



Principals

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May 27, 2024

**GWD File:
16.2194.00 COA**

**The Corporation of the City of Brampton
2 Wellington Street West
City of Brampton, Ontario
L6Y 4R2**

**Attention: Ms. Clara Vani
Secretary-Treasurer, Committee of Adjustment**

**Subject: Application to the Committee of Adjustment – Minor Variance
76 & 76A Main Street South, Part of Lot 3, Plan BR21
Part of Lot 4, Concession 1, E.H.S.
City of Brampton, Ontario
City Files: A-2024-0179, A-2024-0180
City Related Files: CH-2023-0033, SPA-2019-0053
Ward 3**

Dear Clara:

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to the Registered Owners of 76 and 76A Main Street South, in the City of Brampton

By way of background Committee of Adjustment Applications A17-45, A17-46, and B17-004 were approved by the Local Planning Appeal Tribunal (LPAT) in a decision dated January 18, 2020 (Case No.: PL171375). The approval included a number of conditions, one of which required a comprehensive planning process to secure Site Plan Approval prior to any development of the severed and retained lands. Working closely City and Regional Staff all conditions were fulfilled in the fall of 2019 and on January 17, 2020 the Consent Certificate was issued.

On October 7, 2019 a formal Site Plan Approval Application was filed proposing a new 2-storey residential dwelling and detached garage on the severed lands (76A MSS). The existing 2-storey residence on the retained lands (76 MSS) is to be preserved and will remain in-situ, its new driveway implemented as part of the construction of the dwelling on 76A MSS.

As a result of *Bill 23, More Homes Built Faster Act, 2022*, which received Royal Assent on November 28, 2022, the SPA Application transitioned to the Custom Home Architectural Control Review process.

GAGNON WALKER DOMES LTD.

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The Applications have collectively undergone three (3) rounds of review and is now substantially complete. As part of the latest review City Zoning Staff advised that both the severed and retained lands do not comply with select zoning performance standards.

Attached to this letter is the current architectural plan set and detailed landscape plan.

Preliminary Policy and Zoning Review

The subject lands are designated 'Central Area' in the 2006 City of Brampton Official Plan and 'Low Density Residential' within the Downtown Brampton Secondary Plan (Area 7). They are also located within 'Special Policy Area 1' of the Secondary Plan which identifies the Main Street South as an important character area.

Comprehensive Zoning By-law 270-2004; as amended; zones the subject lands 'Residential Single Detached A – Special Section 3307 (R1A-3307)'. They are located within the boundaries of the City's 'Mature Neighbourhood Areas'.

Minor Variance Application

GWD is pleased to submit the attached Applications to the Committee of Adjustment to permit the following Variances:

A-2024-0179 – 76 Main Street South (Retained Lands)

1. To permit a maximum driveway width of 12.25 metres, whereas the Zoning By-law permits a maximum driveway width of 9.14 metres (10.0 metres per CofA A17-046).

A-2024-0180 – 76A Main Street South (Severed Lands)

1. To permit a width of 0.30 metres for a permeable surface between an interior lot line and a driveway, whereas the By-law requires a permeable surface of 0.60 metres abutting both side lot lines on interior lots of detached dwellings;
2. To permit a driveway width of 2.40 metres, whereas the By-law requires a driveway width of 3.0 metres;
3. To permit a driveway width of 15.25m, whereas the By-law permits a driveway width of 9.14 metres (12.0 metres per CofA A17-045); and
4. To permit a detached garage with a GFA of 86.0m², whereas the By-law permits a maximum GFA of 48.0m².

In support of the Applications we submit the following:

- Completed Application Forms;
- Covering Letter;
- Variance Plans (8½"x14") highlighting the requested zoning relief;



- Processing Fees made payable to the “City of Brampton”.

The Four Tests

Pursuant to Section 45(1) of the Planning Act, a Minor Variance Application must satisfy all 'Four Tests' as follows:

1. Does the Variance conform to the intent of the Official Plan?
2. Does the Variance conform to the intent of the Zoning By-law?
3. Is the proposal desirable for the appropriate development or use of the lands?
4. Is the proposal minor in nature?

Test 1 – Does the Minor Variance Conform to the Intent of the Official Plan?

The requested Variances are performance related and as such do not impact or conflict with the goals and objectives of the City Official Plan or Secondary Plan. They will facilitate the upgrade and development of the subject lands in an orderly manner.

The Variances conform to the general intent of the City Official Plan and Secondary Plan.

Test 2 – Does the Minor Variance Conform to the Intent of the Zoning By-Law?

Driveway Width (A-2024-0179 – Variance 1, A-2024-0180 – Variances 2, 3)

According to Zoning By-law 270-2004:

“Driveway, Residential” shall mean the hard and level surface (consisting of, but not limited to, asphalt, pavement, concrete, patterned concrete, compacted gravel and dirt, interlocking brick or paving stone) on detached, semi-detached or townhouse dwelling lots, and that hard and level surface on the road right-of-way to the street edge, upon which vehicles drive and park, and such hard and level surface includes a surfaced walk situated parallel to the Residential Driveway in a manner capable of being parked or driven upon by part or the whole of a motor vehicle. The width of the Residential Driveway is measured parallel to the front of an attached garage or in the case of a lot where there is no garage or there is a detached garage, the driveway width is measured perpendicular to the direction in which motor vehicles drive and park on the driveway.

The general intent and purpose of the Zoning By-law regulating maximum driveway width is to ensure that residential lots are not dominated by vehicular parking areas and to ensure that sufficient landscaped areas are provided. By contrast the Zoning By-law regulates minimum driveway widths to ensure that there is sufficient space for vehicles to safely access parking spaces with minimum risk to pedestrians, vehicles, and property.

The requested variances to permit wider driveway widths in select locations appropriately balance the need to provide functional parking spaces and front yard landscaped open space. The wider driveways comprising of asphalt and paving stones



are setback more than 20 metres from the street and are not anticipated to negatively impact the public road allowance. The detailed plans filed in support of the Custom Home Review ensures that adequate front yard landscaping will create an attractive streetscape.

The narrower driveway located on the north side of the new dwelling is limited in length and gradually increases in width when approaching the detached garage in the rear. Given the minimal number of vehicular movements and the fact that the average width of a car ranges between 1.8 to 2.5 metres, the reduced width is anticipated to provide adequate space for vehicles to safely maneuver.

Permeable Surface (A-2024-0179 – Variance 1)

The general intent and purpose of the Zoning By-law requiring a minimum permeable landscape strip along the interior lot line is to ensure that sufficient space is provided for stormwater drainage and that drainage on adjacent properties is not impacted.

The 0.30 metre reduction in permeable landscaping along the north side lot line of 76A MSS is restricted to the area between the front of the dwelling and detached garage. The area comprising of permeable stone is sufficient in width to allow for infiltration drainage on the property. In support of the Custom Home Review Application a detailed Site Servicing and Grading Plan was prepared by a licensed engineer, ensuring that the abutting properties are not adversely by each other's drainage. The Plan has been accepted by City Development Engineering Services.

Detached Garage (A-2024-0180 – Variance 4)

According to Zoning By-law 270-2004:

“Garage, Private” shall mean an enclosed structure for the storage of one or more vehicles from which no business, occupation or service other than a home occupation is conducted for profit.

“Accessory Building” shall mean a detached building located on the same lot and used for a purpose which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings on it, and shall include detached garages, sheds, barns and similar storage facilities

Section 10.4 Detached Garage or Carport of the Zoning By-law regulates that a detached private garage or carport as an accessory building may be located in a side yard or rear yard of a lot in a Residential Zone subject to the requirements and restrictions including having a maximum GFA of 48m².

The general intent and purpose of the Zoning By-law regulating the size of a detached garage on a residential property is to ensure that the parking and storing of vehicles is not the primary function or use of a residential property.



The size and placement of the proposed garage is subordinate to the principal residence and is intended to be accessory (i.e., storage of vehicles and personal items). Its location which is well setback from MSS and partially screened by the new dwelling. Additionally, there is a significant amount of vegetation (existing and proposed) that will provide screening. The property is of such a large size that the garage is not anticipated to be obtrusive or generate a sense of overdevelopment.

By way of comparison in 2010 the former Owner of the 78 MSS secured the Committee's unanimous approval to permit a detached garage having a GFA of 83.5m² with a height of 6.2 metres (City File: A 10-028).

The Variances are considered to conform to the general intent of Zoning By-law 270-2004.

Test 3 – Is the Minor Variance Desirable and Appropriate for the Area?

The neighbourhood has for many years been undergoing reinvestment and revitalization in the form of both renovation and entirely new construction. This aids in guaranteeing the neighbourhood's future stability and reinforces its existing character.

The proposal is permitted in the Official Plan, Secondary Plan and Zoning By-law. The requested Variances will facilitate the development/redevelopment of residential lots contributing to the urbanization of this area of the City. They are not excessive or out of character with the area context.

The Custom Home Review is substantially complete and City Staff are satisfied from matters pertaining to heritage planning, landscape/open space design, tree preservation and replacement, site servicing, grading and drainage.

The Variances are considered desirable and appropriate for the area.

Test 4 – Is the Minor Variance Minor in Nature?

When viewed either individually or collectively, the requested Variances will result in the orderly development of the subject lands. 76 MSS is already occupied by a detached dwelling, a private driveway is now needed to ensure that it can be independently accessed. No significant on-site or off-site impacts are anticipated. The Variances do not change the intended use or impede the intended function of the properties for residential land use. Rather, they represent refinements which are consistent with similar relief secured by other homeowners in the area.

Subject to completing the Custom Home Review process, the requested Variances are minor in nature.



Conclusion

The Minor Variance Applications have been filed for the purposes of facilitating the development of the subject lands for residential purposes. The requested Variances has been reviewed in the context of the relevant provisions of the *Planning Act*. We are of the opinion that the Variances satisfy the four (4) tests and can be supported from a land use and policy perspective and represent good planning. We respectfully request that they be approved by the Committee of Adjustment.

Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Marc De Nardis, B.U.R.P.I., M.C.I.P., R.P.P.
Planning Associate

mdenardis@gwdplanners.com

**C.c.: E. Lewis, City of Brampton
F. Hemon-Morneau, City of Brampton
M. Gagnon, Gagnon Walker Domes Ltd.**

GENERAL NOTES:

MAINTENANCE and ACCEPTANCE:

- ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR IMMEDIATELY AFTER ANY PLANTING HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF FINAL ACCEPTANCE.
- SUCH MAINTENANCE SHALL INCLUDE ALL MEASURES NECESSARY TO ESTABLISH AND MAINTAIN ALL PLANTS IN AN ACCEPTABLE, VIGOROUS AND HEALTHY GROWING CONDITION INCLUDING CULTIVATING AND WEEDING, WATERING, WHEN REQUIRED, PRUNING AND MAINTENANCE OF ALL ACCESSORIES.
- TIME OF INSPECTION FOR INITIAL & FINAL ACCEPTANCE, ALL PLANTING BEDS AND TREE PITS SHALL BE FRESHLY CULTIVATED, FREE OF WEEDS, LEAVES, BROKEN BRANCHES AND RUBBISH AND SHALL BE IN A NEAT AND TIDY CONDITION.
- ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF 2 (TWO) YEARS FROM THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND LOCAL AUTHORITY UNLESS OTHERWISE NOTED.
- WHERE NECESSARY, SAW CUT PAVERS TO PRODUCE A SHARP, VERTICAL CUT WITHOUT DAMAGED EDGES, AND TO FIT ACCURATELY.
- AFTER COMPLETION OF INSTALLATION, COMPACT PAVING BY MEANS OF A VIBRATING PLATE TAMPER.
- FILL THE JOINTS WITH FINE SAND, BY BRUSHING AND SWEEPING, HOSE PAVING WITH FINE WATER SPRAY.

UTILITIES:

- APPLICANT IS RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE UTILITY COMPANIES FOR WORKS WITHIN THE MUNICIPAL BOULEVARD.
- ALL UTILITIES WITHIN THE BOULEVARDS MUST BE LOCATED PRIOR TO COMMENCING CONSTRUCTION WITHIN THE BOULEVARD.

RODENT PROTECTION:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FROM RODENT INJURY FOR THE DURATION OF THE GUARANTEE PERIOD.
- PROTECTIVE WIRE MESH GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF MULCH AND SHOULD BE PLACED A MINIMUM OF 50mm OUT FROM THE TREE TRUNK ON ALL SIDES. SUFFICIENT MESH SHOULD BE CUT TO COMPLETE THIS CIRCUMFERENCE AS WELL AS TO PROVIDE A MINIMUM OF 25mm OVERLAP.
- THE WIRE MESH GUARDS MUST BE OF GALVANIZED STEEL 12mm SQUARE MESH, 19 GAUGE AND SUPPLIED IN 600mm ROLLS. THE WIRE MESH CAN BE FASTENED WITH ANY ACCEPTABLE GALVANIZED WIRE TIE. ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "SPOOK" OR APPROVED EQUIVALENT RODENT FORMULA, TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

UNIT PAVING:

- PAVERS SHALL BE PRECAST CONCRETE UNIT PAVERS WITH MIN. 58.65 MPa (8500 P.S.I.) COMPRESSIVE STRENGTH, AND A WATER ABSORPTION NOT EXCEEDING 5% AND A FREEZE-THAW RESISTANCE EQUAL TO C.S.A.-A82-2 (1987).
- SETTING BED SHALL CONSIST OF SHARP, CLEAN, COARSE CONCRETE SAND OR APPROVED LIMESTONE SCREENINGS.
- SAND FOR JOINTS SHALL BE A CLEAN, NATURAL, GRAVEL, CRUSHED STONE OR ROCK.
- INSTALL GRANULAR BASE AND COMPACT TO A MINIMUM 88% STANDARD PROCTOR DENSITY UNTIL THE MIN. SPECIFIED DEPTH AS DETAILED, HAS BEEN ESTABLISHED.
- LOOSELY PLACED CONCRETE SAND OR SCREENINGS TO A UNIFORM DEPTH OF 50mm. (2"), MIN.
- MAINTAIN JOINTS UNIFORM AND CLOSELY BUTTED THROUGHOUT.
- WHERE NECESSARY, SAW CUT PAVERS TO PRODUCE A SHARP, VERTICAL CUT WITHOUT DAMAGED EDGES, AND TO FIT ACCURATELY.
- AFTER COMPLETION OF INSTALLATION, COMPACT PAVING BY MEANS OF A VIBRATING PLATE 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, 2m FROM FIRE HYDRANTS AND TRANSFORMERS, AND 4m FROM LIGHT STANDARDS.
- THE CONTRACTOR IS TO STAKE OUT LOCATIONS OF TREE PITS. THIS STAKE OUT IS TO BE INSPECTED BEFORE THE EXCAVATION OF ANY TREE PITS.
- BEFORE THIS STAKE OUT, THE CONTRACTOR IS TO REQUEST A STAKE OUT ALL UNDERGROUND SERVICES.
- THE LANDSCAPE ARCHITECT AND THE MUNICIPALITY MAY, AT THEIR DISCRETION REDISTRIBUTE TREE LOCATIONS PRIOR TO PLANTING, IN ORDER TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.

SODDING:

- PREPARE A MINIMUM 100mm DEPTH OF TOPSOIL WITH A 10-4-4 COMMERCIAL FERTILIZER AT 7.3kg/100sq.m. AND SUPER PHOSPHATE AT 5kg/100sq.m. THE PROPORTIONS SPECIFIED ARE SUBJECT TO ADJUSTMENT DEPENDING ON TOPSOIL ANALYSIS REPORT.
- LAY NO. 1 NURSERY SOO ON ALL AREAS OF THE PROJECT NOT COVERED BY BUILDINGS OR PAVING.
- IMMEDIATELY AFTER INSTALLATION, SOO MUST BE WATERED AND ROLLED.

PLANTING:

- PREPARE PLANTING SOIL BY EVENLY MIXING FOUR PARTS SANDY TOPSOIL, ONE PART ORGANIC SOIL ADDITIVE WITH 500g BONE MEAL AND 750g COMMERCIAL FERTILIZER PER CUBIC METER. THE FOREGOING RATES ARE SUBJECT TO ADJUSTMENT ON RECEIPT OF TOPSOIL ANALYSIS REPORT.
- EXCAVATE AND PROVIDE PLANTING SOILS AS PER PLANTING DETAILS.
- PROVIDE ALL SHRUBS AND TREES ACCORDING TO THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADE ASSOCIATION WITH REGARD TO QUALITY AND GRADING AND SIZED AS PER PLANT LIST.
- SPRAY ALL PLANTINGS IN LEAF WITH ANTIDECIDUANT. PROVIDE TREES WITH STAKES.
- PLANTS ARE TO BE NO. 1 NURSERY GROWN UNDER PROPER CULTURAL PRACTICES, IN PARTICULAR WITH RESPECT TO AMPLE SPACING, PEST AND DISEASE CONTROL, AND BRANCH AND ROOT PRUNING.
- TREES ARE TO HAVE STURDY, STRAIGHT TRUNKS.
- TREES SHALL BE WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER.
- DECIDUOUS SHADE TREES SHALL BE FREE OF BRANCHES NOT LESS THAN 1.8m ABOVE THE GROUND.
- ALL SHRUBS ARE TO BE PLANTED IN CONTINUOUS BEDS. DO NOT SOO BETWEEN PLANTS. EXCAVATE ENTIRE AREA OF SHRUB BED UNIFORM TO SPECIFIED DEPTH AND FILL WITH SPECIFIED PLANTING SOIL.

TOPSOIL:

- USE EVENLY MIXED TOPSOIL OF FERTILE, FRIABLE NATURAL LOAM CONTAINING NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% MINIMUM ORGANIC MATTER FOR SAND LOAMS WITH AN ACIDITY RANGE OF 5.5 TO 7.5 pH.
- ALL TOPSOIL SHOULD BE FREE OF SUBSOILS, CLAY, STONES, ROOTS, EXCESS WATER, FROST AND OTHER EXTRANEOUS MATTER.

PLANT LIST

DECIDUOUS TREES		KEY	QUANT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.	KEY
AF	02	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	60	4000	2000	-	SB	AF		
AL	02	Aralianchier laevis	Allegheny Serviceberry	-	1500	1500	-	WB	AL		
AR	02	Acer rubrum	Red Maple	60	4000	2000	-	WB	AR		
AS	04	Acer spicatum 'Endowment'	Endowment Sugar Maple	60	4000	2000	-	SB	AS		
CC	02	Cercis canadensis	Eastern Redbud	-	1500	2000	-	WB	CC		
CO	02	Celtis occidentalis	Hackberry	60	4000	2000	-	SB	CO		
COa	02	Cornus alternifolia	Pagoda Dogwood	-	1500	-	-	CG	COa		
QM	02	Quercus macrocarpa	Bur Oak	60	4000	2000	-	SB	QM		
QR	03	Quercus rubra	Red Oak	60	4000	2000	-	SB	QR		

CONIFEROUS TREES

KEY	QUANT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.	KEY
PI0	01	Picea amara	Serbian Spruce	1750	1500	-	SB	PI0	
LI	03	Larix laricina	Tamarack	1750	1500	-	SB	LI	
Te	07	Taxus canadensis	Eastern Hemlock	1750	1000	-	SB	Te	

DECIDUOUS SHRUBS

KEY	QUANT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.	KEY
As	06	Amelanchier alnifolia 'Obelisk'	Standing Ovation Serviceberry	1500	-	at. shalom	CG	As	
Ed	05	Euonymus alatus 'Little Moses'	Little Moses Burning-Bush	-	700	-	750	CG	Ed
Hyp	08	Hydrangea paniculata 'PeeWee'	Pee Wee Hydrangea	-	600	-	750	CG	Hyp
Hj	09	Hydrangea paniculata Little Quick Fire	Little Quick Fire Hydrangea	-	600	-	900	CG	Hj
Rha	40	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	-	600	900	CG	Rha	

BROADLEAF EVERGREENS

KEY	QUANT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.	KEY
Bux	33	Buxus 'Green Gem'	Green Gem Boxwood	-	500	-	400	CG	Bux

CONIFEROUS SHRUBS

KEY	QUANT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.	KEY
Euf	56	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	-	600	750	CG	Euf	
Tac	17	Taxus cuspidata 'Nano'	Dwarf Japanese Yew	-	600	-	750	CG	Tac

PERENNIALS & GRASSES

KEY	QUANT	BOTANICAL NAME	COMMON NAME	SPACE	2 Gallon	COND.	KEY
hop	80	Hosta Patriot	Patriot Hosta	600	2 Gallon	Potted	hop
sal	48	Salvia nemorosa	Perennial Salvia	500	2 Gallon	Potted	sal

TOTAL COMPENSATION TREES: 32

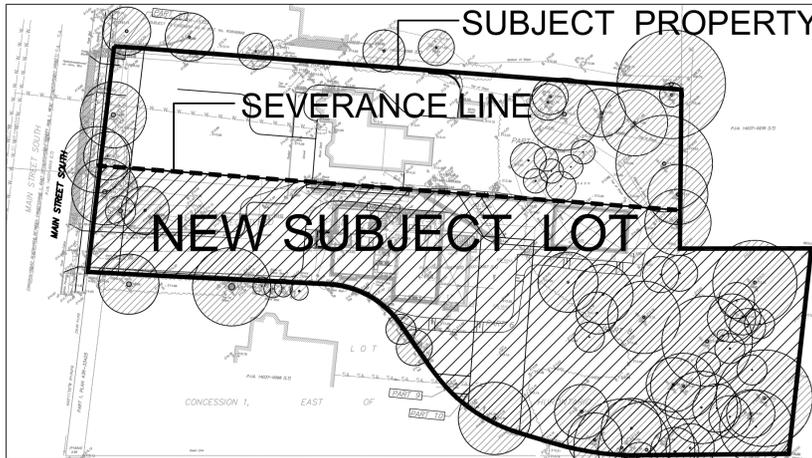
LANDSCAPE GENERAL NOTES

PAVING SCHEDULE BY UNLOCK OR APPROVED EQUAL

TYPE 'A'	DRIVEWAY EDGE	BY UNLOCK
FIELD: TOWN HALL	STONE SIZE: STANDARD (100x25x70mm)	COLOR: BURNT CLAY
TYPE 'B'	DRIVEWAY BANDING	BY UNLOCK
SOLDER COURSE: THORNBERY	STONE SIZE: MEDIUM RECTANGLE (215x173x70mm)	COLOR: GRANITE
TYPE 'C'	FRONT ENTRY LANDING	BY UNLOCK
FIELD: THORNBERY - PATTERN A	STONE SIZE: MEDIUM RECTANGLE (215x173x70mm)	COLOR: GRANITE

NOTE: DETAILED PLANTING LOCATIONS FOR TREES WITHIN THE VICINITY OF THE WOODLOT DRIPLINE 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



EASEMENT SCHEDULE

(REFER TO R1PLAN PREPARED BY SFEIGHT, VAN NOSTRAND & GIBSON LIMITED)

EASEMENT	PART OF LOT
1	INSTRUMENT PR3610594, PART 4 ON PLAN 43R-39288 ACCESS, PASSAGE, MAINTENANCE EASEMENT IN FAVOR OF 76 MAIN STREET SOUTH
2	INSTRUMENT PR3601065, PART 6 ON PLAN 43R-39288 SANITARY SEWER AND RELATED FACILITIES EASEMENT IN FAVOR OF THE REGION OF PEE
3	INSTRUMENT PR3610594, PART 7 ON PLAN 43R-39288 SANITARY SEWER AND RELATED FACILITIES EASEMENT IN FAVOR OF 76 MAIN STREET SOUTH
4	INSTRUMENT PR3601126, PART 9 ON PLAN 43R-39288 SANITARY SEWER AND RELATED FACILITIES EASEMENT IN FAVOR OF 78 MAIN STREET SOUTH
5	INSTRUMENT R0848896, PART 11 ON PLAN 43R-15353 HYDRO EASEMENT IN FAVOR OF BRAMPTON HYDRO ELECTRIC COMMISSION
6	INSTRUMENT PR3610594, PART 4 ON PLAN 43R-39288 TEMPORARY DECK AND STAIRS EASEMENT IN FAVOR OF 76 MAIN STREET SOUTH
7	INSTRUMENT PR3610594, PART 12 ON PLAN 43R-39288 TEMPORARY ACCESS AND PARKING EASEMENT IN FAVOR OF 76 MAIN STREET SOUTH

GENERAL NOTES

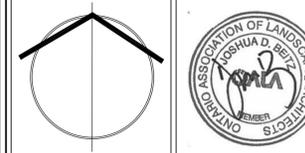
- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS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



KEY PLAN LEGEND

No.	DATE	REVISION	BY.
4	MAR 26, 2024	REVISED PER CITY COMMENTS	.DB
3	MAY 19, 2023	ISSUED FOR SUBMISSION	.DB
2	JAN 31, 2023	ISSUED FOR COORDINATION	.DB
1	JAN 16, 2023	ISSUED FOR CLIENT REVIEW	.DB

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



SBK 5770 HURONTARIO STREET, SUITE 320 MISSISSAUGA, ONTARIO, L5R 3G5
T: 416.555.4949 F: 905.712.3101
WWW.STRYBOS.COM

STRYBOS BARRON KING LANDSCAPE ARCHITECTURE

PROJECT: PROPOSED NEW DWELLING
76A MAIN STREET SOUTH (SOUTH PARCEL)
BRAMPTON, ONTARIO
PULIS INVESTMENT GROUP
City File #: CH-2023-0033 / SPA-2019-0053

LANDSCAPE PLAN

SCALE: AS SHOWN	PROJECT No. 19-5367
DATE: AUGUST 26, 2019	DRAWING No. L100
DRAWN BY: SS	CHECKED BY: JB

LANDSCAPE PLAN

SCALE 1:200

**SIGN
HERE**

I ACKNOWLEDGE THAT THIS IS THE FINAL DESIGN THAT I APPROVE FOR WORKING DRAWINGS



LEFT ELEVATION - HOUSE CPT B2

SCALE: 1/4"=1'-0"



RIGHT ELEVATION - HOUSE CPT B2

SCALE: 1/4"=1'-0"

TRUE NORTH
CONST. NORTH

Ministry of Municipal Affairs and Housing
QUALIFICATION INFORMATION
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONLY RELEVANT CODE TO BE A DESIGNER.
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

STEVEN HAMELIN 31977
FIRM NAME: HAMELIN ARCH INC. 45935

GENERAL NOTES:
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, 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, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF HAMELIN ARCH INC.
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ARCH. DRAWING INDEX

A-1	COVER PAGE
A-2	FOUNDATION PLANS
A-3	MAIN FLOOR PLANS
A-4	SECOND FLOOR PLANS
A 5/6	ELEVATIONS
A 7	SCHEDULES/DETAILS
A 8	DETACHED GARAGE

DRAWING ISSUES/REVISIONS

NO.	DATE	ISSUES/REVISIONS:	BY:
5.	07DEC 2022	- ADDED DIMENSION STRING TO MID POINT OF ROOF AS PER 28JUNE2022 TOWN COMMENTS - UPDATED EXTERIOR ELEVATIONS AS PER MEETINGS WITH CLIENT AND HIA ARCHITECT - ADDED DESIGN SIGN OFF BOX FOR CLIENT APPROVAL	DL

ENGINEER SEAL:

COMPANY NAME:



295, ROBINSON ST., UNIT 100
OAKVILLE, ON. L6J 1G7
60, HURONTARIO ST.
COLLINGWOOD, ON. L9Y 2L7
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PULIS RESIDENCE
CITY FILE: SPA-2019-0053
GWD FILE: 16.2194.00PULIS RESIDENCE

PROJECT ADDRESS: 76, MAIN ST. SOUTH

PROJECT CITY/TOWN: BRAMPTON, ON. POSTAL CODE: L6W 2C6

ROOF FRAMING LAYOUT PLAN (HOUSE)

CLIENT NAME: PULIS

PROJECT NO.: (2019-04) SCALE: AS NOTED

DESIGN BY: HAMELIN ARCH INC. DATE: 2022-12-07

DRAWN BY: HAMELIN ARCH INC. DWG. NO.: A-6

APPROVED BY: HAMELIN ARCH INC.

