

Flower City



brampton.ca

REVISED
A-2024-0110

FILE NUMBER:

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law 270-2004.

1. **Name of Owner(s)** Paramjit Gill
Address 5 Crescent Hill Drive South, Brampton, ON L6S 2P2

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

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

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

3. **Nature and extent of relief applied for (variances requested):**
We would like to apply for the height of the building.
Permissible Height = 7.6M
Proposed height of the building from finished grade to the mid of the roof = 9.68M
Proposed height of the building from finished grade to the top of the roof = 11.73M

4. **Why is it not possible to comply with the provisions of the by-law?**
We already applied for the minor variance application last time and we got approval for the 9.8M height from finished grade level to the mid of the roof and 11.73M height from finished grade level to the top of the roof. Due to some unforeseen circumstances, that renovation was never started. Now, we would like to apply for the minor variance application for the new proposed height from finished grade to the mid of the roof which is 9.68M and 11.73M from finished grade to the top of the roof.

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

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

7. **Access to the subject land is by:**
Provincial Highway Seasonal Road
Municipal Road Maintained All Year Other Public Road
Private Right-of-Way Water

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

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

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

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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

9. **Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)**

EXISTING

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

PROPOSED

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

10. Date of Acquisition of subject land: 2018

11. Existing uses of subject property: Residential

12. Proposed uses of subject property: Residential

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: 80's

15. Length of time the existing uses of the subject property have been continued: 40 years

16. (a) What water supply is existing/proposed?
 Municipal Other (specify) _____
 Well
- (b) What sewage disposal is/will be provided?
 Municipal Other (specify) _____
 Septic
- (c) What storm drainage system is existing/proposed?
 Sewers Other (specify) _____
 Ditches
 Swales

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

Yes No

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes No

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

Yes No Unknown

If answer is yes, provide details:

File # <u>A-2021-0126</u>	Decision <u>Approved</u>	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

[Handwritten Signature]

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF _____ Mississauga _____

THIS 16th 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, Harpreet Bhons, OF THE 16th OF May 2024

IN THE City OF Mississauga SOLEMNLY DECLARE THAT:

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

DECLARED BEFORE ME AT THE

City Brampton OF _____

IN THE Prov. OF _____

ON 16th DAY OF

May, 2024.

DocuSigned by:

Paramjit Singh Gill

A Commissioner etc.

[Handwritten Signature]

Signature of Applicant or Authorized Agent



FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1A-102

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

Connor Cowan
Zoning Officer

2024-05-22
Date

DATE RECEIVED _____

Paramjit Singh Gill
Barrister, Solicitor, Notary Public
Ontario, Ontario, Canada
1-800-387-7322

APPOINTMENT AND AUTHORIZATION OF AGENT

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

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

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

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

Harpreet Bhons
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 16th day of May, **20** 24.

DocuSigned by:

C4D8771E07A9422

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

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

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

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

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

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

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

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 16th day of May, **20** 24.

DocuSigned by:


C4D8774E07A0402

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

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

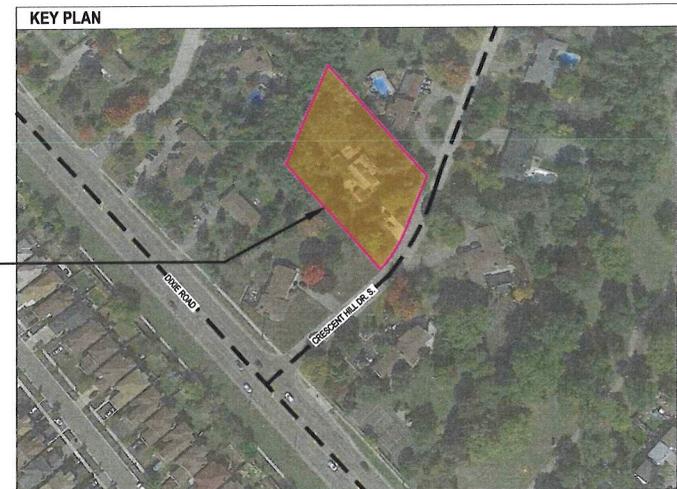
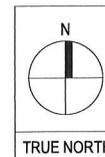
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

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

LIST OF ARCHITECTURAL DRAWINGS

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

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



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



2550 Matheson Blvd E, Suite 214, Tel: +1-905-792-0038
 Mississauga, ON L4W 4Z1, Canada Cell: +1-416-799-9454
 Email: hbhons@technoarch.ca www.technoarch.ca

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

SCALE 1 : 200

 SHAJESHANE RAJAKULENDRAN, O.L.S., O.L.P.

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

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

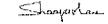
METRIC / IMPERIAL DISTANCES SHOWN ON THIS
 PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET
 BY DIVING BY 0.3048.

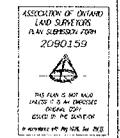
BEARING NOTE:
 BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED
 TO THE SOUTHWESTERLY LIST OF PLAN OF SURVEY BY
 DEATH, PEELAN & HURONCH, O.L.S., DATED OCTOBER 27, 1965
 HAVING A BEARING OF MAGNETICITY.

ELEVATION NOTE:
 ELEVATIONS SHOWN HEREON ARE GEODESIC AND ARE REFERRED
 TO CITY OF BRAMPTON HORIZONTAL CONTROL. PARADE 1
 NO. 04080028, HAVING AN ELEVATION OF 236.856 METRES.

- LEGEND**
- DENOTES SURVEY POINT/POINT FOUND
 - DENOTES SURVEY POINT/POINT PLANTED
 - # DENOTES IRON BAR
 - SB DENOTES STANDARD IRON BAR
 - CP DENOTES CONCRETE PIVOT
 - COU DENOTES CORON LAMPDOWN
 - CS DENOTES SET
 - CO DENOTES PRESSURE
 - (P1) DENOTES PLAN OF SURVEY BY DEATH, PEELAN & HURONCH, O.L.S. DATED OCTOBER 27, 1965
 - (P2) DENOTES PLAN OF SURVEY BY DEATH, PEELAN & HURONCH, O.L.S. DATED APRIL 24, 1964
 - (P3) DENOTES PLAN OF SURVEY BY LLOYD THOMPSON, O.L.S. DATED OCT. 16, 1962 (ATTACHED TO REG. 04080028)
 - PLAN DENOTES PROPERTY IDENTIFIER HASSEB
 - N.S.E.W DENOTES NORTH, SOUTH, EAST, WEST
 - 105E.W DENOTES DRAIN SLL ELEVATION
 - BLCB DENOTES CATCH BASIN
 - H DENOTES FIRE HYDRANT
 - M DENOTES MANNHOLE
 - DENOTES CONIFEROUS / DECIDUOUS TREE
 - (N/S) DENOTES NOT TO SCALE

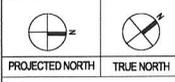
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE THEREIN.
 2. THE SURVEY WAS COMPLETED ON MARCH 28, 2019.

DATE: 23-MAY-2019

 SHAJESHANE RAJAKULENDRAN
 ONTARIO LAND SURVEYOR



RS GEOMATICS LTD
 A DIVISION OF OMARI SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 7 CANTONMENT ROAD, SUITE 1, MARKHAM, ONT. L3R 9M7
 TEL: 905-947-1001, FAX: 416-760-0042
 EMAIL: info@rsgeomatics.com, WWW.RSGEOMATICS.COM





PROJECTED NORTH TRUE NORTH

RO MINOR VARIANCE 2024-05-16

REV ISSUED FOR DATE

PROJECT NAME AND ADDRESS:

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

LEAD CONSULTANT:

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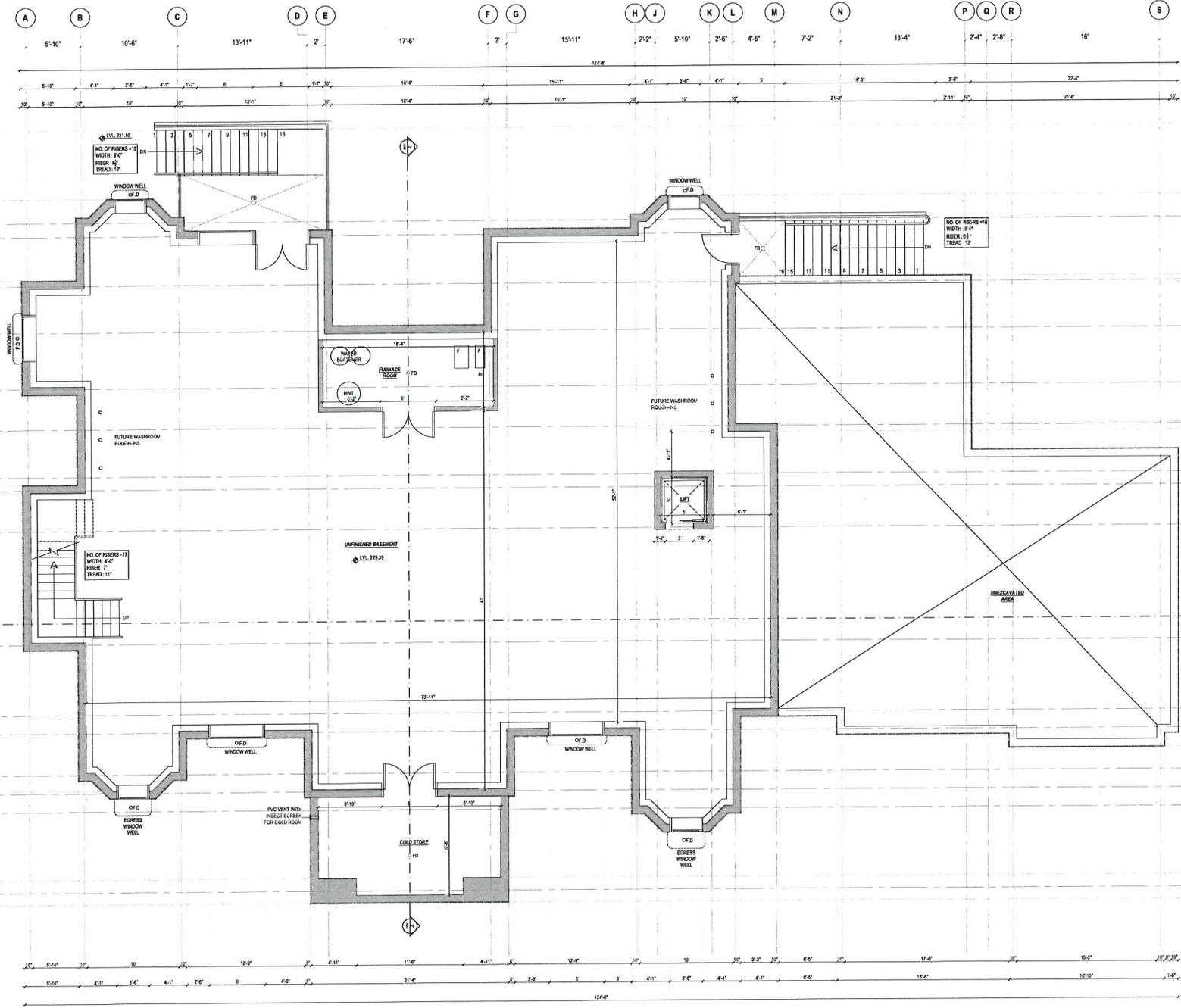


STRUCTURAL CONSULTANT:

MEP CONSULTANT:

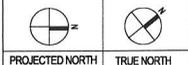
DRAWING TITLE:
PROPOSED BASEMENT FLOOR PLAN

DRAWN BY	S
CHECKED BY	JK
APPROVED BY	HB
SCALE	3/16" = 1'0"
SHEET NO	A1
STAGE	MINOR VARIANCE
PHASE	REV
00	RO
ISSUED DATE	2024-05-16



AREA SUMMARY				
NO	DESCRIPTION	AREA IN ft²	AREA IN m²	EXCLUDING
1	BASEMENT FLOOR AREA	4457.86 ft²	414.14 m²	GARAGE
2	UNEXCAVATED AREA	1813.32 ft²	168.48 m²	N/A

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



PROJECTED NORTH TRUE NORTH

RO MINOR VARIANCE 2024-05-16

REV ISSUED FOR DATE

PROJECT NAME AND ADDRESS:

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

LEAD CONSULTANT:

technoarch
CORP. ARCHTS.
UNIT-214 - 2550 MATHESON BLVD. E,
MISSISSAUGA, ON, Canada L4W 4Z1
Tel: +1-905-792-0039
Cell: +1-416-729-9454
Email: jhb@technoarch.ca
www.technoarch.ca



STRUCTURAL CONSULTANT:

MEP CONSULTANT:

DRAWING TITLE:

PROPOSED FIRST FLOOR PLAN

DRAWN BY S

CHECKED BY JK

APPROVED BY HB

SCALE 3/16" = 1'0"

SHEET NO A1.2

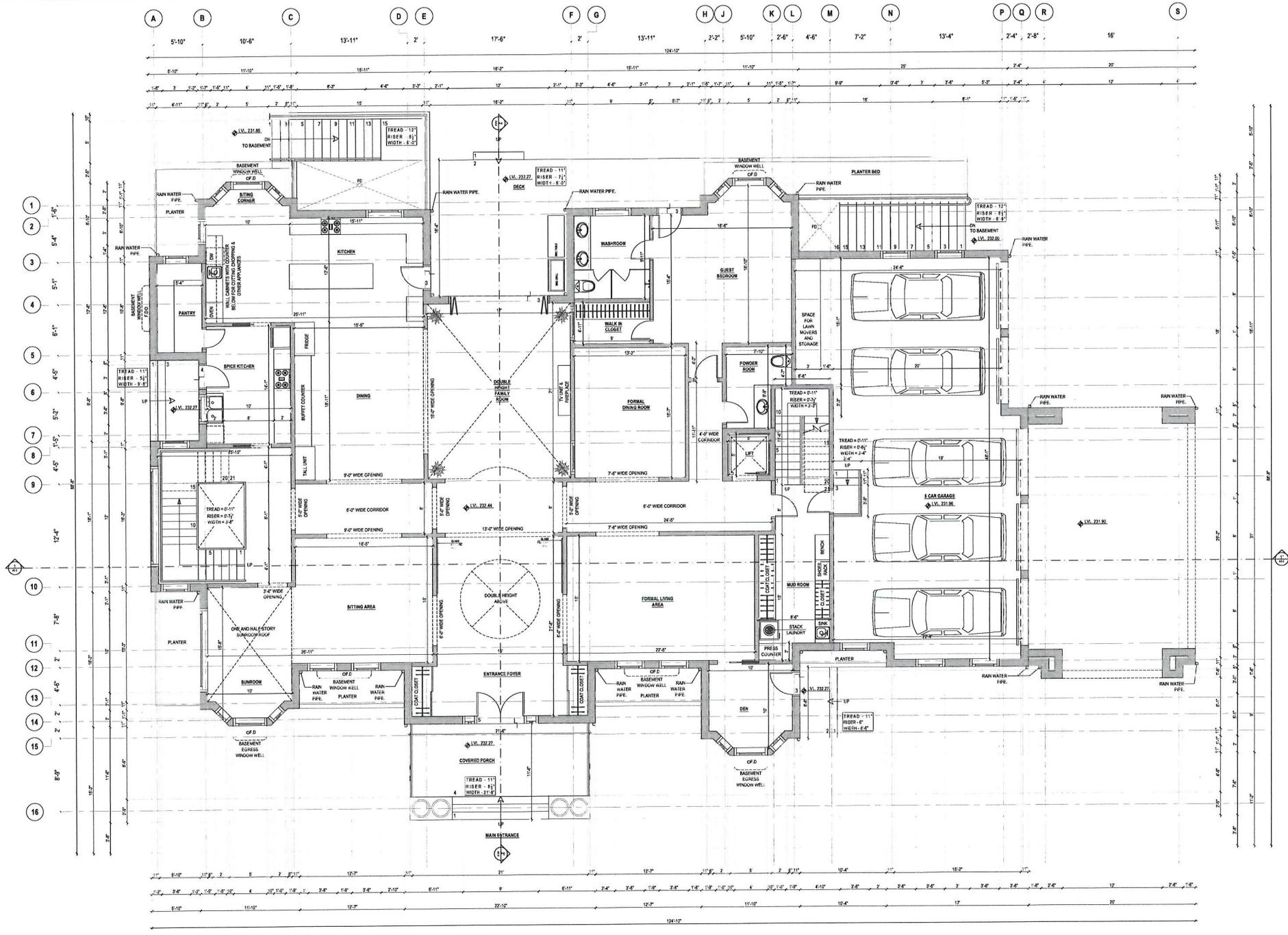
PHASE REV

ISSUED DATE 2024-05-16

STAGE MINOR VARIANCE

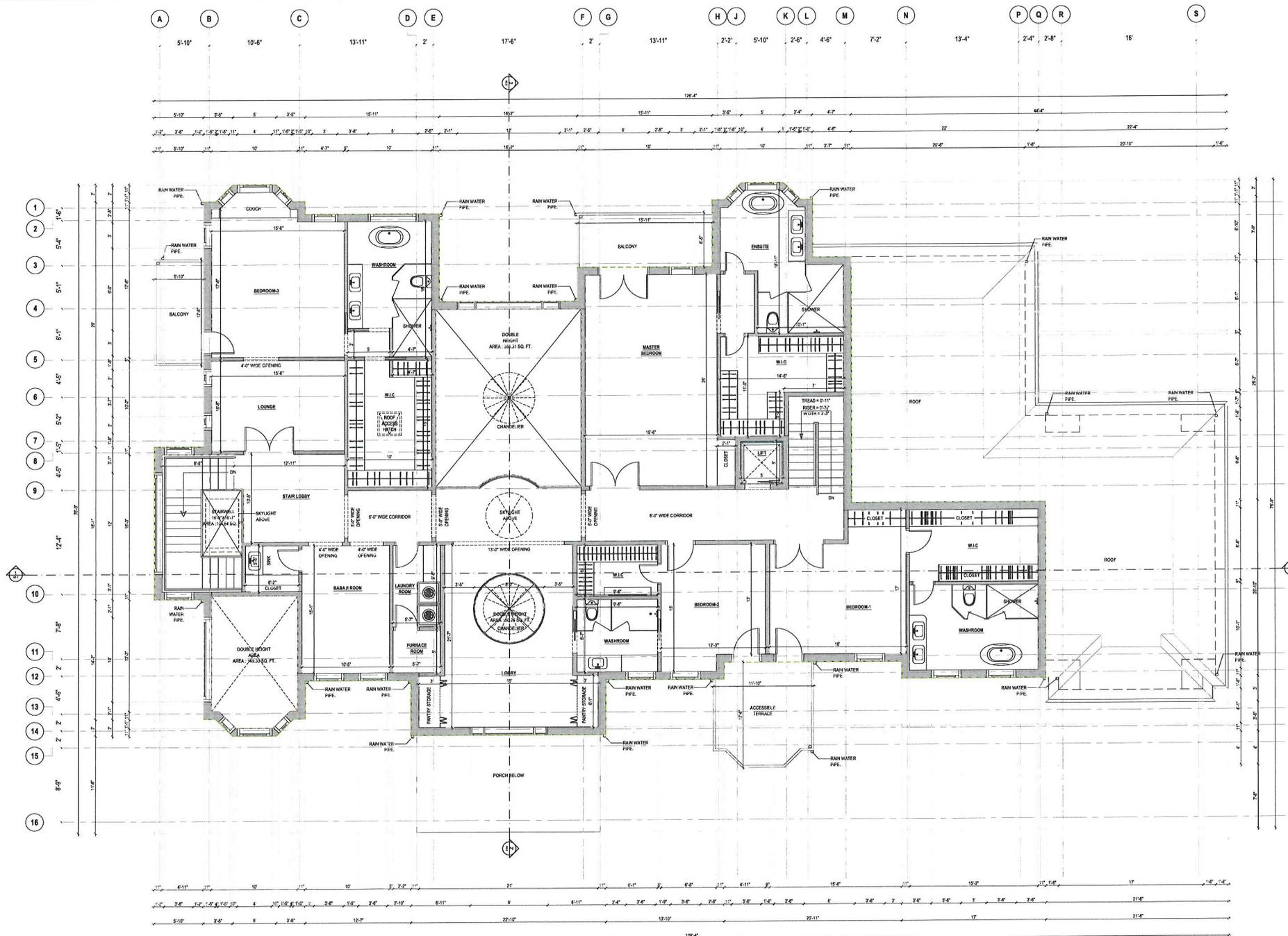
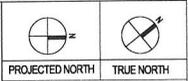
RO

2024-05-16



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

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



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

AREA SUMMARY			
NO	DESCRIPTION	AREA IN m ²	EXCLUDING
1	SECOND FLOOR AREA	4081.99 m ²	378.22 m ²
2	SUBTRACTED AREA		DOUBLE HEIGHT FAMILY ROOM, ENTRANCE FOYER, STAIRCASE DOUBLE HEIGHT AREA.
3 G.F.A FIRST FLOOR+SECOND FLOOR AREA = 4487.72+4081.99 = 8569.71 m ²			

R0 MINOR VARIANCE 2024-05-16
 REV ISSUED FOR DATE
 PROJECT NAME AND ADDRESS:
PROPOSED NEW 2 STOREY DWELLING
 AT 5 CRESCENT HILL DRIVE SOUTH,
 BRAMPTON, ON L6S 2P2

LEAD CONSULTANT:

 UNIT-214 - 2550 MATHESON BLVD. E,
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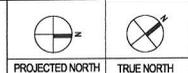


STRUCTURAL CONSULTANT:

MEP CONSULTANT:

DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN

DRAWN BY S
 CHECKED BY JK
 APPROVED BY HB
 SCALE 3/16"= 1'-0" SIZE A1
 SHEET NO A1.3 STAGE MINOR VARIANCE
 PHASE REV
 R0
 ISSUED DATE 2024-05-16



PROJECTED NORTH TRUE NORTH

RO MINOR VARIANCE 2024-05-16
 REV ISSUED FOR DATE
 PROJECT NAME AND ADDRESS:
PROPOSED NEW 2 STOREY DWELLING
 AT 5 CRESCENT HILL DRIVE SOUTH,
 BRAMPTON, ON L6S 2P2

LEAD CONSULTANT:

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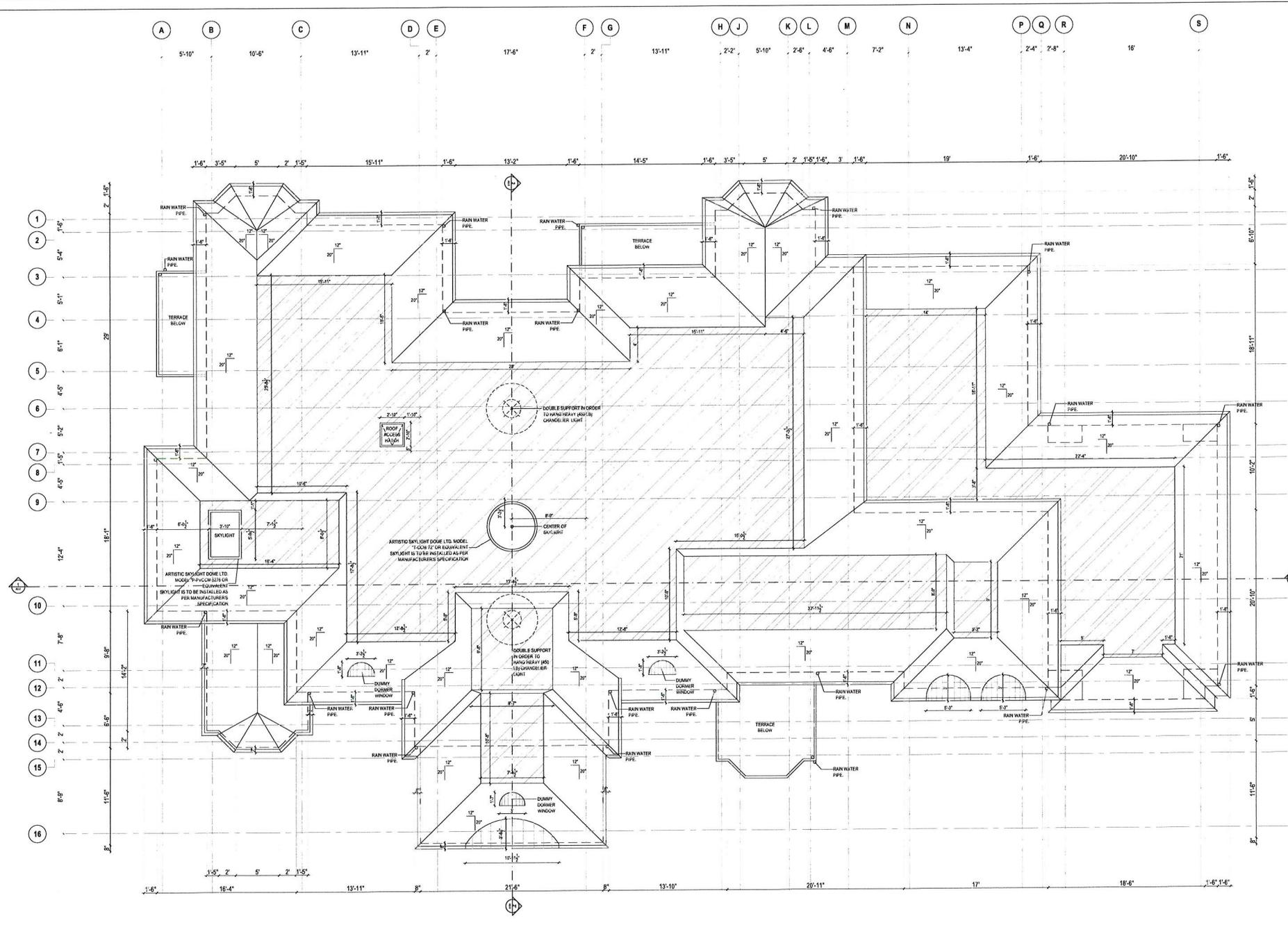


STRUCTURAL CONSULTANT:

MEP CONSULTANT:

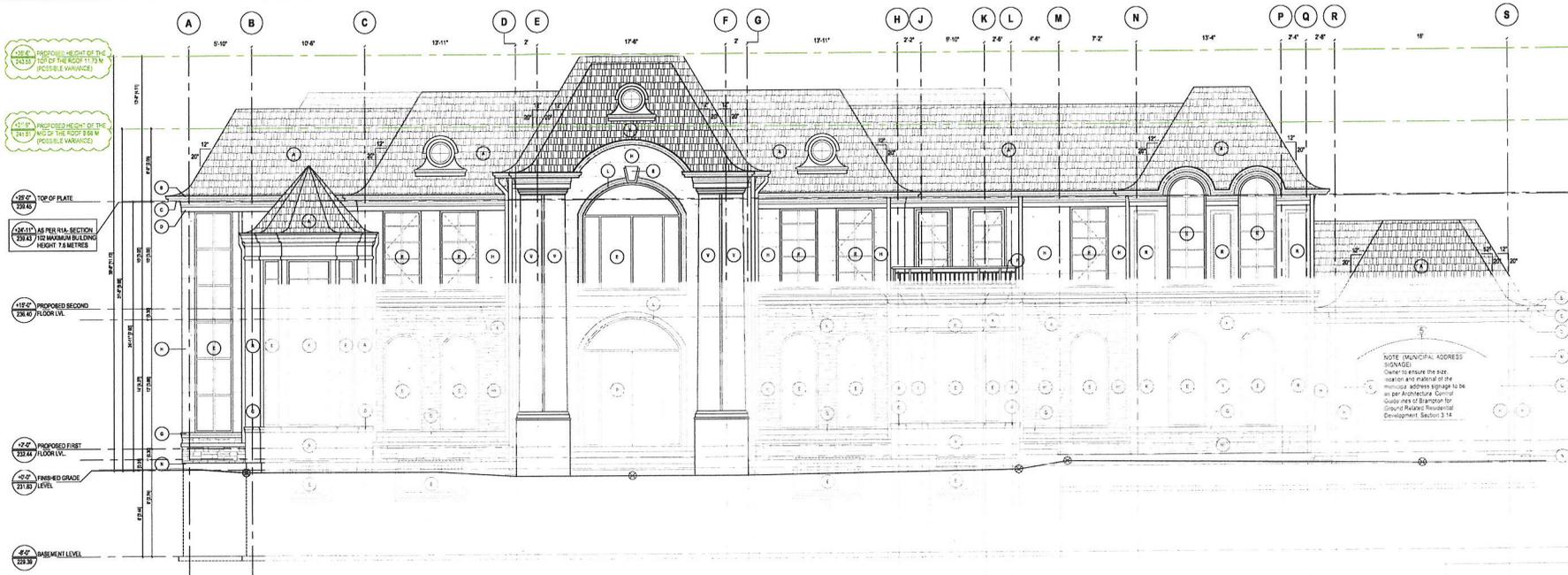
DRAWING TITLE:
PROPOSED ROOF PLAN

DRAWN BY	S
CHECKED BY	JK
APPROVED BY	HB
SCALE	SIZE
3/16" = 1'0"	A1
SHEET NO	STAGE
A1.4	MINOR VARIANCE
PHASE	REV
00	R0
ISSUED DATE	2024-05-16

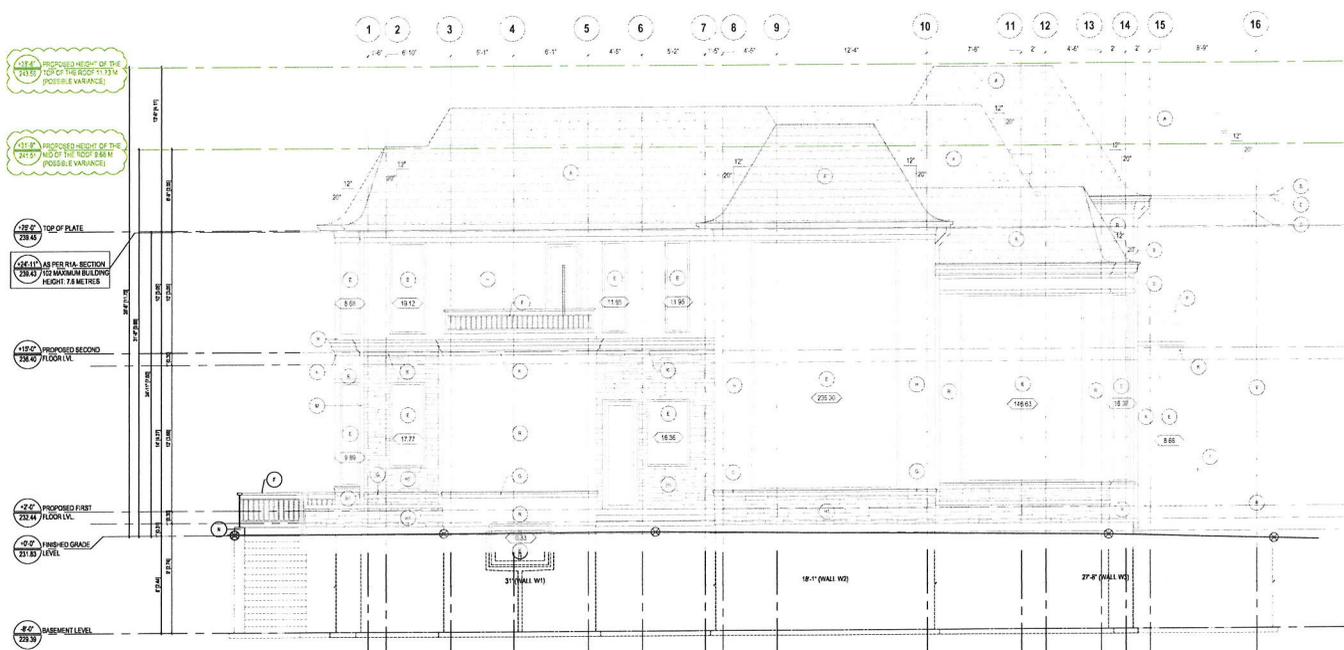


1 PROPOSED ROOF PLAN
 3/16"=1'0"

TOTAL ROOF AREA: 6851.88 SF (638.54 m²)
 FLAT ROOF AREA: 3394.94 SF (313.74 m²)
 WHICH IS 48.22% OF THE TOTAL ROOF AREA



1 PROPOSED FRONT ELEVATION
3/16"-1"=1'



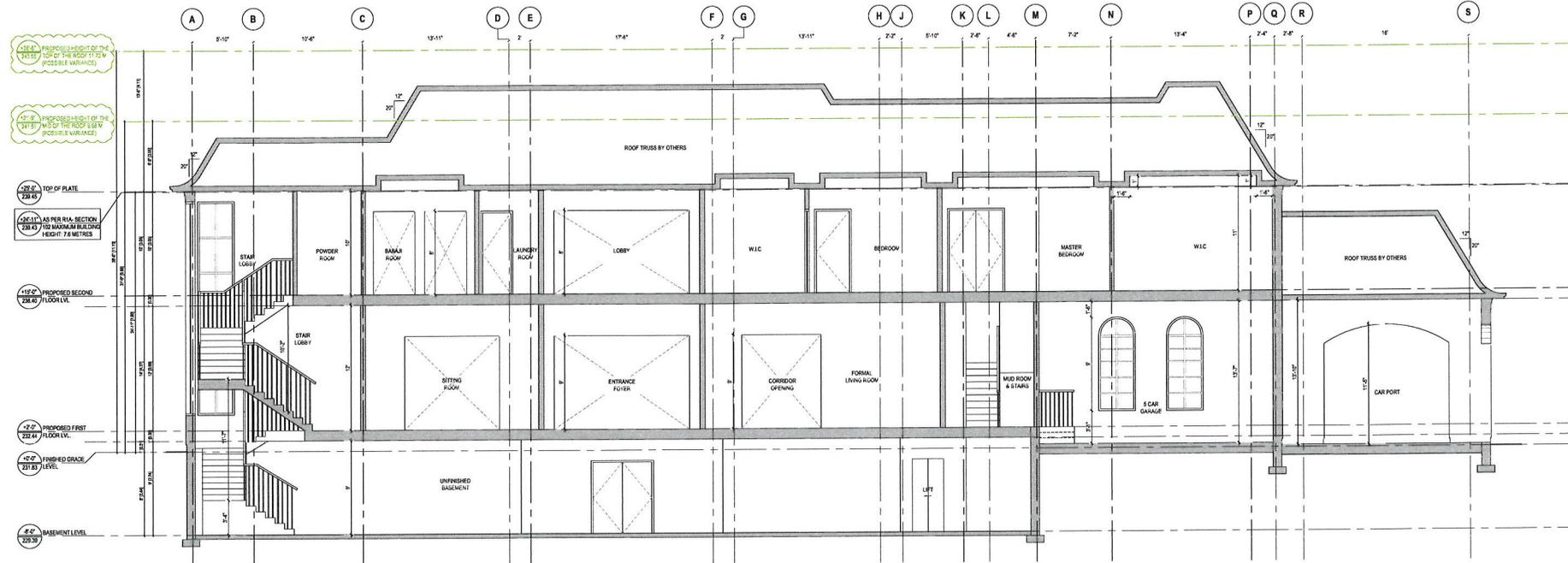
2 PROPOSED LEFT ELEVATION
3/16"-1"=1'

UNPROTECTED OPENING (WEST ELEVATION)
CALCULATION AS PER 18.15.4.2
180000 TABLE NUMBER 18.15.4.2

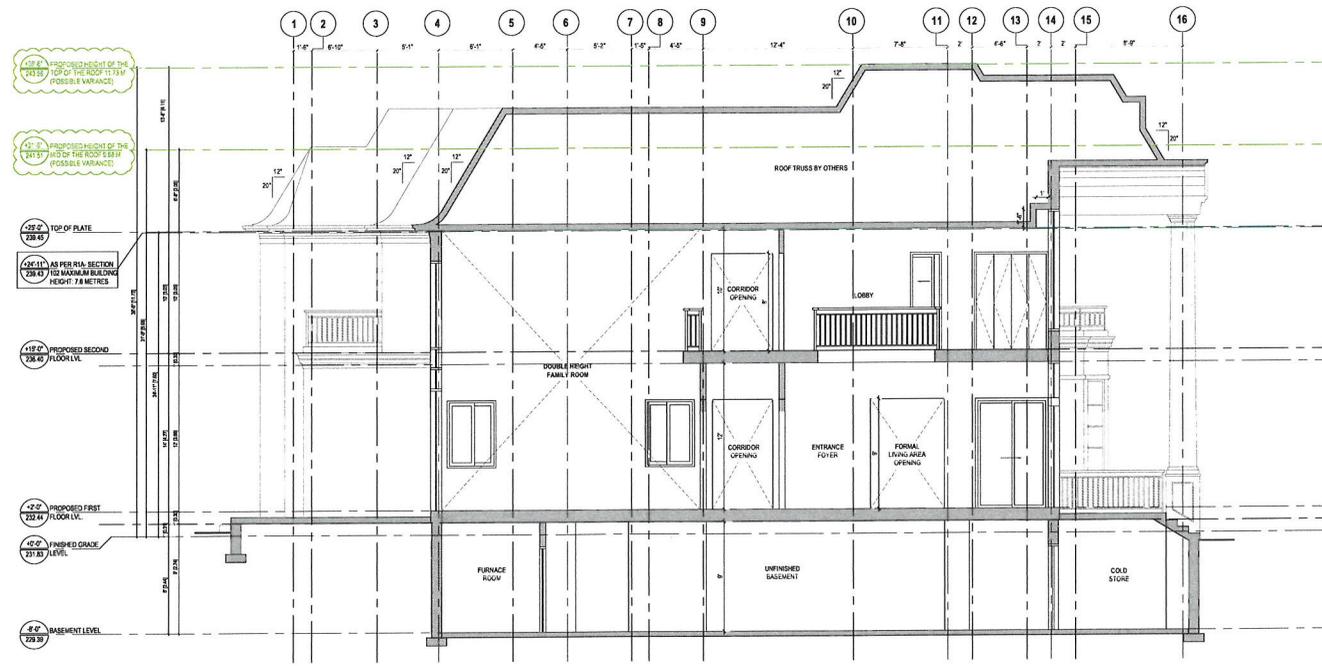
18" WALL AREA:	711.28 FT ² (66.88 M ²)
LIMITING DISTANCE:	9.3M
ALLOWABLE % GLAZED OPENING AREA:	100% (64.28 FT ²)
PROPOSED % GLAZED OPENING AREA:	12.98% (96.68 FT ²)
12" WALL AREA:	434.33 FT ² (40.35 M ²)
LIMITING DISTANCE:	8.53M
ALLOWABLE % GLAZED OPENING AREA:	100% (434.33 FT ²)
PROPOSED % GLAZED OPENING AREA:	54.17% (236.30 FT ²)
6" WALL AREA:	52.40 FT ² (4.84 M ²)
LIMITING DISTANCE:	N/A (N/A)
ALLOWABLE % GLAZED OPENING AREA:	24.11% (12.64 M ²)

TYPICAL EXTERIOR MATERIAL & COLOR SCHEDULE					
DR. NO.	MATERIAL ITEM	COMPANY	MODEL	FINISH/COLOR	DESCRIPTION/SIZES
A	ASPHALT SHINGLES (SELF-SEALING)	CENTAR TRIFIED OR EQ.	LANDMARK SERIES	COLOR: CARBON BLACK	
B	ALUMINUM GUTTER ATTACHED TO DOWNSPOUTS	AMERMAX OR EQ.		COLOR TO BE MATCHED WITH ROOF SHINGLES	4" ALUMINUM GUTTER
C	PERGOLA PANELS FOR EAVES	PARLEX PRODEMA OR EQ.		NATURAL/LAID - W	VENTILATED EAVE PANELS
D	STONE/VINYL FREEZE BOARD	PETRA DESIGN INC. OR EQ.			1" HEIGHT FREEZE BOARD
E	WINDOWS	VANLEIT OR EQ.		FRAME COLOR: CARBON BLACK	CLEAR GLASS BEAD ED DOUBLE GLAZED WINDOW
F	METALS / GLASS WALKING	GEORZDAN OR EQ.		PAIN: BLACK (OR BALUSTERS)	TOP OF RAILING 3/4" FROM GROUND FINISH (BHP DRAWING TO BE PROVIDED BY CONTRACTOR)
G	4" PRE-CAST STONE BAND / PLEASE REFER ELEVATION FOR STONE HEIGHT	PETRA DESIGN INC. OR EQ.	MATERIAL: PRE-CAST STONE		
H	PRE-CAST STONE	PETRA DESIGN INC. OR EQ.	MATERIAL: PRE-CAST STONE	COLOR: AS PER CLIENTS REQUIREMENT	
I	ROUGH STONE FINISH (RUBBLE PATTERN)	PERIMAZON STONE OR EQ.	MATERIAL: MONDRAN STONE	BLUZZARD	
J	FACIA	PARLEX PRODEMA OR EQ.	PRODEMA	NATURAL/LAID - W	
K	1" THICK PRE-CAST CONCRETE BANDS / GEOMETRIC / PLEASE SEE ELEVATION FOR DETAIL	PETRA DESIGN INC. OR EQ.	MATERIAL: PRE-CAST CONCRETE		
L	6" THICK PRE-CAST CONCRETE TRIM / PLEASE SEE ELEVATION FOR DETAIL	PETRA DESIGN INC. OR EQ.	MATERIAL: PRE-CAST CONCRETE		
M	RAIN WATER DOWNSPOUTS	AMERMAX OR EQ.			DOWNSPOUT WITH 1/2"x2" (2" CONCRETE SPLASH PAD)
N	EXPOSED FOUNDATION			CONCRETE FINISH	CONCRETE WALL TO BE MINIMUM 8" FROM GRADE LEVEL
O	GARAGE DOOR	PROFESSIONAL MASTER GARAGE DOOR OR EQ.	MODEL: PREMIUM RAISED PANEL WITH GLASS ON TOP ROW	DOOR COLOR: AS PER CLIENTS REQUIREMENT	
P	CUSTOM MADE MAIN ENTRANCE DOOR	BROCK DOORS AND WINDOWS OR EQ.	10 STEEL DOOR SERIES	DOOR COLOR: AS PER CLIENTS REQUIREMENT	
Q	CYLINDRICAL LIGHT	SEA GULF LIGHTING OR EQ.		MODEL: 8113002 12	
R	STUCCO FINISH	DURCKAL FACING INTERNATIONAL OR EQ.		BEAD DOLLAR SW 6008 (SHERWIN WILLIAMS)	
S	KEY STONE	PETRA DESIGN INC. OR EQ.	MATERIAL: PRE-CAST STONE		
T	EAVES SOFFIT	FLY GEM WITTEN OR EQ.		COLOR: AS PER CLIENTS REQUIREMENT	
U	4" THICK PRE-CAST CONCRETE TRIM / PLEASE REFER ELEVATION FOR DETAIL	PETRA DESIGN INC. OR EQ.	MATERIAL: PRE-CAST CONCRETE		
V	COLUMN	PETRA DESIGN INC. OR EQ.	TURCAN COLUMNS		

RO	MINOR VARIANCE	2024-05-16
REV	ISSUED FOR	DATE
PROJECT NAME AND ADDRESS:		
PROPOSED NEW 2 STOREY DWELLING		
AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2		
LEAD CONSULTANT:		
		
UNIT-214 - 2550 MATHESON BLVD. E, MISSISSAUGA, ON, Canada L4W 4Z1 Tel: +1-905-792-0038 Cell: +1-416-729-9454 Email: hbanone@technoarch.ca www.technoarch.ca		
		
STRUCTURAL CONSULTANT:		
MEP CONSULTANT:		
DRAWING TITLE:		
PROPOSED FRONT AND LEFT ELEVATIONS		
DRAWN BY	S	
CHECKED BY	JK	
APPROVED BY	HB	
SCALE	3/16" = 10"	SIZE A1
SHEET NO	A2.0	STAGE MINOR VARIANCE
PHASE	00	REV R0
ISSUED DATE	2024-05-16	



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



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

RO	MINOR VARIANCE	2024-05-16
REV	ISSUED FOR	DATE
PROJECT NAME AND ADDRESS:		
PROPOSED NEW 2 STOREY DWELLING		
AT 5 CRESCENT HILL DRIVE SOUTH,		
BRAMPTON, ON L6S 2P2		
LEAD CONSULTANT:		
 UNIT-214 - 2550 MATHESON BLVD. E, MISSISSAUGA, ON, Canada L4W 4Z1 Tel: +1-905-792-0038 Cell: +1-416-729-9454 E-mail: hbrown@technoarch.ca www.technoarch.ca		
 ARCHITECTS HARPREET SINGH BROWN LICENCE 6942		
STRUCTURAL CONSULTANT:		
MEP CONSULTANT:		
DRAWING TITLE:		
SECTION 1-1' AND SECTION 2-2'		
DRAWN BY	S	
CHECKED BY	JK	
APPROVED BY	HB	
SCALE	3/16"= 1'0"	SIZE
SHEET NO	A3.0	STAGE
PHASE	DO	MINOR VARIANCE
ISSUED DATE	2024-05-16	REV
		RO

Zoning Non-compliance Checklist

REVISED

File No. A-2024-010

Applicant: Harpreet Bhons
 Address: 5 Crescent Hill Dr S
 Zoning: R1A-102
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT	To permit a new single detached dwelling having a building height of 11.73m	whereas the by-law permits a maximum building height of 7.6m.	102.2(f)
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2024-05-22

Date

May 16th, 2024,
Planning & Development Services - Building Division,
Flower City Community Campus - 8850 McLaughlin Road, Unit 1,
Brampton, Ontario L6Y 5T1

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

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

The possible Variance applies to Height of the house.

Permissible Height	Proposed Height (Mid of Roof)	Proposed Height (Top of Roof)
7.6 Meter	9.68 Meter	11.73 Meter

The Minor Variance Application submission includes,

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

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

Best Regards,



(Harpreet Bhons)

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



PH: +1.905.792.0038

Flower City



brampton.ca

FILE NUMBER: A-2024-0110

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION
Minor Variance or Special Permission
(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law 270-2004.

1. **Name of Owner(s)** Paramjit Gill
Address 5 Crescent Hill Drive South, Brampton, ON L6S 2P2

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

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

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

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

4. **Why is it not possible to comply with the provisions of the by-law?**

We already applied for the minor variance application last time and we got approval for the 9.8 m height. Due to some unforeseen circumstances, that renovation was never started. Now, we would like to apply for the 9.37M height for the new proposal.

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

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

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

Provincial Highway	<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.)

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

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

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

PROPOSED

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

10. Date of Acquisition of subject land: 2018

11. Existing uses of subject property: Residential

12. Proposed uses of subject property: Residential

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: 80's

15. Length of time the existing uses of the subject property have been continued: 40 years

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

Municipal Other (specify) _____
Well

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

Municipal Other (specify) _____
Septic

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

Sewers Other (specify) _____
Ditches
Swales

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

Yes No

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes No

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

Yes No Unknown

If answer is yes, provide details:

File # A-2021-0126 Decision Approved Relief _____
File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____

Handwritten signature

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF _____ Mississauga
THIS 6th DAY OF March, 2024.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Harpreet Bhons, OF THE 6th OF March 2024

IN THE City OF Mississauga SOLEMNLY DECLARE THAT:

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

DECLARED BEFORE ME AT THE

City Brampton OF _____
IN THE Prov. OF _____
ON THIS 14th DAY OF
March, 2024.

Handwritten signature

Signature of Applicant or Authorized Agent

DocuSigned by:
Paramjit Singh Gill
A Commissioner etc.



FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1A-102

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

Connor Cowan
Zoning Officer

2024-03-27
Date

DATE RECEIVED April 11, 2024
Clara

Paramjit Singh Gill
Brampton Solicitor & Notary Public
Unit 20, 2500 Hurontario Ave. S.
Brampton, ON L6Y 4R6
Tel: 905.874.1111

APPOINTMENT AND AUTHORIZATION OF AGENT

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

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

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

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

Harpreet Bhons
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 6th day of March, **20** 24.

DocuSigned by:

C4D8771E07A9422

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

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

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

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

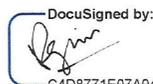
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

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

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

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 6th day of March, **20** 24.

DocuSigned by:


C4D8774E67A0422...

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

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

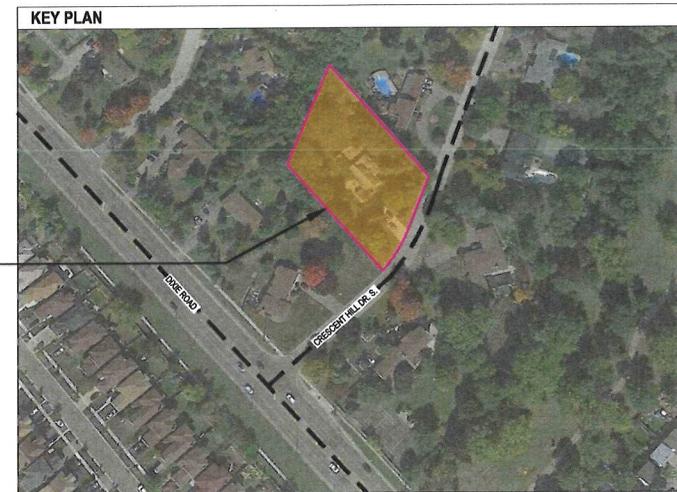
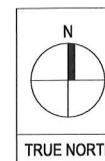
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

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

LIST OF ARCHITECTURAL DRAWINGS

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

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



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



2550 Matheson Blvd E, Suite 214, Tel: +1-905-792-0038
Mississauga, ON L4W 4Z1, Canada Cell: +1-416-729-9454
Email: hbhans@technoarch.ca www.technoarch.ca

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

SCALE 1 : 200
 0 5 10
 SHABEESHANE RAJAKULENDRAN, O.L.S., O.L.P.

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

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

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

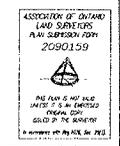
BEARING NOTE:
 BEARINGS SHOWN HEREON ARE ASTROLOGICAL AND ARE REFERRED
 TO THE SOUTHWESTERLY LIMIT OF PLAN OF SURVEY BY
 DEATH, McLEAN & McPHERSON, O.L.S. DATED OCTOBER 27, 1985
 HAVING A BEARING OF N47°03'30"W.

ELEVATION NOTE:
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED
 TO CITY OF BRAMPTON HORIZONTAL CONTROL, PARAMET
 NO. 040500868 HAVING AN ELEVATION OF 230.955 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - ▣ DENOTES IRON BAR
 - ▢ DENOTES STAINLESS STEEL BAR
 - DENOTES CONCRETE PIN
 - DENOTES CROWN LAMINUM
 - DENOTES SET
 - DENOTES MEASURED
 - (P1) DENOTES PLAN OF SURVEY BY DEATH, McLEAN & McPHERSON, O.L.S. DATED OCTOBER 27, 1985.
 - (P2) DENOTES PLAN OF SURVEY BY DEATH, McLEAN & McPHERSON, O.L.S. DATED APRIL 28, 1984.
 - (P3) DENOTES PLAN OF SURVEY BY LEITCH, THOMPSON, O.L.S. DATED OCT. 16, 1964 (ATTACHED TO INST. D312609)
 - ▬ DENOTES PROPERTY BOUNDARY HEREON
 - ▬(N) DENOTES NORTH SOUTH EAST WEST
 - (D) DENOTES DOOR SILL ELEVATION
 - (B) DENOTES GARCH BASH
 - DENOTES FIRE HYDRANT
 - DENOTES MANHOLE
 - (C) DENOTES CONIFEROUS / DECIDUOUS TREE
 - (NTS) DENOTES NOT TO SCALE

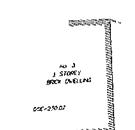
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYING ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON MARCH 28, 2019.

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

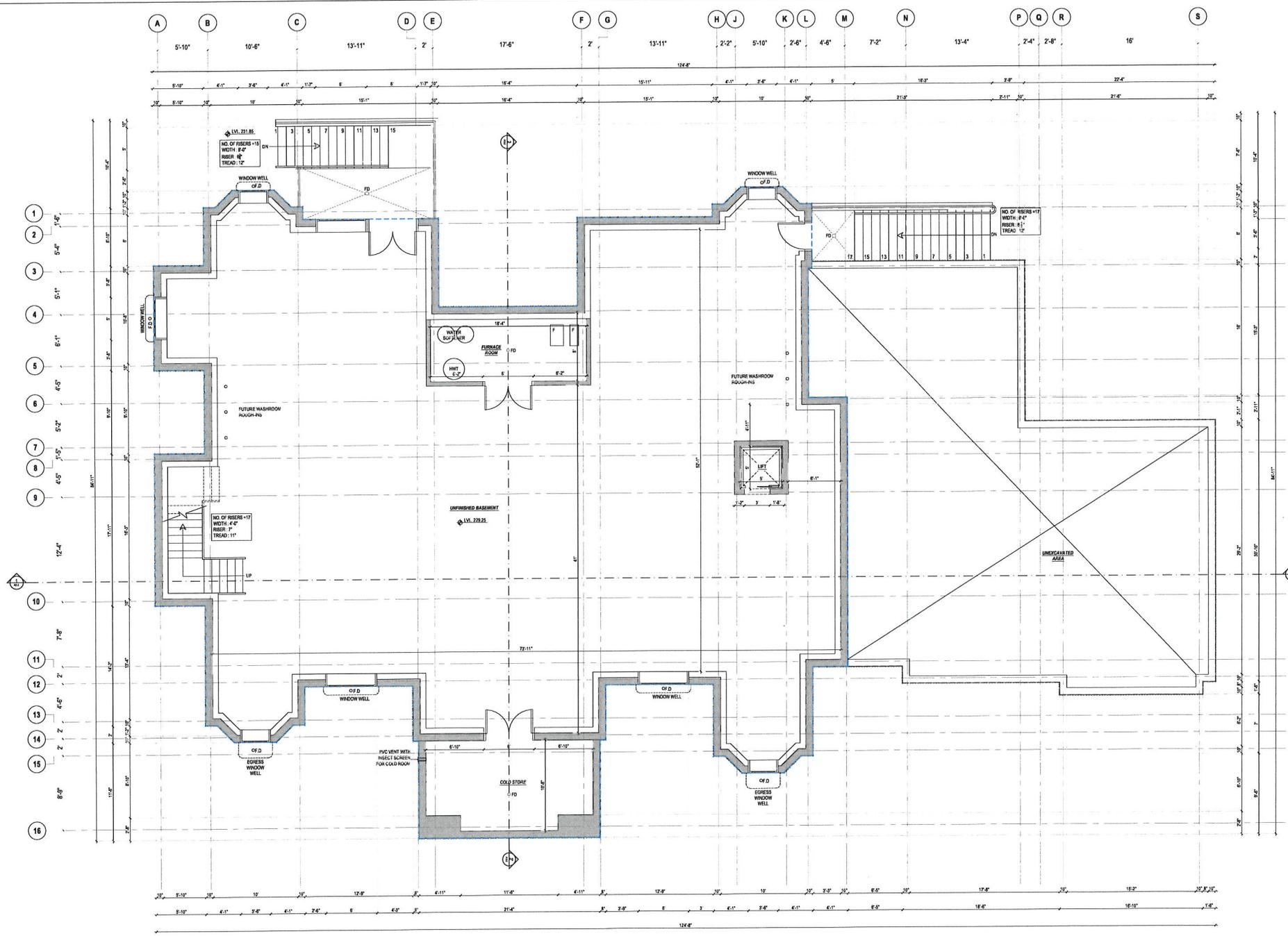
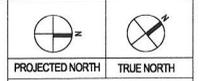


RS GEOMATICS LTD
 (A DIVISION OF OMARI SURVEYING LTD.)
 1 EASTVALE DRIVE UNIT 1 WARRHAM JONES L3B-1A0
 R5L 0A0-2S4-2002, TEL: 416-700-0045
 EMAIL: INFO@RSGEOMATICS.COM, WWW.RSGEOMATICS.COM

DATE: 23-MAY-2019 PROJECT: 450-2019-025-H
 MARCH 28, 2019



LUNAR HILL DRIVE SOUTH
 SUBDIVISION AS TO BE APPROVED BY LATERAL SURVEYING ACT, 1997
 PLAN 450-2019-025-H



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

AREA SUMMARY				
NO	DESCRIPTION	AREA IN FT ²	AREA IN M ²	EXCLUDING
1	BASEMENT FLOOR AREA	4457.86 FT ²	414.14 M ²	GARAGE
2	UNEXCAVATED AREA	1813.32 FT ²	168.48 M ²	N/A

RO MINOR VARIANCE 2024-03-08
REV ISSUED FOR DATE

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

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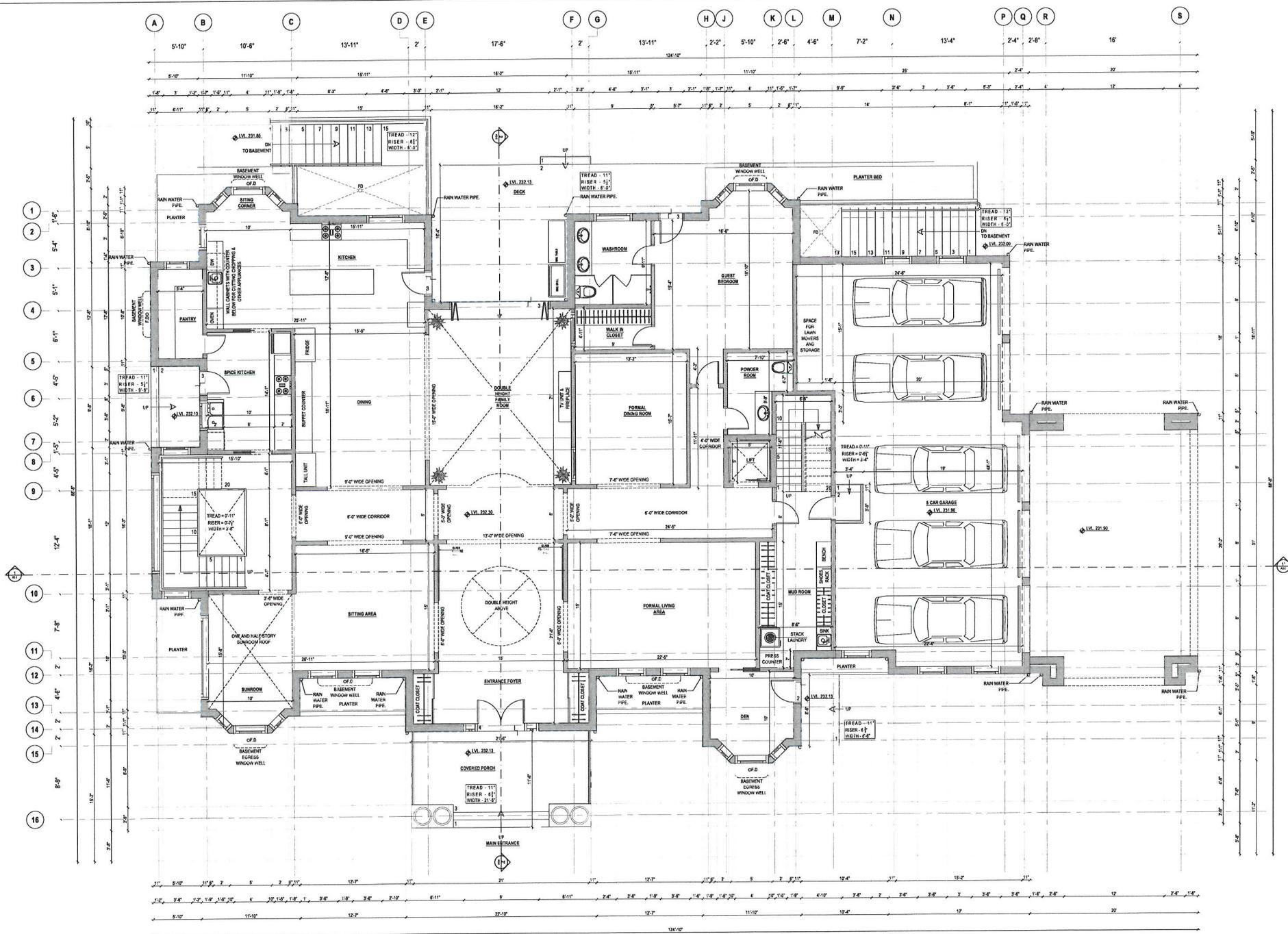
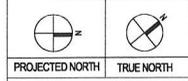


STRUCTURAL CONSULTANT:

MEP CONSULTANT:

DRAWING TITLE:
PROPOSED BASEMENT FLOOR PLAN

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



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

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

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

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

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



STRUCTURAL CONSULTANT:

MEP CONSULTANT:

DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN

DRAWN BY: S

CHECKED BY: JK

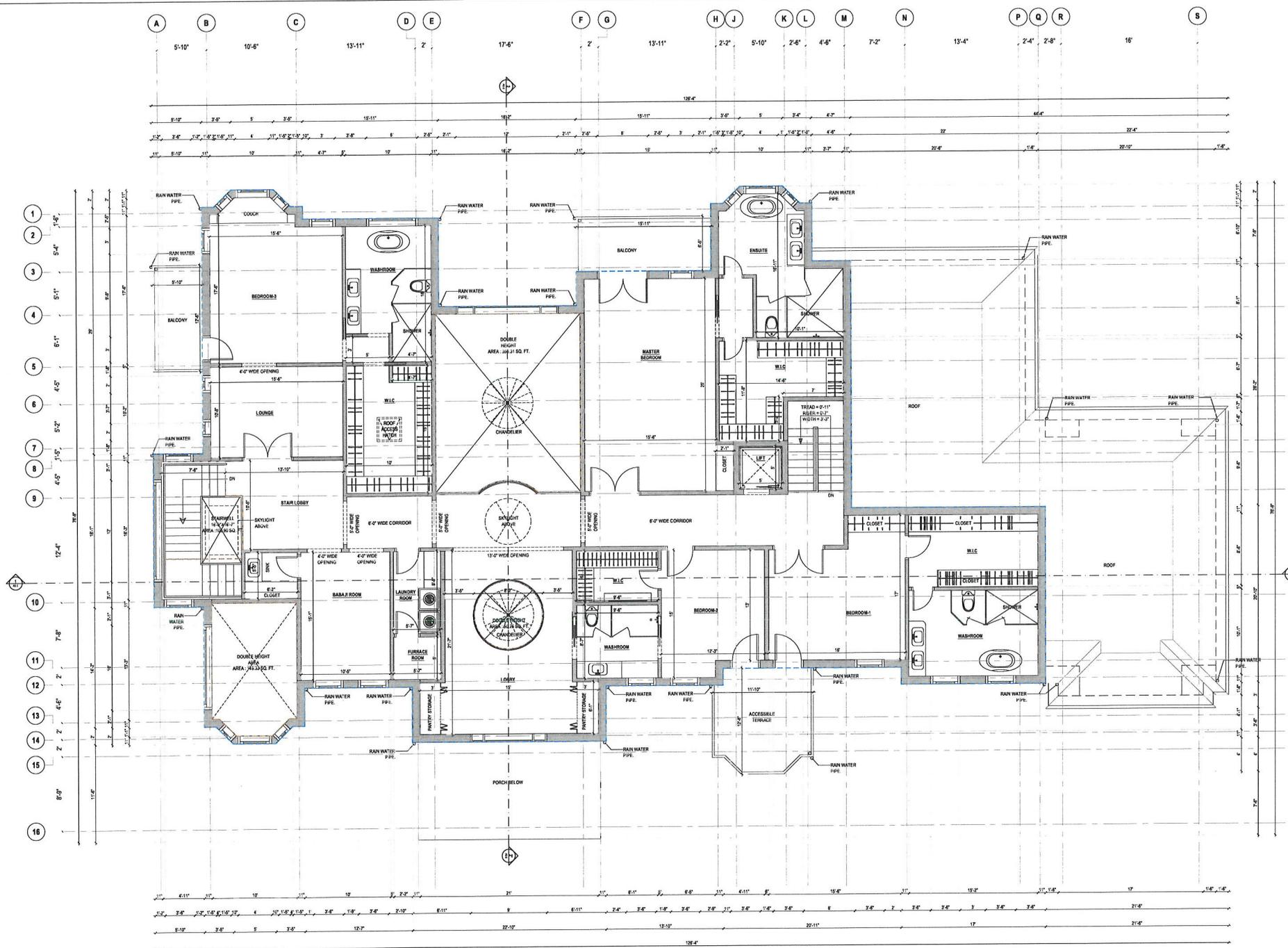
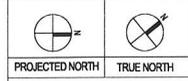
APPROVED BY: HB

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

SHEET NO: A1.2 STAGE: MINOR VARIANCE

PHASE: RO

ISSUED DATE: 2024-03-06



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

AREA SUMMARY			
NO	DESCRIPTION	AREA IN SF	AREA IN M ²
1	SECOND FLOOR AREA	4081.99 SF	379.22 m ²
2	SUBTRACTED AREA	-	-
3	G.F.A. FIRST FLOOR+SECOND FLOOR AREA	4487.72+4081.99	8569.71 SF

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

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

LEAD CONSULTANT:

 UNIT-214 - 2550 MATHESON BLVD. E,
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 Cell: +1-416-728-8454
 Email: h@technoarch.ca
 www.technoarch.ca



STRUCTURAL CONSULTANT:

MEP CONSULTANT:

DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN

DRAWN BY: S

CHECKED BY: JK

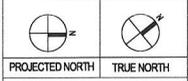
APPROVED BY: HB

SCALE: 3/16" = 1'-0"

SHEET NO: A1.3

PHASE: 00

ISSUED DATE: 2024-03-06



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

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

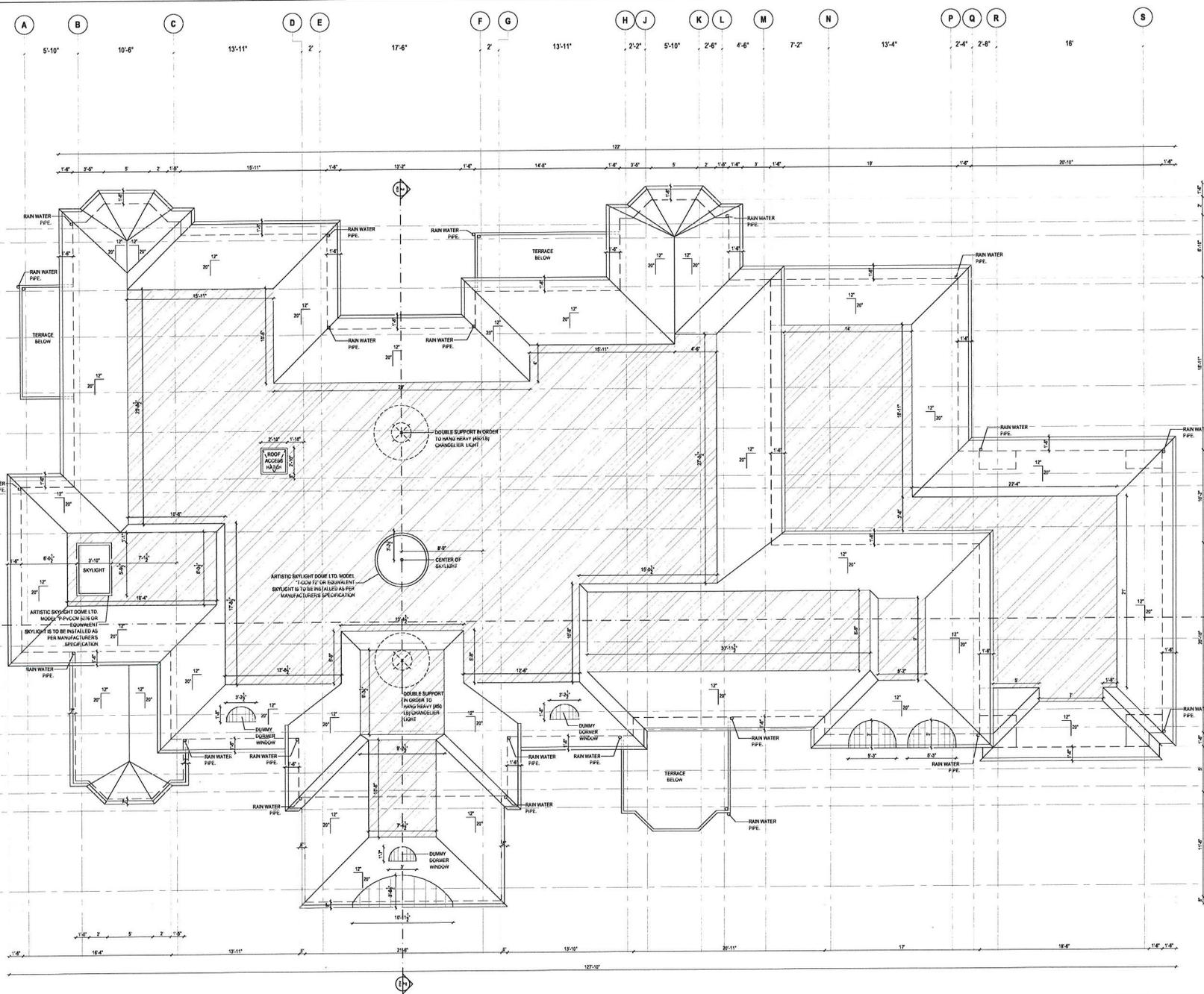


STRUCTURAL CONSULTANT:

MEP CONSULTANT:

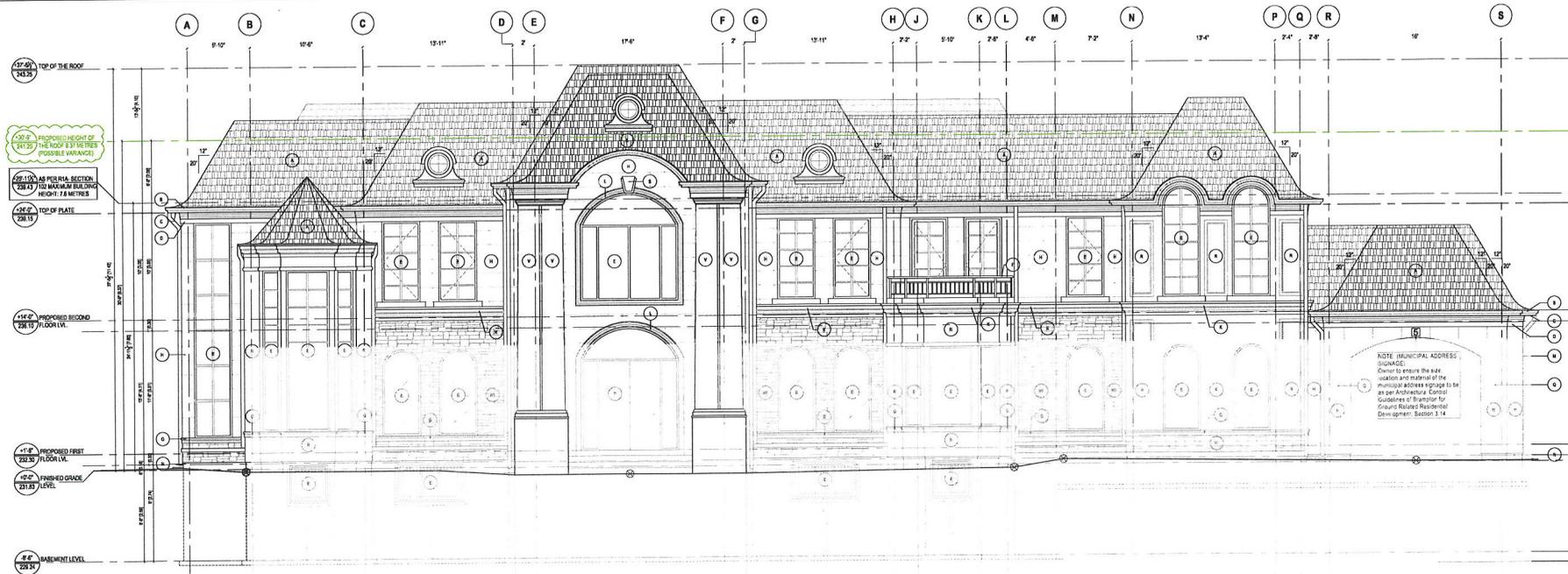
DRAWING TITLE:

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

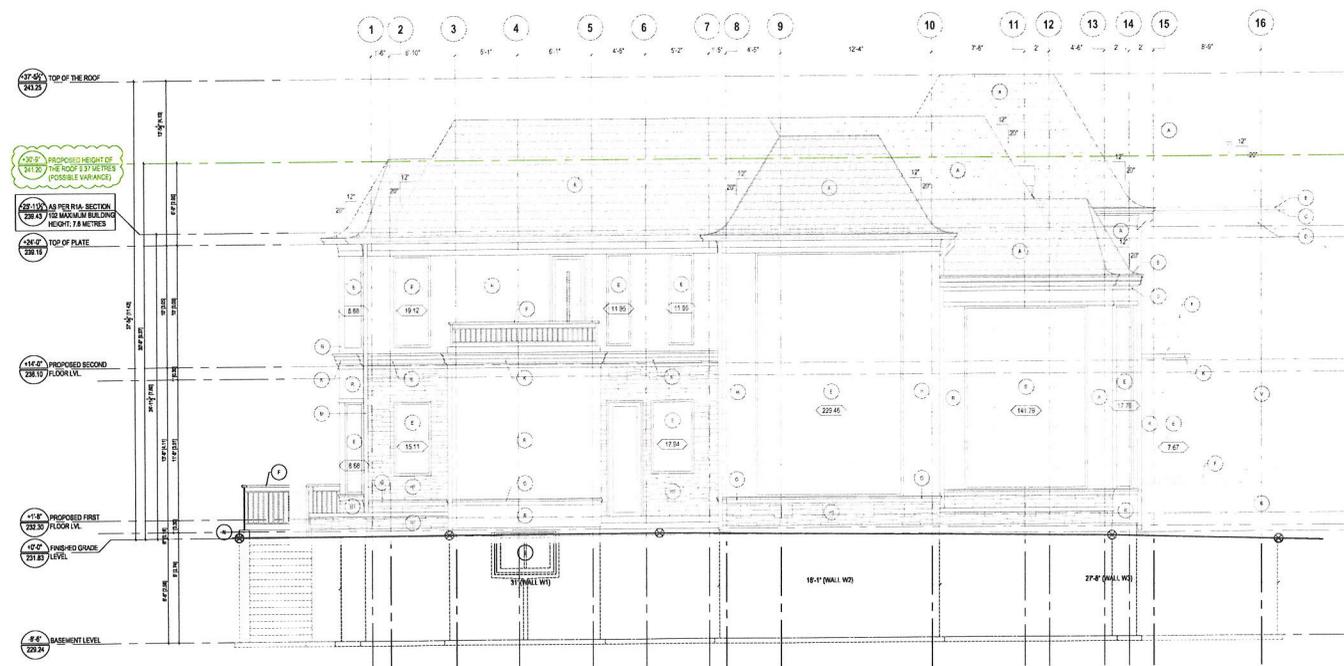


1 PROPOSED ROOF PLAN
 3/16"=1'-0"

TOTAL ROOF AREA: 6851.68 sq ft (636.54 m²)
 FLAT ROOF AREA: 3204.94 sq ft (297.74 m²)
 WHICH IS 46.77% OF THE TOTAL ROOF AREA



1 PROPOSED FRONT ELEVATION
3/16"-1"0"



2 PROPOSED LEFT ELEVATION
3/16"-1"0"

(UNPROTECTED OPENING (WEST ELEVATION)
CALCULATION AS PER B.S.10.1.0
REFERRING TABLE NUMBER 14.14.4

TOTAL AREA OF WALL (M ²)	710.28 (7718.88 SQ FT)
W1 WALL AREA:	10.87 M ²
LIMITING DISTANCE:	100% (710.28 FT ²)
ALLOWABLE % GLAZED OPENING AREA:	13.15% (93.43 SQ FT)
W2 WALL AREA:	418.18 (4485.87 SQ FT)
LIMITING DISTANCE:	100% (418.18 FT ²)
ALLOWABLE % GLAZED OPENING AREA:	13.15% (549.45 SQ FT)
W3 WALL AREA:	481.23 (5193.33 SQ FT)
LIMITING DISTANCE:	100% (481.23 FT ²)
ALLOWABLE % GLAZED OPENING AREA:	13.15% (633.22 SQ FT)

SR NO.	MATERIAL ITEM	COMPANY	MODEL	FINISH/COLOR	DESCRIPTION/SIZES
A	APPLY 1/2" BRANCHED (SELF-SEALED)	CERTAIN FIBRE OR EQ.	LANDMARK SERIES	EGG OR CARBON BLACK	
B	ALUMINUM GUTTER ATTACHED TO DOWNSPOUTS	AMERMAX OR EQ.		COLOR TO BE MATCHED WITH ROOF BRICKS	6" ALUMINUM GUTTER
C	ROSEMA PANELS FOR EAVES	PARLEX PROCEMA OR EQ.		NATURELAD - W	VENTILATED EAVE PANELS
D	STONE VINYL FREEZE BOARD	PETRA DESIGN INC. OR EQ.			1" HEIGHT FREEZE BOARD
E	WINDOWS	WYBULT OR EQ.		FRAME COLOR: CARBON BLACK	CLEAR GLASS SEALED DOUBLE GLAZED WINDOW
F	METAL GLASS RAILING	GEORGIAN OR EQ.		PAINT: BLACK (ON BALUSTERS)	TOP OF RAILING 3" FROM FLOOR FINISH (DROP DOWN TO BE PROVIDED BY CONTRACTOR)
G	7" PRE-CAST STONE (BAND PLEASE REFER ELEVATION FOR DETAIL)	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST STONE	
H	PRECAST STONE	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST STONE	COLOR: AS PER CLIENT'S REQUIREMENT
I	7" GUSH STONE (FINISH (RUBBLE PATTERN))	PERMACON STONE OR EQ.		MONRIAN STONE	BLIZZARD
J	FASCIA	PARLEX PROCEMA OR EQ.		PROCEMA	NATURELAD - W
K	1 1/2" THICK PRECAST CONCRETE (HANDS/STY/DOR/OLYMPIC (PLEASE SEE ELEVATION FOR DETAIL))	PETRA DESIGN INC. OR EQ.		MATERIAL: PRECAST CONCRETE	
L	8" THICK PRECAST CONCRETE TRIM (PLEASE SEE ELEVATION FOR DETAIL)	PETRA DESIGN INC. OR EQ.		MATERIAL: PRECAST CONCRETE	
M	RAIN WATER DOWNSPOUTS	AMERMAX OR EQ.			
N	EXPOSED FOUNDATION			CONCRETE FINISH	DOWNSPOUT WITH 1/2" (2") CONCRETE SPLASH (FAS)
O	GARAGE DOOR	PROFESSIONAL MASTERS GARAGE DOOR OR EQ.		MODEL: PREMIUM RASER RANCH WITH GLASS ON TOP/SIDE	DOOR COLOR: AS PER CLIENT'S REQUIREMENT
P	CUSTOM MADE MAIN ENTRANCE DOOR	BRICK DOORS AND WINDOWS OR EQ.		HD STEEL DOOR SERIES	DOOR COLOR: AS PER CLIENT'S REQUIREMENT
Q	CYLINDRICAL LIGHT	SEA GULF LIGHTING OR EQ.		MODEL: 831302-12	
R	STUCCO FINISH	BUCKLE UP/ALONG INTERNATIONAL OR EQ.		BAND DOLLAR (BY ROW (B-SERVO WALLS))	
S	KEY STONE	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST STONE	
T	EAVES BOFFIT	PLY DEM MITTEN OR EQ.		COLOR: AS PER CLIENT'S REQUIREMENT	
U	4" THICK PRECAST CONCRETE TRIM (PLEASE SEE ELEVATION FOR DETAIL)	PETRA DESIGN INC. OR EQ.		MATERIAL: PRECAST CONCRETE	
V	COLUMN	PETRA DESIGN INC. OR EQ.		TURCAN COLUMNS	

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

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

LEAD CONSULTANT:
technoarch
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STRUCTURAL CONSULTANT:

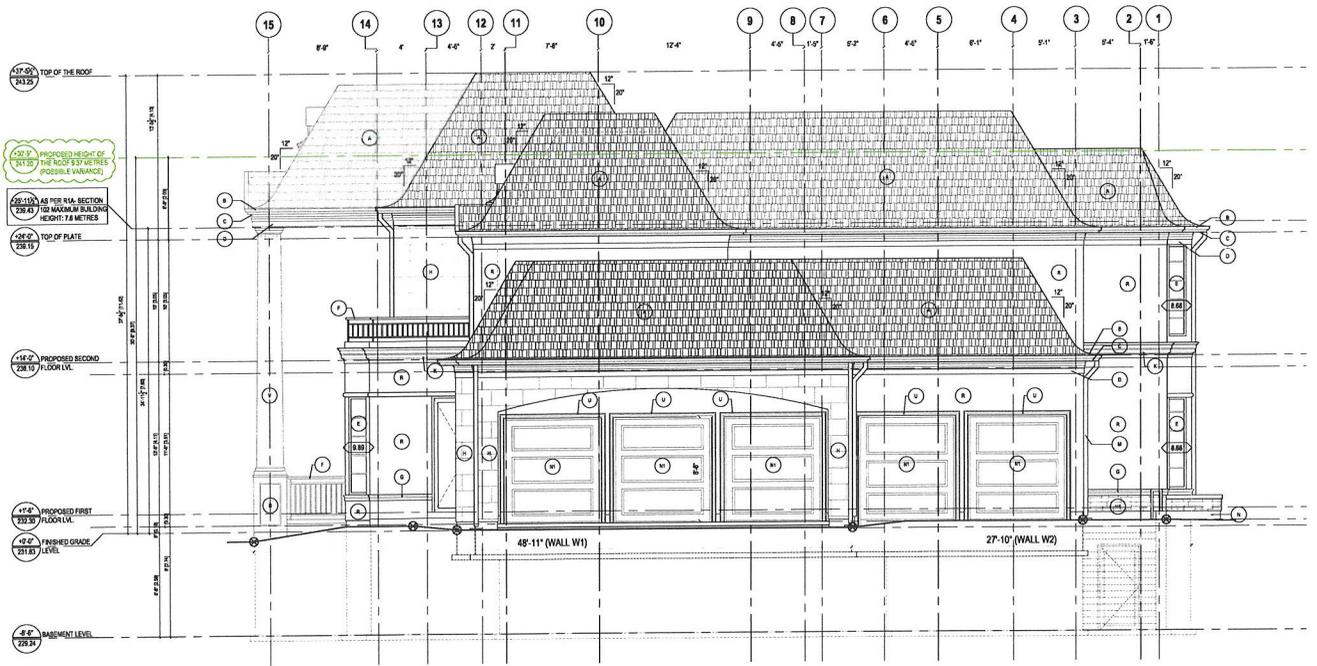
MEP CONSULTANT:

DRAWING TITLE:
PROPOSED FRONT AND LEFT ELEVATIONS

DRAWN BY S
CHECKED BY JK
APPROVED BY HB
SCALE 3/16"= 1'0"
SHEET NO A2.0
PHASE 00
ISSUED DATE 2024-03-06



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



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

UNPROTECTED OPENING (RIGHT ELEVATION):
CALCULATION AREA PER TABLE REFERRED TABLE NUMBER 4.4.1.4

TOTAL AREA OF WALL (OPENING EXCLUDED) FT² (SQ.MS. EQ. M²)

W1 WALL AREA:
LIMITING DISTANCE:
ALLOWABLE % GLAZED OPENING AREA:
PROPOSED % GLAZED OPENING AREA:

W2 WALL AREA:
LIMITING DISTANCE:
ALLOWABLE % GLAZED OPENING AREA:
PROPOSED % GLAZED OPENING AREA:

TYPICAL EXTERIOR MATERIAL & COLOR SCHEDULE					
S/N NO.	MATERIAL ITEM	COMPANY	MODEL	FINISH/COLOR	DESCRIPTION NOTES
A	APRINT WALL BRICKS (SELF-SEALING)	CERTAIN TILED OR EQ.	LANDMARK SERIES	COLOR: CARBON BLACK	
B	ALUMINUM GUTTER ATTACHED TO DOWNPIPES	AMERIMAX OR EQ.		COLOR TO BE MATCHED WITH ROOF SHINGLES	6" ALUMINUM GUTTER
C	PROCEMA PANELS FOR EAVES	PARLEX PROCEMA OR EQ.		NATURAL/LD - W	VENTILATED EAVE PANELS
D	STONE/VNL FRIEZE BOARD	PETRA DESIGN INC. OR EQ.			12" HEIGHT FRIEZE BOARD
E	WINDOWS	VINYLUR OR EQ.		FRAME COLOR: CARBON BLACK	CLEAR GLASS SEALED DOUBLE GLAZED WINDOW
F	METAL GLASS RAILING	GOOSEBAM OR EQ.		PAINT: BLACK (ON BALUSTERS)	TOP OF RAILING 3" OF FINISH FLOOR FINISH (PROP. DRAWING TO BE PROVIDED BY CONTRACTOR)
G	6" PRECAST STONE SAND PILE/SLAB REFER ELEVATION FOR STONE HEIGHT	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST STONE	
H	PRECAST STONE	PETRA DESIGN INC. OR EQ.		COLOR: AS PER CLIENT'S REQUIREMENT	
I	ROUGH STONE FINISH (RANDOM PATTERN)	PERMACON STONE OR EQ.		MIDCROWN STONE	BLIZZARD
J	FABCA	PARLEX PROCEMA OR EQ.		PROCEMA	NATURAL/LD - W
K	1-3" THICK PRECAST CONCRETE BANDS WITH FORM/IMPVC PLEASE SEE ELEVATION FOR DETAIL	PETRA DESIGN INC. OR EQ.		MATERIAL: PRECAST CONCRETE	
L	6" THICK PRECAST CONCRETE FINISH (RANDOM PATTERN) REFER ELEVATION FOR DETAIL	PETRA DESIGN INC. OR EQ.		MATERIAL: PRECAST CONCRETE	
M	RAIN WATER DOWNPOUTS	AMERIMAX OR EQ.			DOWNPOUT WITH 1" DRAIN (CONCRETE 1/4" MIN. FIN.)
N	EXPOSED FOUNDATION			CONCRETE FINISH	CONCRETE WALL TO BE MINIMUM 4" HIGH FROM GRADE LEVEL
O	GARAGE DOOR	PROFESSIONAL MATTERS GARAGE DOOR OR EQ.		MODEL: PREMIUM RANDED RANCH WITH GLASS ON TOP ROW.	DOOR COLOR: AS PER CLIENT'S REQUIREMENT
P	CUSTOM MADE MAIN ENTRANCE DOOR	BRICK DOORS AND WINDOWS OR EQ.		HQ STEEL DOOR SERIES	DOOR COLOR AS PER CLIENT'S REQUIREMENT
Q	CYLINDRICAL LIGHT	SEA GLA F LIGHTING OR EQ.		MODEL: 181302-12	
R	STUCCO FINISH	DUROCK ALIACING INTERNATIONAL OR EQ.		SAND DOLLAR SW 6096 (SHERWIN WILLIAMS)	
S	KEY STONE	PETRA DESIGN INC. OR EQ.		MATERIAL: PRE-CAST STONE	
T	EAVES SOFFIT	PLY GEM MATTER OR EQ.		COLOR: AS PER CLIENT'S REQUIREMENT	
U	4" THICK PRECAST CONCRETE FINISH (RANDOM PATTERN) REFER ELEVATION FOR DETAIL	PETRA DESIGN INC. OR EQ.		MATERIAL: PRECAST CONCRETE	
V	COLUMN	PETRA DESIGN INC. OR EQ.		TUSCAN COLUMNS	

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

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

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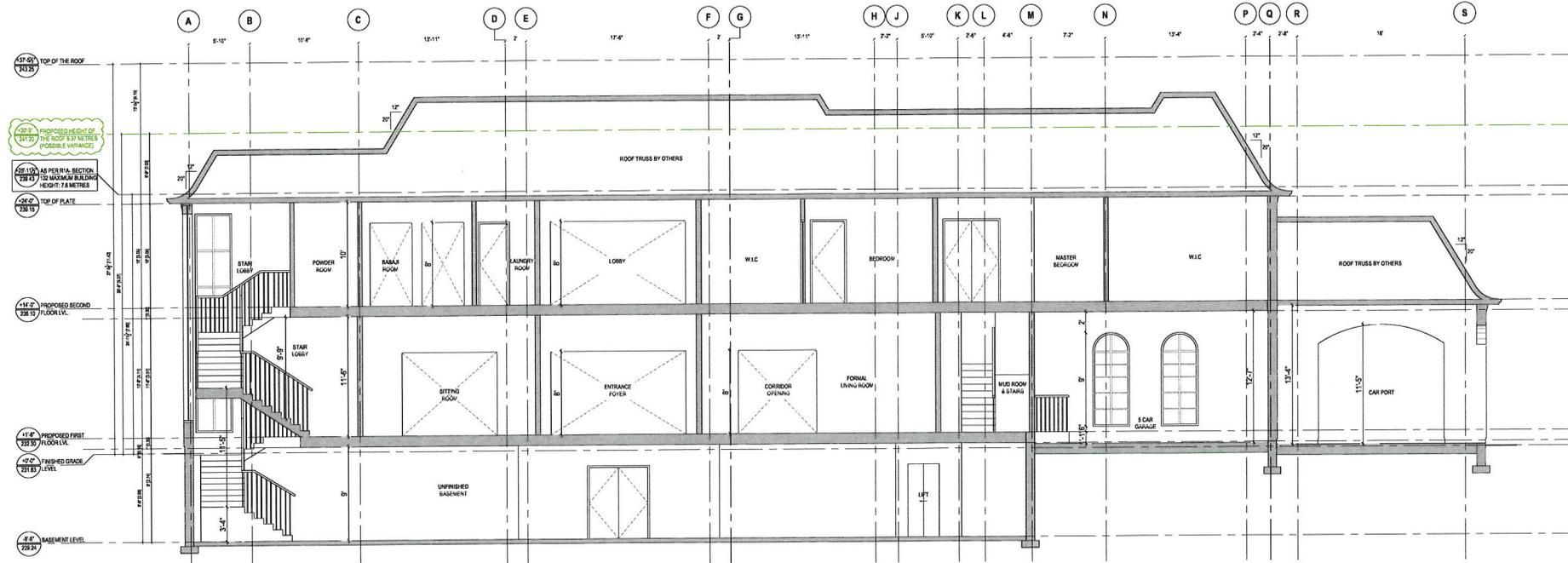
STRUCTURAL CONSULTANT:

MEP CONSULTANT:

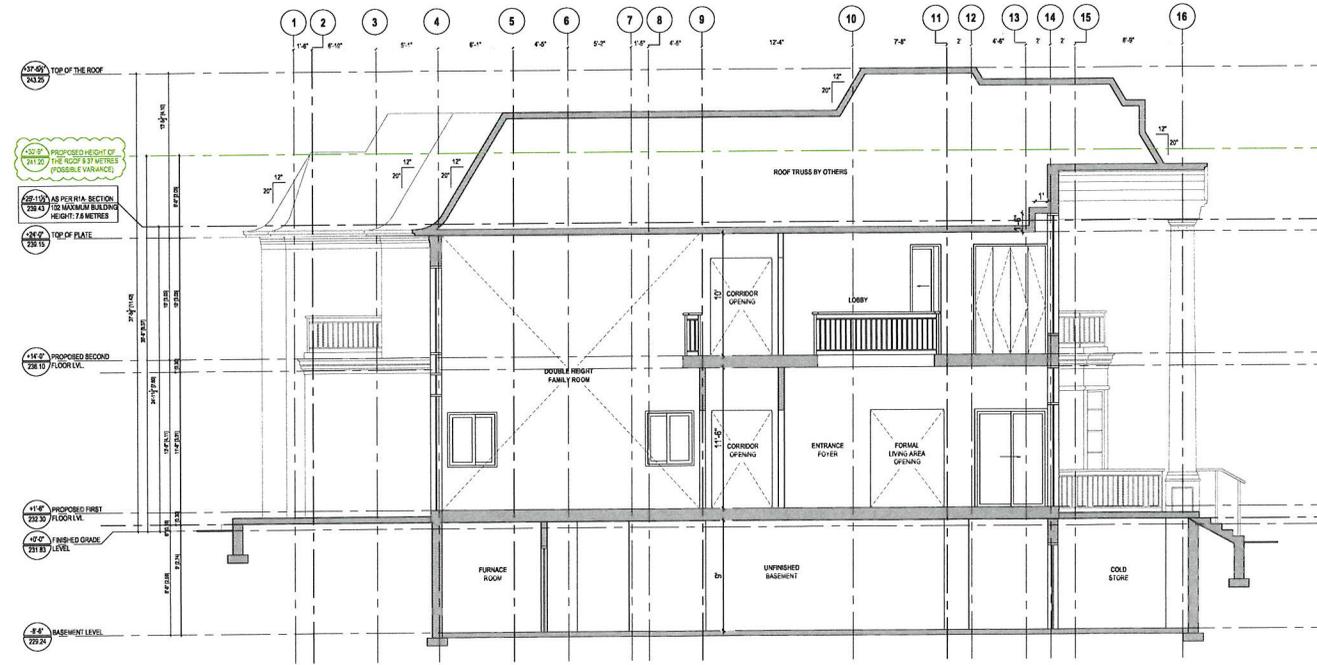
DRAWING TITLE:
PROPOSED REAR AND RIGHT ELEVATIONS

DRAWN BY: S
CHECKED BY: JK
APPROVED BY: HB
SCALE: 3/16"= 1'-0"
SHEET NO: A2.1
PHASE: DD
ISSUED DATE: 2024-03-06

SIZE: A1
STAGE: MINOR VARIANCE
REV: R0
ISSUED DATE: 2024-03-06



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



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

RO MINOR VARIANCE 2024-03-06

REV ISSUED FOR DATE

PROJECT NAME AND ADDRESS:

PROPOSED NEW 2 STOREY DWELLING

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

LEAD CONSULTANT:

technoarch
 architects
 UNIT 214 - 2550 MATHESON BLVD. E.
 MISSISSAUGA, ON, Canada L4W 4Z3
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 Cell: +1-416-729-9454
 Email: hb@technoarch.ca
 www.technoarch.ca



STRUCTURAL CONSULTANT:

MEP CONSULTANT:

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

DRAWN BY S

CHECKED BY JK

APPROVED BY HB

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

SHEET NO A3.0 STAGE MINOR VARIANCE

PHASE 00 REV R0

ISSUED DATE 2024-03-06



technoarch inc.

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

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

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

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

The possible Variance applies to Height of the house.

Permissible Height	Proposed Height
7.6 Meter	9.37 Meter

The Minor Variance Application submission includes,

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

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

Best Regards,

(Harpreet Bhons)

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



PH: +1.905.792.0038

Zoning Non-compliance Checklist

File No.
A-2024-0110

Applicant: Harpreet Bhons
 Address: 5 Crescent Hill Drive S
 Zoning: R1A-102
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT	To permit a single detached dwelling having a building height of 11.4m	whereas the by-law permits a maximum building height of 7.6m.	102.2(f)
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2024-03-27

Date