTS 8" LONG EMBEDDED MIN. (4") INTO CONCRETE 7"-10" O.C. (4") HIGH CONCRETE CURB ON (14"x6") CONCRETE FOOTING ADD HORIZONTAL BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED
- 22 INTERIOR WALL CONSTRUCTION 30 MIN FRR "TYPE C"  
1/2" DRYWALL FINISH  
2"x6" WOOD STUD @ 16" O.C.  
5 1/2" ROXULL SAFE 'N' SOUND INSULATION  
1/2" DRYWALL FINISH
- 23 PROVIDE SMOKE DETECTOR IN THE SUPPLY OR RETURN AIR DUCT SYSTEM TO TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SMOKE DETECTOR. SEE NOTE 5.
- 24 PROVIDE SPRINKLERS IN AREAS WITH UNFINISHED CEILING. NEW SPRINKLER SYSTEM TO BE PROVIDED. SEE NOTE 15  
GAS PROOF ALL CEILING VOIDS.
- 25 20 MIN RATED DOOR AND FRAME WITH SELF CLOSING DEVICE.
- 26 Shut-off valves shall be installed in every suite in a building of residential occupancy as may be necessary to ensure that when the supply to one suite is shut off the supply to the remainder of the building is not interrupted.

## LEGEND

|  |      |                            |
|--|------|----------------------------|
|  | CMD  | CARBON MONOXIDE DETECTOR   |
|  | S.A. | SMOKE ALARM INTERCONNECTED |
|  | SAO  | WARM AIR REGISTER          |
|  | RAI  | RETURN AIR REGISTER        |
|  |      | EXHAUST FAN                |
|  | CL   | CLOSET                     |
|  | EP   | ELECTRICAL PANEL           |
|  | FD   |                            |
|  |      | LIGHT FIXTURE              |
|  | \$   | SWITCH                     |
|  | \$3  | THREE WAY SWITCH           |
|  |      | SPRINKLERS                 |

## GENERAL SPECIFICATIONS:

ALL DRAWING TO BE USED FOR CONSTRUCTION ONLY WHEN APPROVED BY MUNICIPALITY ACCOMPANIED WITH THE BUILDING PERMIT. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH WORK.  
MANUFACTURED ITEMS MATERIALS AND CONSTRUCTION MUST COMPLY WITH ALL REQUIREMENTS OF CANADA MORTGAGE AND HOUSING CORPORATIONS (C.M.H.C.) AND CANADIAN STANDARDS ASSOCIATION (C.S.A).  
DESIGNER SHALL TAKE NO RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT.

THE DRAWINGS ARE NOT TO BE SCALED

GENERAL NOTES:  
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|     |                    |          |
|-----|--------------------|----------|
| 01  | ISSUED FOR PERMIT. | SEP 2023 |
| No. | DESCRIPTION        | DATE     |

PROJECT:  
**17 STRATHDALE RD.\_BRAMPTON**

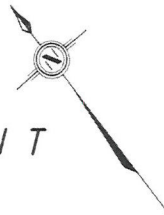
TITLE:  
**CONSTRUCTION NOTES**

CONSULTANT:  
**EL MONDE ENGINEERING**  
(416 528 3834)  
palagut@gmail.com

|                         |                    |
|-------------------------|--------------------|
| DRAWN BY:<br>PP         | CHECKED BY:<br>PP  |
| DATE:<br>FEB 2024       | DRAWING NO:<br>N-1 |
| SCALE:<br>3/16" = 1'-0" |                    |



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



**COVEBANK CRESCENT**  
 (BY REGISTERED PLAN 43M-1737)

SURVEYOR'S REAL PROPERTY REPORT - PART 1  
 PLAN OF  
**LOTS 255 to 260 INCLUSIVE**  
**REGISTERED PLAN 43M-1737**  
**CITY OF BRAMPTON**  
 REGIONAL MUNICIPALITY OF PEEL  
 SCALE 1 : 300



**YOUNG & YOUNG SURVEYING**  
 (ETOBICOKE 2006) INC.  
 © COPYRIGHT 2007

**METRIC**

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

**BEARING NOTE**

BEARINGS ARE GRID AND ARE REFERRED TO THE  
 SOUTH EAST LIMIT OF STRATHDALE ROAD, HAVING A BEARING  
 OF N38°55'00"E ACCORDING TO REGISTERED PLAN 43M-1737.

**LEGEND**

- DENOTES SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- RP REGISTERED PLAN 43M-1737
- N,S,E,W NORTH,SOUTH,EAST,WEST
- M MEASURED
- SSIB SHORT STANDARD IRON BAR
- P.I.N. PROPERTY IDENTIFIER NUMBER
- DUC DWELLING UNDER CONSTRUCTION
- P PORCH

**NOTE:**

ALL FOUND SURVEY MONUMENTS ARE BY  
 RADY-PENTEK & EDWARD, O.L.S.  
 ALL SET SURVEY MONUMENTS ARE IRON BARS.

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
**1662639**

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

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON THE 25th DAY OF JULY, 2007.

JULY 26, 2007.  
 DATE

*nahed*  
 NAHED SELEEM  
 ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR FIELDGATE HOMES.

**PART 2 - SURVEY REPORT**

- 1) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY : NONE
- 2) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

**Young & Young Surveying**

(ETOBICOKE 2006) INC.

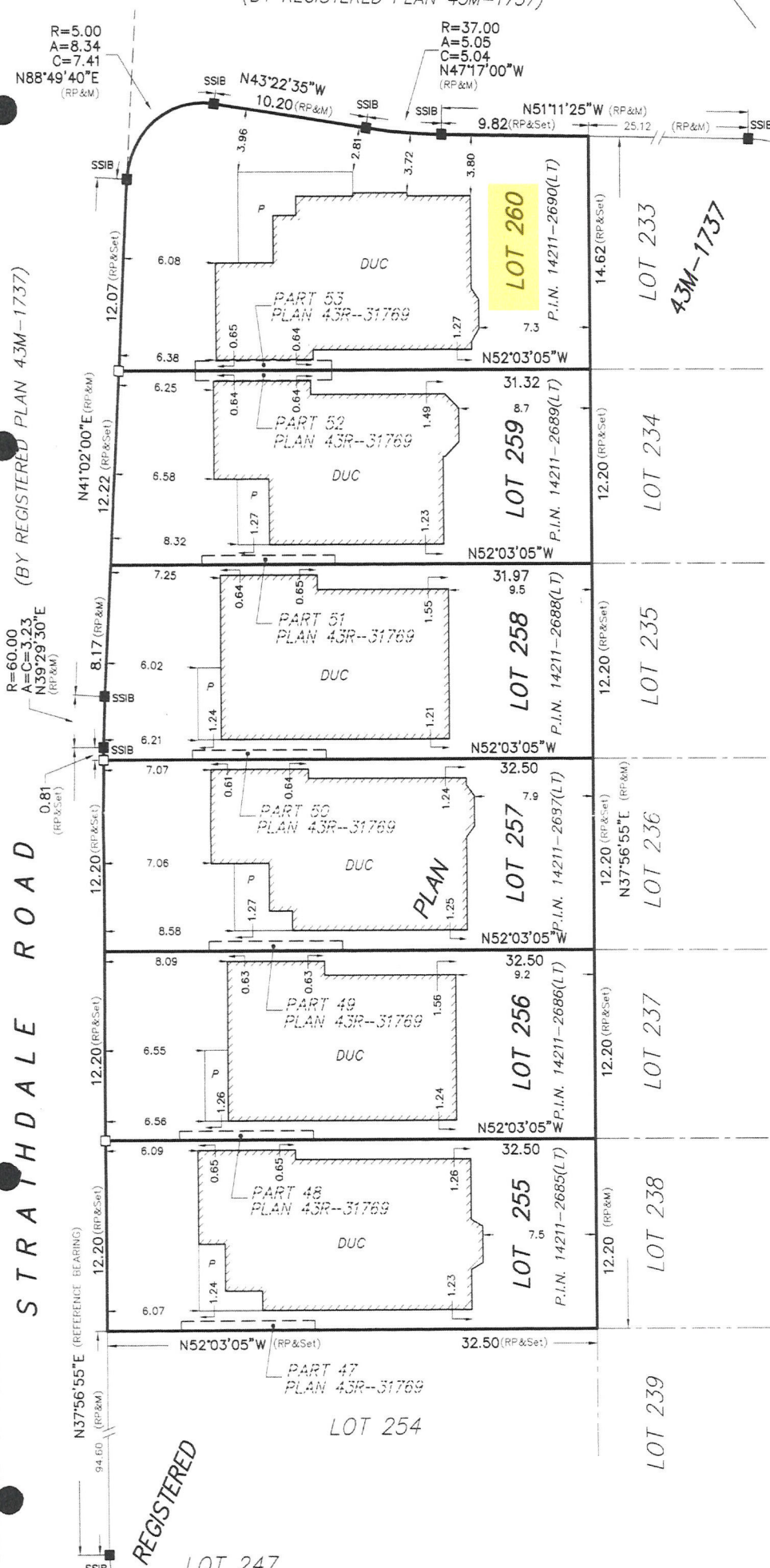
310 NORTH QUEEN STREET, UNIT 102  
 TORONTO ONTARIO M9C-5K4  
 PHONE (416) 621-2676 FAX (416) 621-3360  
 email: yytoronto@bellnet.ca

DRAWN BY  
 RJM

CHECKED BY  
 N.S.

PROJECT 06-T6767

STRAITHDALE ROAD (BY REGISTERED PLAN 43M-1737)



REGISTERED

COVEBANK CRESCENT

# Zoning Non-compliance Checklist

File No.  
A-2024-0154

Applicant: Asveethan Paramanathan and Siyalini Thavarajah

Address: 17 Strathdale Rd

Zoning: R1C-1903

By-law 270-2004, as amended

| Category                                 | Proposal   | By-law Requirement  | Section # |
|--|--|---|-----------|
| USE                                      |  |   |           |
| LOT DIMENSIONS<br>AREA / DEPTH / WIDTH   |  |   |           |
| BUILDING SETBACKS<br>FRONT / SIDE / REAR |  |   |           |
| BUILDING SIZE                            |  |   |           |
| BUILDING HEIGHT                          |  |   |           |
| COVERAGE                                 |  |   |           |
| ABOVE GRADE<br>ENTRANCE                  |  |   |           |
| ACCESSORY STRUCTURE<br>SETBACKS          |  |   |           |
| ACCESSORY STRUCTURE<br>SIZE / HEIGHT     |  |   |           |
| MULTIPLE ACCESSORY<br>STRUCTURES         |  |   |           |
| GARAGE WIDTH                             |  |   |           |
| LANDSCAPED OPEN<br>SPACE                 |  |   |           |
| ENCROACHMENTS                            |  |   |           |
| TWO-UNIT DWELLING                        | To permit a 0.88m wide pedestrian path of travel leading to the principal entrance of a additional residential unit, | whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2m leading to the principal entrance of an additional residential unit. | 10.16.1   |
| SCHEDULE "C"                             |  |   |           |
| OTHER – DECK                             |  |   |           |

Shiza Athar

Reviewed by Zoning

2024/04/30

Date