



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2024-0180

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)** 2511215 Ontario Inc.
Address 6220 Highway 7, Suite 500, Vaughan, Ontario L4H 4G3
Phone # (905) 452-1305 **Fax #** N/A
Email kyle.pulis@lankin.com

2. **Name of Agent** Marc De Nardis
Address 7685 Hurontario Street, Suite 501, Brampton, Ontario, L6W 0B4
Phone # (905) 796-5790 x257 **Fax #** N/A
Email mdenardis@gwdplanners.com

3. **Nature and extent of relief applied for (variances requested):**
 1) To permit a width of 0.30m for a permeable surface between an interior lot line and a driveway whereas the By-law requires a permeable surface of 0.60m abutting both side lot lines on interior lots of detached dwellings; 2) To permit a driveway width of 2.40m whereas the By-law requires a driveway width of 3.0m; 3) To permit a driveway width of 15.25m whereas the By-law permits a driveway width of 9.14m (12.0m per CofA A17-045); 4) To permit a detached garage with a GFA of 86m² whereas the By-law permits a maximum GFA of 48m².

4. **Why is it not possible to comply with the provisions of the by-law?**
 1) 10.9.1.B.4).a) Requires an area having a minimum width of 0.60m abutting both side lot lines on interior lots of detached dwellings; 2) 10.9.1.B.1) Requires a residential driveway to have minimum width 3.0m; 3) 10.9.1.B.1).e. Permits a residential driveway to have a maximum width of 9.14m; 4) 10.4.1.(g) Permits a detached private garage to have a maximum GFA of 48m².

5. **Legal Description of the subject land:**
Lot Number 4
Plan Number/Concession Number 1 E.H.S.
Municipal Address 76A Main Street South

6. **Dimension of subject land (in metric units)**
Frontage 17.67m
Depth 114.07m
Area 0.32ha

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

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

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Vacant - No existing buildings or structures.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Single detached residential dwelling, detached garage.

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	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

PROPOSED

Front yard setback	33.96m
Rear yard setback	55.60m
Side yard setback	3.60m (North)
Side yard setback	1.53m (South)

10. Date of Acquisition of subject land: March 30, 2021

11. Existing uses of subject property: Vacant

12. Proposed uses of subject property: Residential (Detached)

13. Existing uses of abutting properties: Residential (Detached), Place of Worship, School

14. Date of construction of all buildings & structures on subject land: N/A

15. Length of time the existing uses of the subject property have been continued: N/A

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

Municipal	<input checked="" type="checkbox"/>	Other (specify)	_____
Well	<input type="checkbox"/>		

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

Municipal	<input checked="" type="checkbox"/>	Other (specify)	_____
Septic	<input type="checkbox"/>		

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

Sewers	<input checked="" type="checkbox"/>	Other (specify)	_____
Ditches	<input type="checkbox"/>		
Swales	<input type="checkbox"/>		

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 # B17-004 Status Approved

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>A17-045</u>	Decision <u>Approved</u>	Relief <u>Lot Width, Interior Side Yard, Driveway Width, Accessory Building (Storage Hut)</u>
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

[Signature]
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 17 DAY OF 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, Marc De Nardis, OF THE City OF Vaughan

IN THE Region OF York 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 17th 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

[Signature]
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

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

Zoning Officer

Date

DATE RECEIVED May 17, 2024

Date Application Deemed Complete by the Municipality _____

APPOINTMENT AND AUTHORIZATION OF AGENT

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: 76A Main Street South

I/We, 2511215 Ontario Inc.
please print/type the full name of the owner(s)

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

Gagnon Walker Domes Ltd.
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 15th day of May, 2024.

DocuSigned by:
Kyle Pulis
E138D4A31982451...

(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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 76A Main Street South

I/We, 2511215 Ontario Inc.
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 15th day of May, 2024.

DocuSigned by:

E138D4A31952451...

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

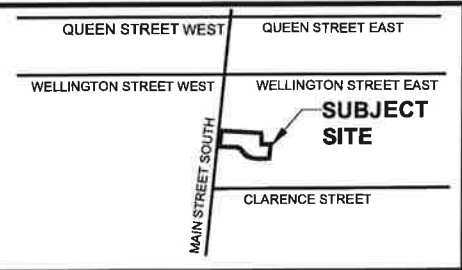
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

MINOR VARIANCES

1. To permit a minimum width of 0.30 metres for a permeable surface between an interior side lot line and a driveway whereas the Zoning By-law requires a minimum permeable surface of 0.60 metres abutting both side lot lines on interior lots of detached dwellings.
2. To permit a minimum driveway width of 2.40 metres for a Residential Driveway, whereas the Zoning By-law requires a minimum driveway width of 3.0 metres for a Residential Driveway;
3. To permit a maximum driveway width of 15.25 metres, whereas the Zoning By-law permits a maximum driveway width of 9.14 metres (12.0m per CofA A17-045); and
4. To permit a detached private garage with a maximum gross floor area of 86 square metres whereas the Zoning By-law permits a maximum gross floor area of 48 square metres for a detached private garage.



KEY PLAN

LEGEND

- SUBJECT SITE
- 1-4 MINOR VARIANCES

ZONING BY-LAW MATRIX

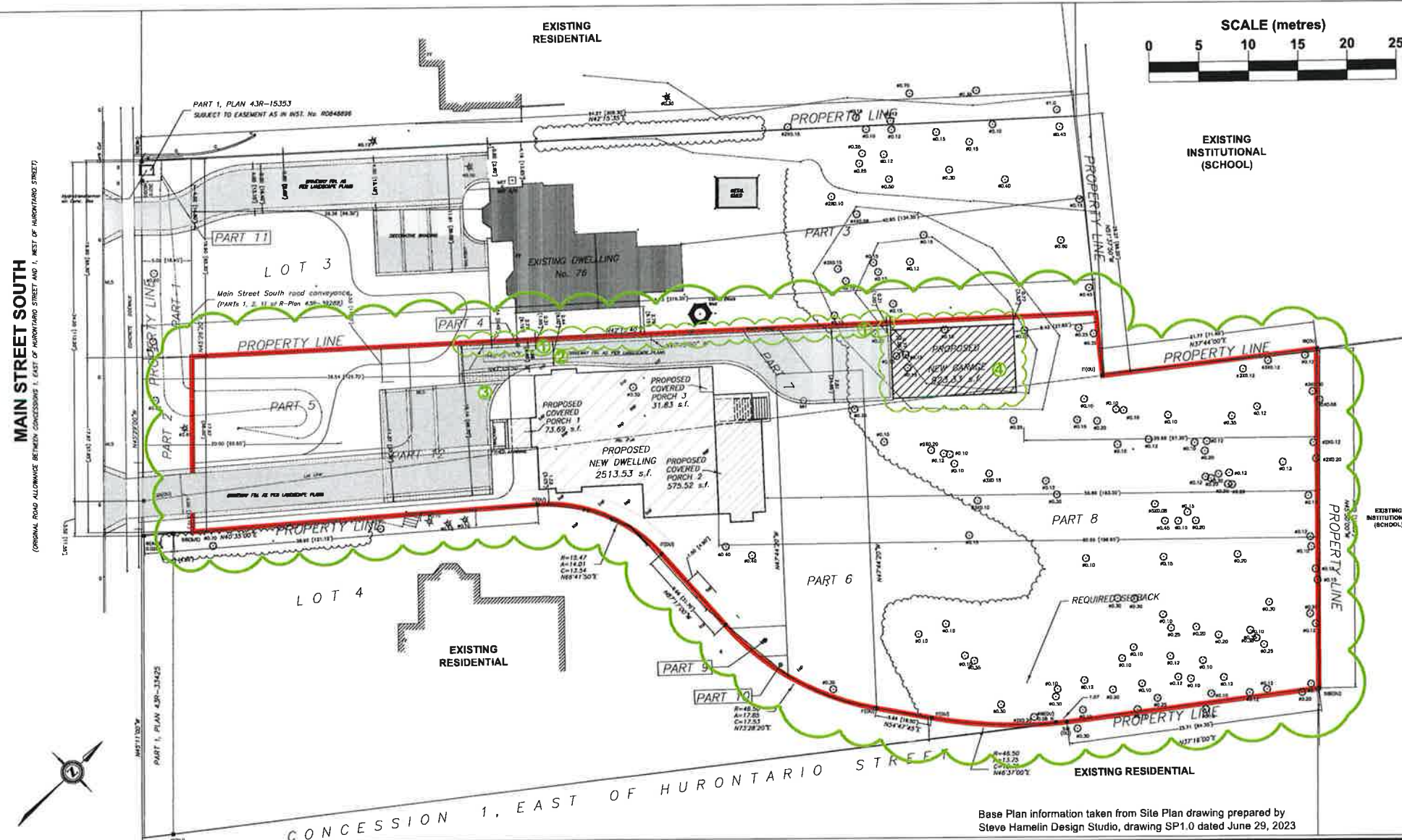
ZONING DESIGNATION	RESIDENTIAL - (R1A-3307) *REFER to CofA - A17-045	
	REQUIRED	PROPOSED
ZONE STANDARDS		
LOT AREA (MN)	630m ²	0.32ha (0.79ac)
LOT WIDTH (MN)	17m*	17.67m
LOT DEPTH (MN)	35m	114.07m
FRONT YARD SETBACK	20.0m (MN)	33.96m
NORTH INTERIOR SIDE YARD SETBACK	3.53 (MN)	3.60m
SOUTH INTERIOR SIDE YARD SETBACK	1.50m* (MN)	1.53m
REAR YARD SETBACK	25% of Lot Depth	55.60m
BUILDING HEIGHTS (MAX)	8.50m	8.50m
DWELLING G.F.A.	630m ² (MAX)	416.12m ² (4,479.09ft ²)
LOT COVERAGE	30% (MAX)	10.0% (321.02m ²)
PARKING REQUIRED	2 SPACES	2 SPACES

COMMITTEE OF ADJUSTMENT MINOR VARIANCE PLAN 76A MAIN STREET SOUTH CITY OF BRAMPTON

P.N.: 16.2194	Date: May 3, 2024
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: MVP_MAY_03_2024

GWB
Geospatial
WALKER
DORRIS
PROFESSIONAL PLANNERS

7685 Hurontario Street
Suite 501
Brampton, Ontario
L6W 3K4
p (905) 796-5790
f (905) 771-7266
www.gwbplanners.com



Base Plan information taken from Site Plan drawing prepared by Steve Hamelin Design Studio, drawing SP1.0 dated June 29, 2023

PLAN OF SURVEY OF
PART OF LOT 3
REGISTERED PLAN BR21
AND
PART OF LOT 4
CONCESSION 1 EAST OF HURONTARIO STREET
 (GEOGRAPHIC TOWNSHIP OF CHINGUACOSTY, COUNTY OF PEEI)
CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEI

SCALE 1 : 200

LEGEND

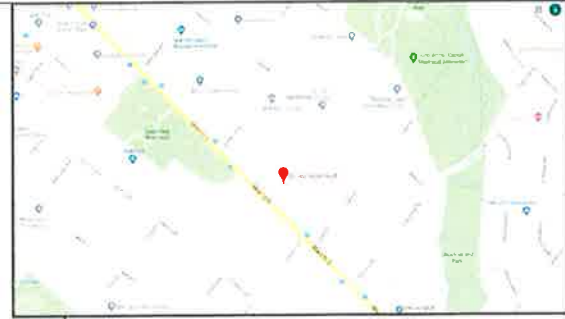
■	DEMONSTRATES	SURVEY MONUMENT FOUND
□	WT	STANDARD IRON BARS
○	SB	SHOULDER STANDARD IRON BAR
○	CB	CLUT CROSS
○	W.S.E.W	IRON TUBE
○	OU	NORTH, SOUTH, EAST, WEST
○	BB	ORIGIN UNKNOWN
○	BY	D. McLEAN, O.L.S.
○	BJS	BRAMPTON HYDRO
○	P1	B. J. STABEN LIMITED, O.L.S.
○	P2	PLAN 43R-15353
○	P3	PLAN OF SURVEY BY DEATH
○	D1	McLEAN & McLAURIE, O.L.S.
○	M/S	DATED MARCH 9, 1965
○	X	INST. NO. VC30723
○		METAL LIGHT STANDARDS
○		CONCRETE
○		REMOVE TREE

BEARING NOTE
 BEARINGS ARE ASTROMONIC
 AND ARE REFERRED TO
 THE EASTERLY LIMIT OF
 MAIN STREET AS SHOWN ON
 PLAN 43R-15353 HAVING A
 BEARING OF N45°29'00"E.

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

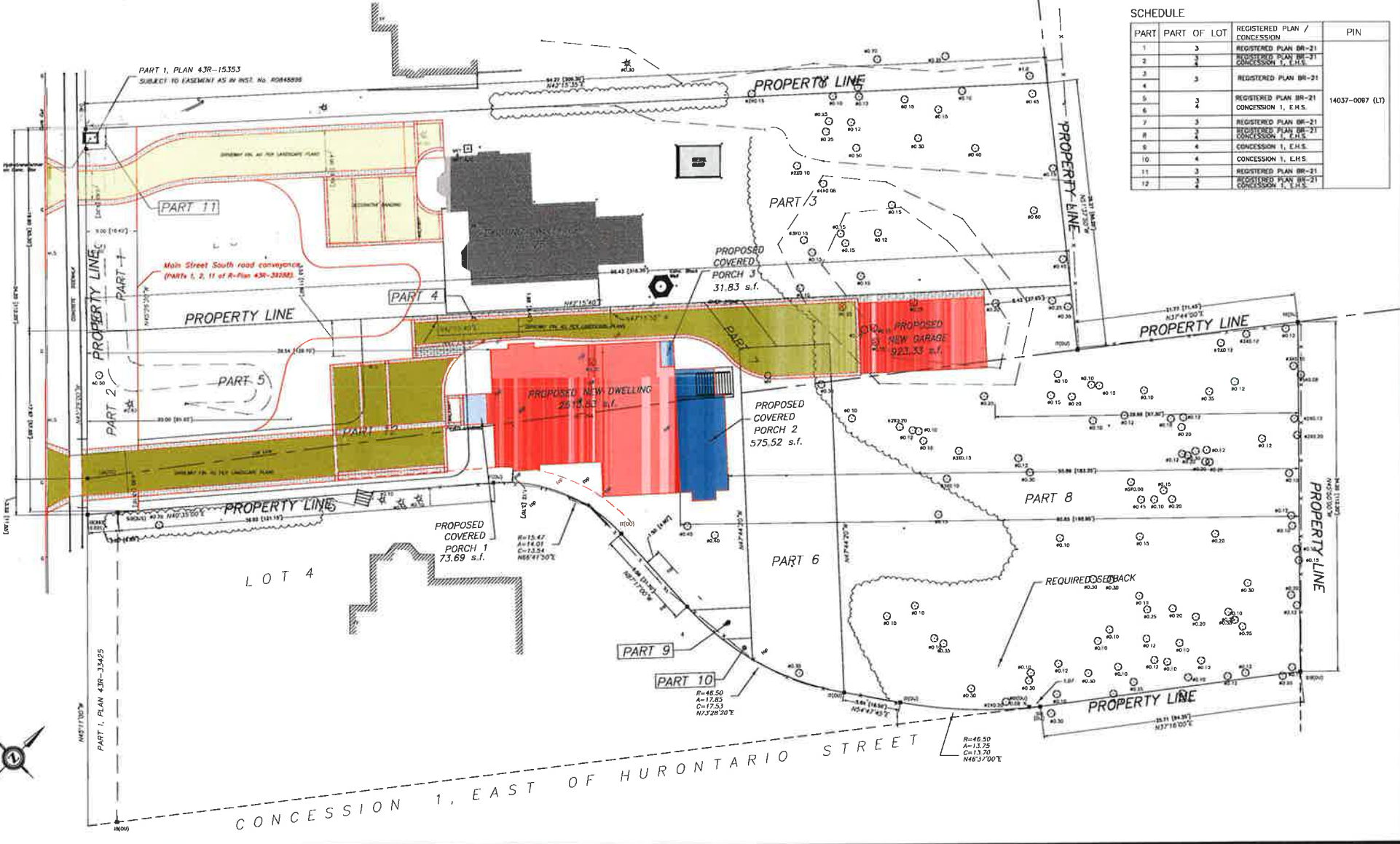
MATURE NEIGHBOURHOOD SITE PLAN DRAWING NOTES

- ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF A BUILDING PERMIT APPLICATION SHALL BE IN CONFORMANCE WITH THE APPROVED SITE PLAN DRAWINGS AS APPROVED BY THE DEVELOPMENT SERVICES DIVISION.
- THE OWNER IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDINGS, PLACED AT THE DRP LINE OF THE TREES, IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION APPROVED BY THE PLANNING AND BUILDING DIVISION. NO MATERIALS (I.E. BUILDING MATERIALS, SOIL, CONSTRUCTION VEHICLES, EQUIPMENT, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING.
- ALLUtility COMPANIES WILL BE ADVISED FOR LOCATING HOODING PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE COOR BOULEVARD AREA.
- SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRING HOARDING TO BE REMOVED, OPEN SPACE STAFF (M: OLSA.SPACELAB@CITY.CA) ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.
- THE OWNER OR APPLICANT AS APPLICABLE WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN APPROVAL AND BUILDING PERMIT.
- THE EXISTING ON-SITE DRAINAGE PATTERN SHALL BE MAINTAINED.
- Ditches MUST BE WITHIN 3% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
- THE STRUCTURAL DESIGN OF ANY REMAINING WALL OVER 0.60 M (2'00") IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS SHOWN ON THE SITE PLAN AND DRAINAGE PLAN AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
- THE PORTIONS OF THE DRIVEWAY WITHIN THE HOARDING BOUNDARY WILL BE FINISHED BY THE OWNER AT THEIR OWN EXPENSE.
- AT THE ENTRANCES TO THE SITE, THE MANHOLE CURB AND SLOPENA WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO TERMINATE AT THE PROPERTY LINE OR AT THE MANHOLE SLOPENA.
- CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR GARBAGE COLLECTION.
- ALL DAMAGED LANDSCAPE AREAS WILL BE RESTORED WITH TOPSOIL AND SOIL FOLLOWING CONSTRUCTION ACTIVITY.
- NEW ORB BOULEVARD TREES DAMAGED OR REMOVED ARE TO BE REPLACED WITH MINIMUM 100% CALIPUR DECADECUS TREES TO THE SATISFACTION OF THE COO AT THE OWNER'S EXPENSE.
- ALL EXCESS EXCAVATED MATERIALS WILL BE REMOVED FROM THE SITE AT THE OWNER'S EXPENSE.
- ALL EXISTING OR PROPOSED CASABETS ON THE PROPERTY SHOULD BE ILLUSTRATED AND DIMENSIONED ON ALL OF THE DRAWING. IF APPLICABLE, STIPPLATE ON THE DRAWINGS THERE ARE NO EXISTING OR PROPOSED CASABETS ON THE PROPERTY.



KEY PLAN - NOT TO SCALE

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 1, EAST OF HURONTARIO STREET AND 1, WEST OF HURONTARIO STREET



SCHEDULE

PART	PART OF LOT	REGISTERED PLAN / CONCESSION	PIN
1	3	REGISTERED PLAN BR-21	14037-0097 (L1)
2	3	REGISTERED PLAN BR-21 CONCESSION 1, E.H.S.	
3	3	REGISTERED PLAN BR-21	
4	3	REGISTERED PLAN BR-21	
5	3	REGISTERED PLAN BR-21	
6	3	REGISTERED PLAN BR-21 CONCESSION 1, E.H.S.	
7	3	REGISTERED PLAN BR-21	
8	3	REGISTERED PLAN BR-21 CONCESSION 1, E.H.S.	
9	4	CONCESSION 1, E.H.S.	
10	4	CONCESSION 1, E.H.S.	
11	3	REGISTERED PLAN BR-21	
12	4	REGISTERED PLAN BR-21 CONCESSION 1, E.H.S.	

City of Municipal Affairs and Housing
 QUALIFICATION INFORMATION

14037-0097 (L1) *SP1.0*

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGN PRIOR TO CONSTRUCTION AND LIAISON OF ITS SUPPORTS. SHOULD DISCREPANCIES OR OMISSIONS BE FOUND TO EXIST PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN NATIONAL BUILDING CODE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHELLED PILING OR OTHER TEMPORARY SUPPORTS TO MAINTAIN ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STEVE HAMELIN ARCH INC.

USE LISTED REVISIONS; DO NOT SCALE DRAWINGS.

ARCH. DRAWING INDEX

SP1.0	SITE PLAN	

14	ISSUES	ISSUED FOR PLANNER SUBMISSION	PH
15	ISSUES	ISSUED FOR CONSULTANTS	PH
16	ISSUES	ISSUED FOR P.A.C.	PH
17	ISSUES	ISSUED FOR A.E.	PH
18	ISSUES	ISSUED FOR A.C.	PH
19	ISSUES	ISSUED FOR A.S.	PH
20	ISSUES	ISSUED FOR A.S.	PH
21	ISSUES	ISSUED FOR A.S.	PH

CITY SITE PLAN FILE NUMBER:

SPA-2019-0053

PROFESSIONAL

STEVE HAMELIN design studio

100 ROXBOROUGH GARDENS, SUITE 101/107
 TEL: (905) 491-6197 EMAIL: steve@shamelin.com www.stevehamelin.com

PULIS CUSTOM HOME

76A MAIN STREET SOUTH

BRAMPTON L6W 2C6

SITE PLAN

PULIS

(2019-04) SCALE 1:200

HAMELIN ARCH INC JUNE 2023

HAMELIN ARCH INC

HAMELIN ARCH INC

HAMELIN ARCH INC

SP1.0

GENERAL NOTES:

MAINTENANCE AND ACCEPTANCE:

- ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. PLANTING SHALL BE COMPLETED BY THE CONTRACTOR WITHIN THE SPECIFIED TIME FRAME AND SHALL BE MAINTAINED UNTIL THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANTING.
- AT THE TIME OF INSPECTION FOR FINAL ACCEPTANCE, ALL PLANTING SHALL BE FULLY ESTABLISHED AND SHALL BE MAINTAINED UNTIL THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANTING.

UTILITIES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE UTILITY COMPANIES FOR WORKS WITHIN THE MUNICIPAL BY-LAW.
- ALL UTILITIES WITHIN THE BOUNDARIES MUST BE LOCATED FROM THE EXISTING CONSTRUCTION WITHIN THE BOUNDARY.

ROBUST PROTECTION:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FROM ROBUST MATERIAL FOR THE DURATION OF THE GUARANTEED PERIOD. PROTECTIVE WIRE MESH GUARDS SHALL BE INSTALLED AROUND ALL INDIVIDUAL TREES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF GRASS AND SHOULD BE PLACED A MINIMUM OF 50MM OUT FROM THE TREE TRUNK ON ALL SIDES. SUFFICIENT WIRE SHOULD BE USED TO COMPLETE THIS REQUIREMENT AS WELL AS TO PROVIDE A MINIMUM OF 250MM OVERLAP.
- THE WIRE MESH GUARDS MUST BE OF GALVANIZED STEEL 25MM SQUARE MESH IN GARDEN AND 50MM IN ROOMS. THE WIRE MESH CAN BE FASTENED WITH ANY ACCEPTABLE GALVANIZED WIRE. ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "ROBUST" OR APPROVED EQUIVALENT ROBERT FORMULA TO BE APPLIED AT THE END OF EACH BRANCH MANUFACTURER'S DIRECTING FOR APPLICATION.

UNIT PAVING:

- PAVERS SHALL BE PRECAST CONCRETE UNIT PAVERS WITH MAX. SIZE OF 1500 (L) x 750 (W) COMPRESSIVE STRENGTH AND A WATER ABSORPTION NOT EXCEEDING 0.5% AT FREEZE-THAW RESISTANCE EQUAL TO C2-A-102-2 (10MP).
- SAND FOR JOINTS SHALL BE A CLEAN, NATURAL, GRAVEL-CRUSHED SAND OR ROCK.
- INSTALL GRANULAR BASE AND COMPACT TO A MINIMUM 85% STANDARD PROCTOR DENSITY. THE 40% SPECIFIED BOTH BY AS. DETAILS HAS BEEN ESTABLISHED LOCALLY PLACED CONCRETE SAND OR SOLIDIFIED TO A MINIMUM DENSITY OF 80%.
- MAINTAIN JOINTS UNIFORM AND CLOSELY BUTTED THROUGHOUT.
- WITHIN NECESSARY, SAW CUT PAVERS TO PROVIDE A SMOOTH, VERTICAL, CUT WITHOUT DAMAGED EDGES AND TO FIT ACCURATELY.
- AFTER COMPLETION OF INSTALLATION, COMPACT PAVING IN MEANS OF A LIGHT HEAVY TAMPER.
- FILL THE JOINTS WITH FINE SAND BY BRUSHING AND SWEEPING. HOSE PAVING WITH FINE WATER SPRAY.

TREE LOCATION:

- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES OR OVER UNDERGROUND SERVICES.
- TREES ARE NOT TO BE PLANTED LESS THAN 1M FROM CURBS, UNDERGROUND UTILITIES, SIDEWALKS AND DRIVEWAYS, 3M FROM PRE-HYDRANT AND TRANSFORMERS, AND 4M FROM LIGHT STAMBOURS.
- THE CONTRACTOR IS TO STATE OUT LOCATIONS OF TREE CUTS. THIS STATE OUT IS TO BE INSPECTED BEFORE THE COMMENCEMENT OF ANY TREE REMOVAL WORK.
- BEFORE THIS STATE OUT, THE CONTRACTOR IS TO PRESERVE A STATE OUT. ALL UNDERGROUND SERVICES.
- THE LANDSCAPE ARCHITECT AND THE MUNICIPAL MAY, AT THEIR DISCRETION, REDRAW TREE LOCATIONS PRIOR TO PLANTING IN ORDER TO MINIMIZE CONFLICTS WITH UTILITIES, DRAINAGES AND INTERSECTION VISIBILITY.

SOODING:

- PREPARE A MINIMUM 100MM BOTTLE OF TOPSOIL WITH A 50% COMMERICAL FERTILIZER (10-10-10) AT 100G/100MM² AND SUFFICIENT WATER TO MOISTEN THE TOPSOIL. THE PROPORTIONS SPECIFIED ARE SUBJECT TO ANALYSIS REPORT.
- ALL TREES SHALL BE WATERED DAILY FOR THE FIRST 7 DAYS AFTER PLANTING.

PLANTING:

- ALL PLANTING SHALL BE COMPLETED BY THE CONTRACTOR WITHIN THE SPECIFIED TIME FRAME AND SHALL BE MAINTAINED UNTIL THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANTING.
- AT THE TIME OF INSPECTION FOR FINAL ACCEPTANCE, ALL PLANTING SHALL BE FULLY ESTABLISHED AND SHALL BE MAINTAINED UNTIL THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANTING.

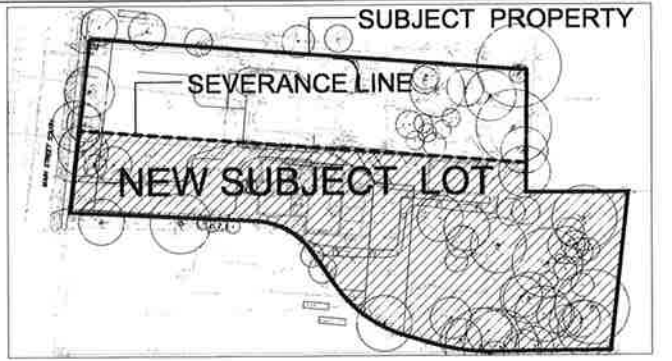
TOPSOIL:

- USE LOANS WITH TOPSOIL OF FERTILE, FINE GRAINED NATURAL LOAN CONTAINING NOT LESS THAN 4% ORGANIC MATTER FOR SAND LOANS WITH AN ADDITIONAL 10% ORGANIC MATTER FOR SILT LOANS WITH AN ADDITIONAL 10% ORGANIC MATTER.
- ALL TOPSOIL SHOULD BE FREE OF SUBSOLS, CLAY, STONES, TWIGS, CLOTTED MAT, ROOTS AND OTHER FOREIGN MATERIAL.

PLANT LIST

DECIDUOUS TREES	COMMON NAME	HT.	SPREAD	SHADE	ZONE	HT.
AF	American Elm	10-15	10-15	10-15	10-15	10-15
AS	American Shadbush	10-15	10-15	10-15	10-15	10-15
CO	Common Crabapple	10-15	10-15	10-15	10-15	10-15
OR	Orange Tree	10-15	10-15	10-15	10-15	10-15
OM	Orange Tree	10-15	10-15	10-15	10-15	10-15

TOTAL COMPENSATION TREES: 32



- GENERAL NOTES:**
- VERIFY ALL DIMENSIONS.
 - DO NOT SCALE DRAWINGS.
 - REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 - IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
 - DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.



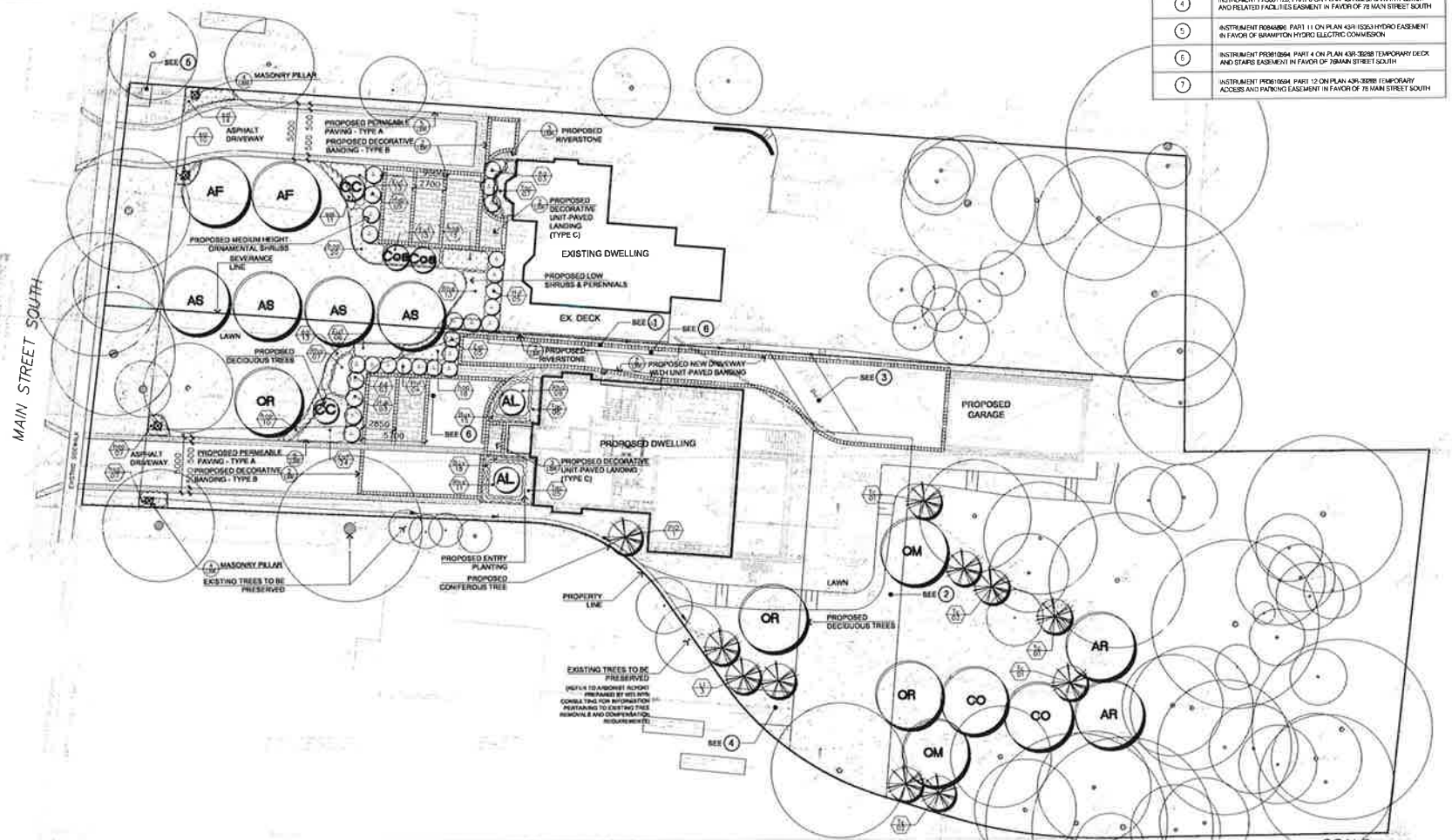
LANDSCAPE GENERAL NOTES

PAVING SCHEDULE

TYPE #	DRIVEWAY EDGE BY LIMELOCK
1	STANDARD DRIVEWAY EDGE (1500x750) COLOUR: BLACK SLAT
TYPE #	DRIVEWAY BANDING BY LIMELOCK
2	DRIVEWAY BANDING (1500x750) COLOUR: BLACK SLAT
TYPE #	FRONT ENTRY LANDING BY LIMELOCK
3	FRONT ENTRY LANDING (1500x750) COLOUR: BLACK SLAT

NOTE: DETAILED PLANTING LOCATIONS FOR TREES WITHIN THE VICINITY OF THE WOODLOT DRILLPIE TO BE COORDINATED ON SITE WITH LANDSCAPE ARCHITECT AND IN ACCORDANCE WITH THE RECOMMENDATIONS OUTLINED IN THE ARBORIST REPORT PREPARED BY WELWYN CONSULTING

NOTE: REFER TO ARBORIST REPORT PREPARED BY WELWYN CONSULTING FOR BOTH GENERAL RECOMMENDATIONS RELATED TO TREE PRESERVATION AND DETAILED REQUIREMENTS PERTAINING TO SITE PREPARATION, TREE PROTECTION AND MITIGATION MEASURES AS OUTLINED FOR SPECIFIC TREES TO BE PRESERVED THAT ARE WITHIN PROXIMITY TO PROPOSED DRIVEWAY WORKS



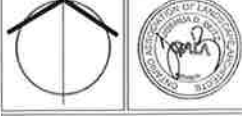
SCALE 1:200

EASEMENT SCHEDULE

EASEMENT	PART OF LOT
1	INSTRUMENT PROVISION PART 4 ON PLAN A39-3028 ACCESS, PASSAGE, MAINTENANCE EASEMENT IN FAVOR OF 70 MAIN STREET SOUTH
2	INSTRUMENT PROVISION PART 8 ON PLAN A39-3028 SANITARY SEWER AND RELATED FACILITIES EASEMENT IN FAVOR OF 70 MAIN STREET SOUTH
3	INSTRUMENT PROVISION PART 7 ON PLAN A39-3028 SANITARY SEWER AND RELATED FACILITIES EASEMENT IN FAVOR OF 70 MAIN STREET SOUTH
4	INSTRUMENT PROVISION PART 8 ON PLAN A39-3028 SANITARY SEWER AND RELATED FACILITIES EASEMENT IN FAVOR OF 70 MAIN STREET SOUTH
5	INSTRUMENT PROVISION PART 11 ON PLAN A39-3028 HYDRO EASEMENT IN FAVOR OF BRAMPTON HYDRO ELECTRIC COMMISSION
6	INSTRUMENT PROVISION PART 4 ON PLAN A39-3028 TEMPORARY DECK AND STAIRS EASEMENT IN FAVOR OF 70 MAIN STREET SOUTH
7	INSTRUMENT PROVISION PART 12 ON PLAN A39-3028 TEMPORARY ACCESS AND PAVING EASEMENT IN FAVOR OF 70 MAIN STREET SOUTH

NO.	DATE	REVISION	BY
1	MAY 18, 2024	REVISED PER CITY COMMENTS	JAB
2	MAY 18, 2024	ISSUED FOR SUBMISSION	JAB
3	JUN 21, 2024	ISSUED FOR COORDINATION	JAB
4	JUN 18, 2024	ISSUED FOR CLIENT REVIEW	JAB

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



SBK 5710 HURONTARIO STREET, SUITE 320 MISSISSAUGA, ONTARIO, L5M 3K5
 T: 416.653.4149 F: 905.272.3101
 WWW.STRYBOS.COM

STRYBOS BARRON KING
 LANDSCAPE ARCHITECTURE

PROJECT:
 PROPOSED NEW DWELLING
 70A MAIN STREET SOUTH (SOUTH PARKS)
 BRAMPTON, ONTARIO
 PLUS INVESTMENT GROUP

DRAWING TITLE:
 LANDSCAPE PLAN

SCALE	PROJECT NO.
AS SHOWN	19-5367
DATE	DRAWING NO.
AUGUST 26, 2018	L100
DESIGN BY:	CHECKED BY:
JAB	JAB

Zoning Non-compliance Checklist

File No. A-2024- 0180

Applicant: Kyle Pulis, Emily Miles
 Address: 76A Main Street South
 Zoning: Highway Commercial 1
 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			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
DRIVEWAY WIDTH	To permit a driveway width of 2.40 metres.	Whereas the by-law requires a minimum 3 metre driveway width.	10.9.1
DRIVEWAY WIDTH	To permit a driveway width of 15.25 metres.	Whereas the by-law permits a maximum driveway width of 7.32 metres.	10.9.1
LANDSCAPE OPEN SPACE	To permit 0.30 m of permeable landscaping abutting the side lot line.	Whereas the by-law requires a minimum 0.6 m of permeable landscaping abutting the side lot line.	10.9.1
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
 Reviewed by Zoning

May 17 , 2024
 Date