

Application for Minor Variance
Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13

Please Note: You are receiving this notice as you are within 60 meters of the subject property.

Application Number: A-2024-0145
Property Address: 26 Manswood Crescent
Legal Description: Plan M345, Lot 12, Ward 8
Agent: Pamir Rafiq
Owner(s): Sandeep Makkar, Namita Makkar
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, June 18, 2024, at 9:30 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. To permit a proposed single detached dwelling having a maximum building height of 15.85 metres, whereas the by-law permits a maximum building height of 10.6 metres; and
2. To permit a garage door height of 3.05 metres, whereas the by-law permits a maximum garage door height of 2.4 metres.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **4:00 pm on Thursday, June 13, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:00 pm on Thursday, June 13, 2024**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

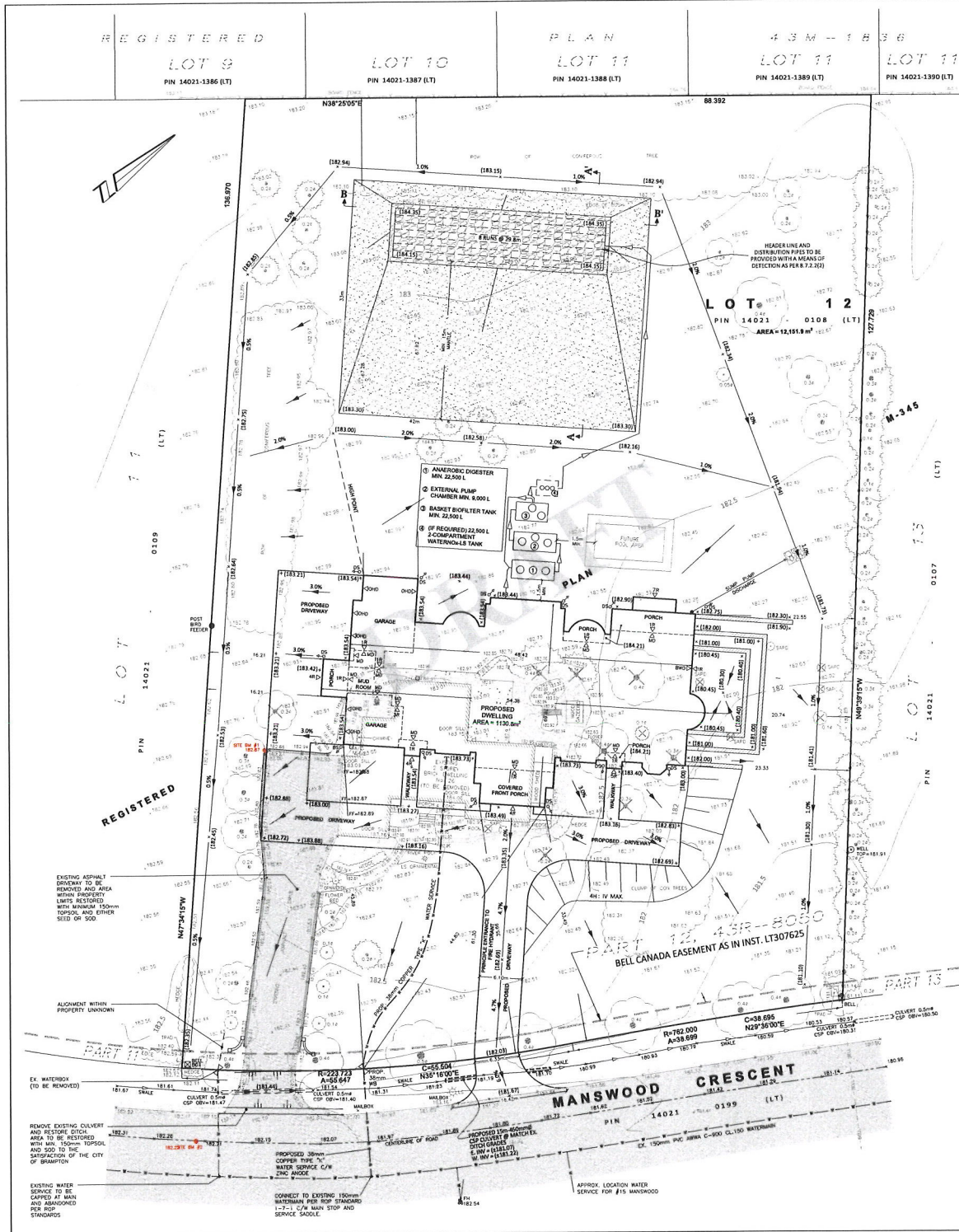
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 5th day of June 2024

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca



REGION OF PEEL NOTES:

1. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATION.
2. WATERMAIN AND/OR WATER SERVICE MATERIALS 100 (4") AND LARGER MUST BE DRIB PVC PIPE MANUFACTURED TO ANWA SPEC. C900-35 SPEC. COMPLETE WITH TRACER WIRE. SIZE 50mm (2") AND SMALLER MUST BE TYPE 'K' SOFT COPPER PIPE PER ASTM 888-19 SPECIFICATION.
3. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7m (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2m (4') FROM THEMSELVES AND ALL OTHER UTILITIES.
4. PROVISION FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50mm (2") OUTLET ON 100mm (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END. THE SAME SIZE AS THE LINE. THEY MUST ALSO BE BOXED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100mm (4") DIAMETER MINIMUM ON A HYDRANT.
5. ALL CURB STOPS TO BE 3.0m (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
6. HYDRANT AND VALVE SET TO REGION STANDARD 1-6-1 DIMENSION A AND B, 0.7m (2') AND 0.9m (3') AND TO HAVE PUMPER NOZZLE.
7. WATERMANS TO BE INSTALLED TO GRADES AS SHOWN ON THE APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
8. WATERMANS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3m (12") OVER/0.5m (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
9. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEM.
10. ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVE SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING OPERATIONS AND MAINTENANCE DIVISION.
11. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
12. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING, AND PROTECTING ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
13. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH UTILITIES, FOR THE PURPOSES OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
14. ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 AND 1-7-8.

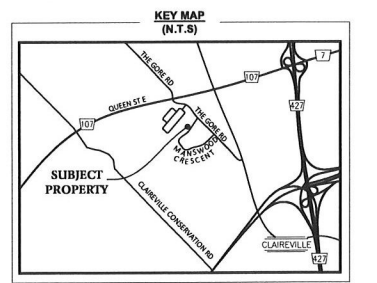
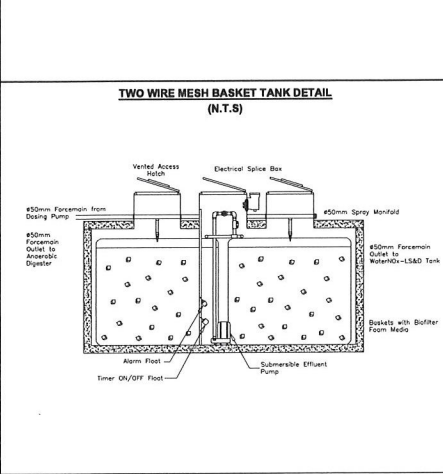
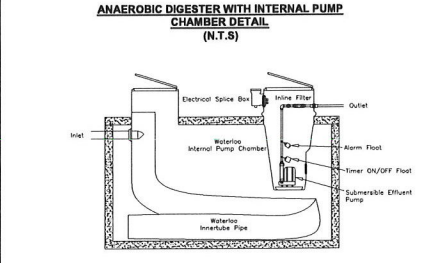
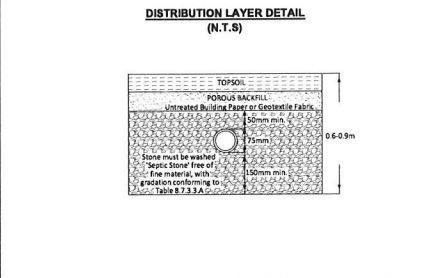
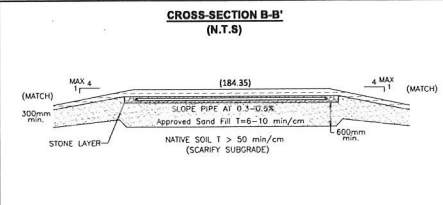
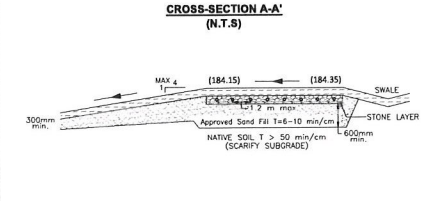
GENERAL NOTES:

1. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF BRAMPTON AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS AND DRAWINGS (OPSS/D).
2. ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
3. DRAINAGE OF ABUTTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED. ALL SURFACE DRAINAGE SHALL BE SELF-CONTAINED, COLLECTED AND DISCHARGED TO AN APPROVED LOCATION.
4. SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. A SILT FENCE PER CITY OF BRAMPTON STANDARD 806 MUST BE PLACED AROUND THE PERIMETER OF THE SITE.
5. THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOLLIVARD MUST BE PAVED WITH 40mm HLB AND 50mm HLB. SUBBASE TO BE 150mm GRANULAR 'A' (OR 130mm OF 20mm CRUSHER RUN LIMESTONE) AND 300mm GRANULAR 'B' (OR 225mm OF 50mm CRUSHER RUN LIMESTONE) COMPACTED TO MINIMUM 100% STANDARD PROCTOR DENSITY.
6. A UTILITY CLEARANCE RADIUS OF 1.2m BETWEEN THE PROPOSED DRIVEWAY EDGE OF DRIVEWAY AND ALL ABOVE GROUND UTILITIES MUST BE MAINTAINED.
7. ROAD OCCUPANCY/ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
8. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROAD OCCUPANCY/ACCESS PERMIT APPLICATION.
9. DOWNSPOUTS TO DISCHARGE ONTO THE GROUND VIA SPLASH PADS. DOWNSPOUTS SHALL NOT DISCHARGE ACROSS WALKWAYS.
10. DRIVEWAY GRADES SHALL NOT BE LESS THAN 2% AND NOT GREATER THAN 8%.
11. LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 6% UNLESS OTHERWISE NOTED.
12. WHERE GRADES IN EXCESS OF 6% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3H:1V. GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
13. ALL DISTURBED AREAS MUST BE SEED OR SODED. TOPSOIL TO BE AT LEAST 150mm.

- LIST OF VARIANCES**
1. TO PERMIT A SINGLE DETACHED DWELLING HAVING A BUILDING HEIGHT OF 15.85M, WHEREAS THE BY-LAW PERMITS A MAXIMUM BUILDING HEIGHT OF 12.50M.
 2. TO PERMIT A GARAGE DOOR HEIGHT OF 3.05M WHEREAS THE BY-LAW PERMITS A MAXIMUM GARAGE DOOR HEIGHT OF 2.40M.

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



- LEGEND:**
- (184.15) - PROPOSED ELEVATION
 - (182.45) - EXISTING ELEVATION
 - SLOPE
 - DIRECTION OF FLOW
 - - - - - TESTED PIPE
 - TPH [Symbol] - PERFORATED PIPE
 - - WELL
 - [Symbol] - EXPANDED CONTACT AREA
 - [Symbol] - FILTER BED AREA
 - [Symbol] - RETAINING WALLS (DESIGN BY OTHERS)
 - [Symbol] - TREE
 - [Symbol] - TREELINE

ZONING: RESIDENTIAL RURAL ESTATE ONE (RE1)

MINIMUM FRONT YARD = 23 m
 MINIMUM REAR YARD = 23 m
 MINIMUM INTERIOR SIDE YARD = 7.5 m
 MINIMUM EXTERIOR SIDE YARD = 7.5 m
 MAXIMUM LOT COVERAGE = N/A

PROPOSED DWELLING:

TOP OF FOUNDATION = (183.93)
 UNDERSIDE OF FOOTING = (180.30)
 BASEMENT FLOOR = (180.60)
 FINISHED FLOOR = (184.36)
 GARAGE SLAB = (183.54)
 GARAGE CUT = (0.16)

- NOTES:**
1. ELEVATIONS BASED ON AN 11' 3" FOUNDATION WALL, 4" SLAB AND 8" FOOTINGS.
 2. FINAL BUILDING PLANS UNAVAILABLE.
 3. FROST FOOTINGS REQUIRED TO ELEVATION (179.23)

SEWAGE SYSTEM DESIGN NOTES:

(Refer to Van Harten Surveying Inc. design report for material, construction, inspection and other details)

Q = 10,800 L/Day
 T > 50 min/cm
 Waterloo BioFilter Model AD-BA150
 Anaerobic Digester Size = 22,500 L min.
 External Pump Chamber = 9,000 L min.
 Foam Volume = 17.4 m³ min.
 Stone Area = (8.2 m by 31 m) 254.2 m²
 Sand Area = (33.0 m by 42.0 m) = 1,386 m²
 Distribution Pipe Length = (8 runs of 229.8 m) = 238.4 m

LOT DEVELOPMENT PLAN AND SEWAGE SYSTEM DESIGN FOR:

26 MANSWOOD CRESCENT
ALL OF LOT 12, PLAN M-345
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

NO.	REVISION	BY	DATE

DRAWING REVISION SCHEDULE
 PREPARED FOR: SANDEEP MAKKAR
 PROJECT No. 31179-22
 DRAWING SCALE 1 : 300

CAUTION:

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE PROPOSED FOOTING ELEVATION AND PLUMBING ALLOWS GRAVITY CONNECTION TO THE SEWAGE SYSTEM.
- SOIL BAKING CAPACITY SHOULD BE REFERRED AT THE TIME OF CONSTRUCTION.
- THE BUILDER MUST ENSURE A MINIMUM OF 1.2m OF EARTH COVER OVER THE FOOTINGS FOR FROST PROTECTION.
- THIS SHEET IS PROTECTED BY COPYRIGHT.

Van Harten
 LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo: Ph: 519-742-8371
 Guelph: Ph: 519-821-2763
 Orangeville: Ph: 519-940-4110

www.vanharten.com info@vanharten.com
 www.vanharten.com info@vanharten.com

DRAWN BY: C.C. DESIGNED BY: K.C. CHECKED BY: J.M.O.
 JAN 25, 2024 10:42:23 PM
 C:\BRAMPTON\31179-22\31179-22 SANDEEP MAKKAR
 UTM 2010.dwg