

FILE NUMBER: A-2024-0240

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)** Jaideep Singh Sidhu & Rupinder Kaur Sidhu  
**Address** 554 Conservation Drive, Brampton, ON  
 \_\_\_\_\_  
**Phone #** 647-208-6810 **Fax #** \_\_\_\_\_  
**Email** jaysidhu24@hotmail.com

2. **Name of Agent** Shane Edwards / Kurtis Van Keulen (Huis Design Studio Ltd.)  
**Address** 1A Conestoga Drive (Unit 301), Brampton, ON L6Z 4N5  
 \_\_\_\_\_  
**Phone #** 1-833-456-4847 (ext. 2) **Fax #** \_\_\_\_\_  
**Email** shane@huisdesigns.ca

3. **Nature and extent of relief applied for (variances requested):**

**Zoning By-law Section 10.4.1 (g) - Detached garage shall have a maximum gross floor area of 48 square metres.**  
 The proposed detached garage area is 76.90 square metres; requiring a relief of 28.9 square metres.

**Zoning By-law Section 10.4.1 (h) - Detached garage height shall not exceed 3.5 metres (flat roof).**  
 The proposed detached garage height is 7.56 metres; requiring a relief of 4.06 metres.

**Zoning By-law Section 10.5 (a) - Attached garage door height shall not exceed 2.4 metres.**  
 The proposed garage door total height is 2.74 metres; seeking a relief of 0.34 metres.

**Zoning By-law Section 12.3.2 (h) - Maximum building height (7.6 metres).**  
 The proposed building height is 13.77 metres; requiring a relief of 6.17 metres.

**Zoning By-law Section R1A(2) - Section 106.2 (d) - Minimum interior side yard width of 3.0 metres.**  
 The proposed interior side yard width (south side) is 2.40 metres; requiring a relief of 0.6 metres.

**Zoning By-law Section 12.3.2 (j) - Minimum landscaped open space (70% of front yard).**  
 The proposed landscaped open space is 64.48% of the front yard; requiring a relief of 5.52%.

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

**Section 10.4.1 (g)** - The proposed detached garage size matches the proposed dwelling.

**Section 10.4.1 (h)** - The proposed detached garage height matches the proposed dwelling.

**Section 10.5 (a)** - The proposed garage door height is desired to better aesthetically and functionally suit this style and size of dwelling.

**Section 12.3.2 (h)** - Due to the proposed width and sprawling nature of the dwelling an appropriate roof style/slope was designed to suit the architectural aesthetics. The steeper slope results in a height that exceeds what is permitted by the by-law.

**Section R1A(2) - Section 106.2 (d)** - Due to the width of the proposed dwelling and increased side setback (north) the south side is reduced by 0.6m.

**Section 12.3.2 (j)** - Due to the proposed driveway design, the soft landscaping is slightly below the percentage permitted.

5. **Legal Description of the subject land:**  
**Lot Number** 10  
**Plan Number/Concession Number** Registered Plan 893 / Concession 2 E.H.S.  
**Municipal Address** 554 Conservation Drive, Brampton, ON L6Z 0B8

6. **Dimension of subject land (in metric units)**  
**Frontage** 39.01 M  
**Depth** 105.50 M  
**Area** 4088.71 SQ.M (0.409 ha)

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 two storey single family dwelling.**  
 Ground Floor Area = 163.29 sq.m, Gross Floor Area = 326.58 sq.m  
 Building Height = 8.0 m (estimated), Building Length & Width = 14.68 m & 18.48 m

• **Existing vinyl shed**  
 Ground Floor Area = 9.35 sq.m, Gross Floor Area = 9.35 sq.m  
 Width = 2.51 m, Length = 3.74 m, Height = 3.0m (estimated)

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

• **Proposed two storey single family dwelling.**  
 Ground Floor Area = 324.24 sq.m, Gross Floor Area = 718.67 sq.m  
 Building Height = 13.77 m, Building Length & Width = 17.50 m & 31.22 m

• **Proposed detached three car garage.**  
 Ground Floor Area = 76.90 sq.m, Gross Floor Area = 76.90 sq.m  
 Building Height = 7.56 m, Building Length & Width = 7.57 m & 10.16 m

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	Dwelling = 27.42 M
Rear yard setback	Dwelling = 62.66 M
Side yard setback	Dwelling = 12.23 M (North Prop. Line)
Side yard setback	Dwelling = 6.73 M (South Prop. Line)

**PROPOSED**

Front yard setback	Dwelling = 30.05 M / Detached Garage = 50.38 M
Rear yard setback	Dwelling = 54.75 M / Detached Garage = 45.70 M
Side yard setback	Dwelling = 5.14 M / Detached Garage = 3.88 M (North Prop. Line)
Side yard setback	Dwelling = 2.40 M / Detached Garage = 24.73 M (South Prop. Line)

10. Date of Acquisition of subject land: 2023

11. Existing uses of subject property: Residential single family dwelling.

12. Proposed uses of subject property: Residential single family dwelling.

13. Existing uses of abutting properties: All abutting properties are residential dwellings.

14. Date of construction of all buildings & structures on subject land: 1970 (subdivision assumption)

15. Length of time the existing uses of the subject property have been continued: 54 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 # CH-2024-0018 Status In review

18. Has a pre-consultation application been filed?

Yes  No

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

Yes  No  Unknown

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

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

DATED AT THE City OF Brampton

THIS 19<sup>th</sup> DAY OF JUNE, 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, Shane Edwards (Huis Design Studio Ltd.), OF THE CITY OF KUZZAH

IN THE \_\_\_\_\_ OF \_\_\_\_\_ SOLEMNLY DECLARE THAT:

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

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF

Peel THIS 19 DAY OF

June, 2024

[Signature]

A Commissioner etc.

Mercelyn Osayamen Osaze  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 20, 2025.

[Signature]

Signature of Applicant or Authorized Agent

[Submit by Email](#)

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: R1A(2)-106

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

JOHN C. CABRAL  
Zoning Officer

2024-06-17  
Date

DATE RECEIVED June 19, 2024

Date Application Deemed Complete by the Municipality VL

**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: 554 Conservation Drive, Brampton, ON L6Z 0B8


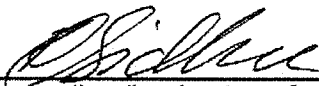
I/We, JAIDEEP SINGH SIDHU & RUPINDER Kaur SIDHU  
please print/type the full name of the owner(s)

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

Shane Edwards / Kurtis Van Keulen (Huis Design Studio Ltd.)  
please print/type the full name of the agent(s)

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

Dated this 31 day of MAY, 2024.

   
(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**

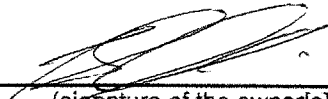
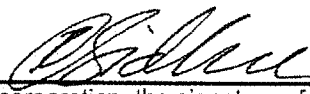
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 554 Conservation Drive, Brampton, ON L6Z 0B8

I/We, JAIDEEP SINGH SIDHU & RUPINDER KAUR SIDHU  
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 31 day of MAY, 2024.

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

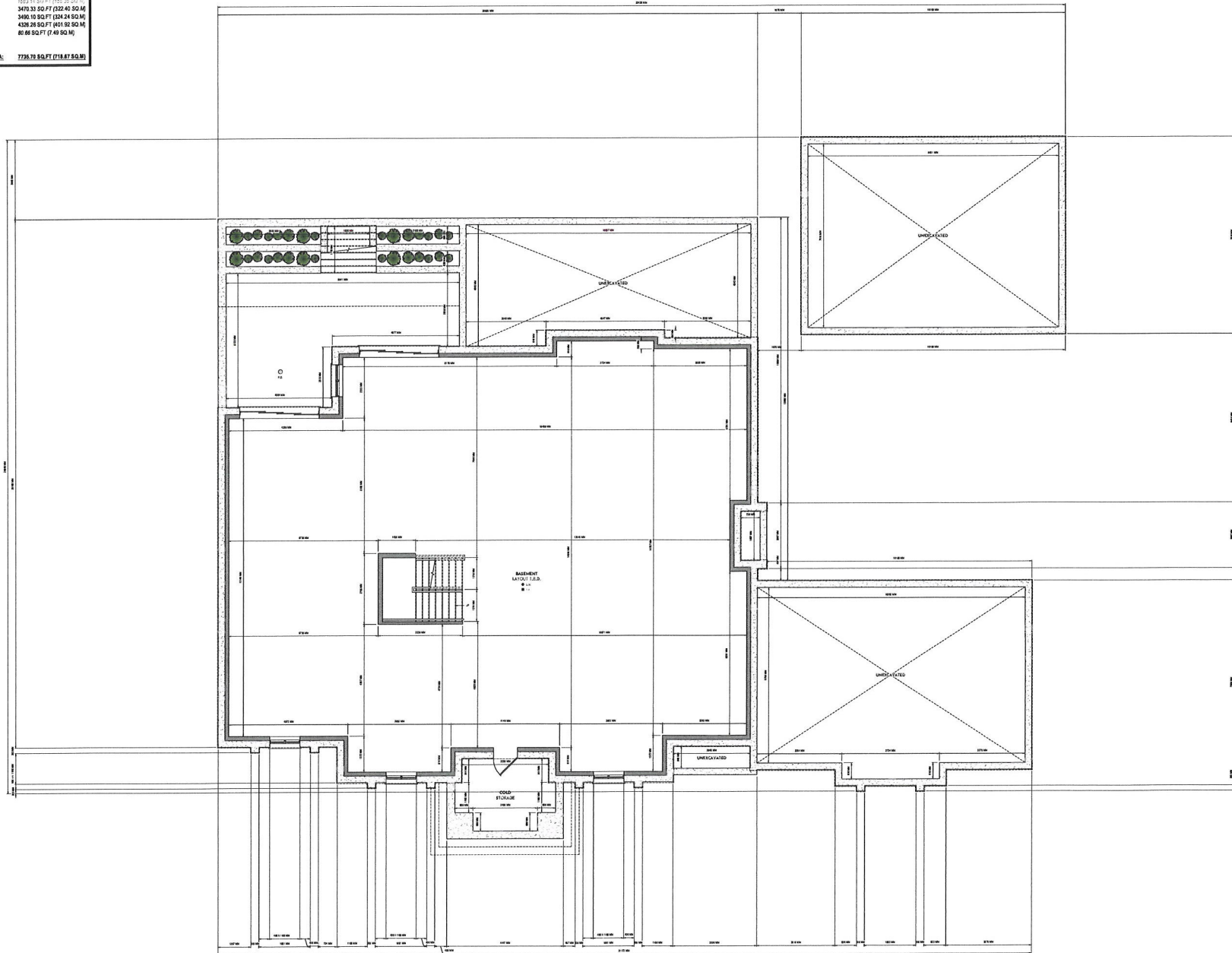
\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

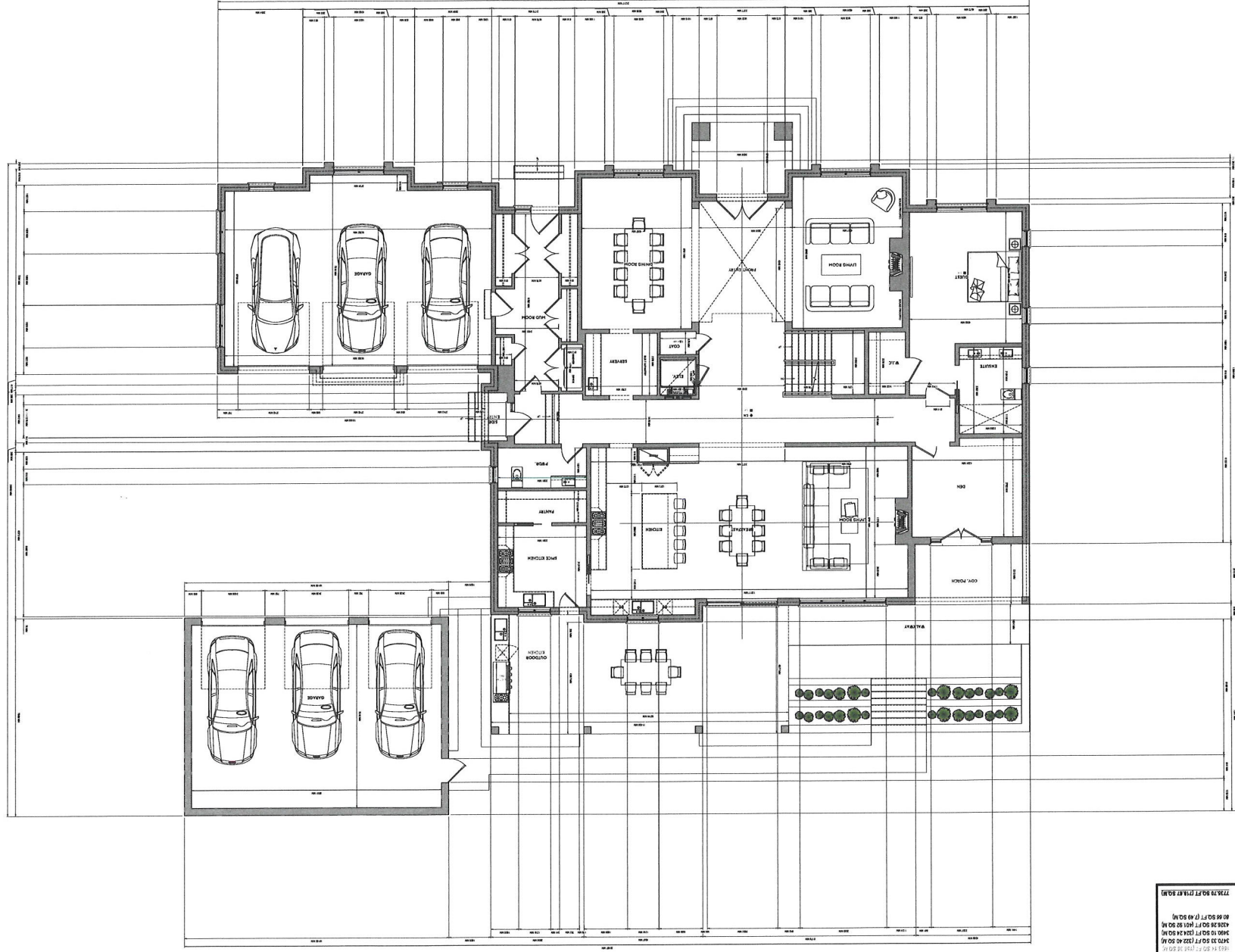
**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

**GROSS FLOOR AREA CALCULATIONS:**

GARAGE AREA:	1553.14 SQ. FT. (143.25 SQ. M.)
BASEMENT AREA:	3470.33 SQ. FT. (322.40 SQ. M.)
GROUND FLOOR AREA:	3498.16 SQ. FT. (324.24 SQ. M.)
SECOND FLOOR AREA:	4326.26 SQ. FT. (401.92 SQ. M.)
OPEN AREAS DEDUCTED:	80.86 SQ. FT. (7.49 SQ. M.)
<b>TOTAL GROSS FLOOR AREA:</b>	<b>7738.70 SQ. FT. (718.87 SQ. M.)</b>



BASEMENT FLOOR PLAN



**GROSS FLOOR AREA CALCULATIONS:**

GROUND FLOOR AREA	3470.33 SQ FT (322.40 SQ M)
AREA OF DECK	163.11 SQ FT (15.17 SQ M)
<b>GROUND FLOOR AREA</b>	<b>3633.44 SQ FT (337.57 SQ M)</b>
SECOND FLOOR AREA	4328.39 SQ FT (401.89 SQ M)
OPEN AREAS DECKED	86.93 SQ FT (8.02 SQ M)
<b>TOTAL GROSS FLOOR AREA:</b>	<b>7733.76 SQ FT (717.47 SQ M)</b>

**301W**

PROJECT NO. 1000000000  
 SHEET NO. 2000000000  
 DATE 10/10/10  
 DRAWN BY [Name]  
 CHECKED BY [Name]  
 APPROVED BY [Name]

**huts**  
 ARCHITECTS  
 1000000000  
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 1000000000

SECOND FLOOR PLAN

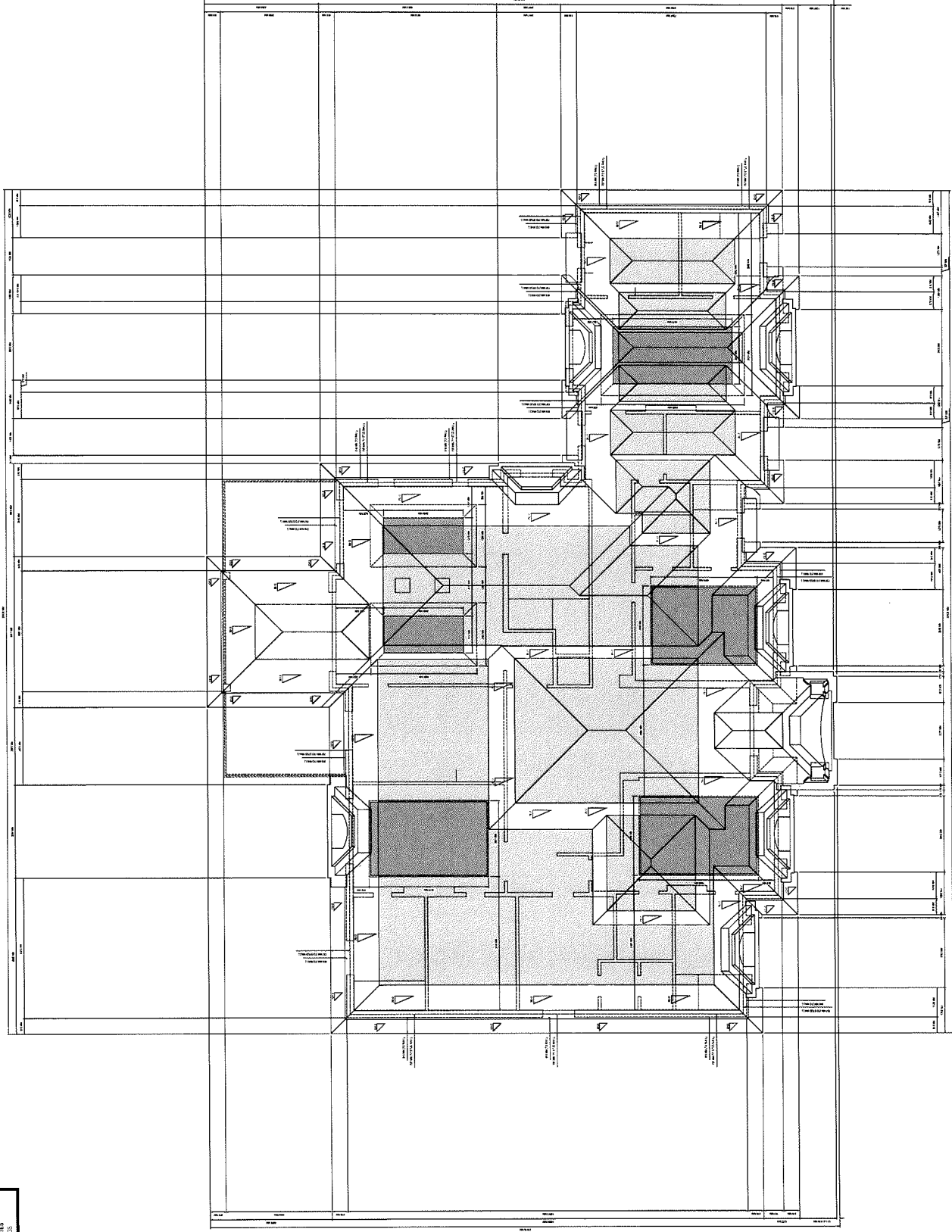


**FLOOR AREA CALCULATIONS:**

GROUND FLOOR AREA	3470 SQ FT (322 SQ M)
SECOND FLOOR AREA	4120 SQ FT (382 SQ M)
<b>TOTAL GROUND FLOOR AREA</b>	<b>7590 SQ FT (704 SQ M)</b>



NOTE: DARK HATCHED AREAS INDICATE FLAT ROOFING. LIGHT HATCHED AREAS INDICATE SLOPED ROOFING. DIMENSIONS ARE IN FEET AND INCHES.



ROOF PLAN

**huis** | *design* | *interiors*

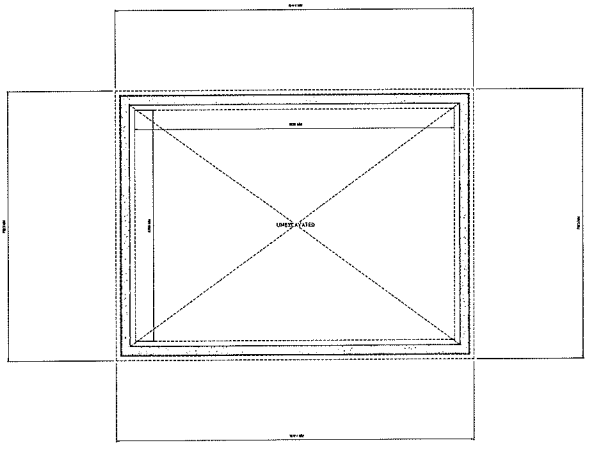
1000 15th Street, Suite 1000  
San Francisco, CA 94103  
Tel: 415.774.4000  
www.huisinteriors.com

PROJECT: [REDACTED]  
DATE: [REDACTED]  
SCALE: [REDACTED]

ARCHITECT: [REDACTED]  
ENGINEER: [REDACTED]  
GENERAL CONTRACTOR: [REDACTED]

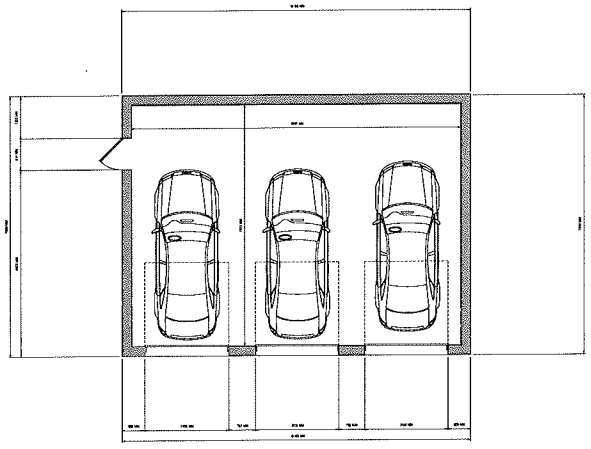
1004

**GROSS FLOOR AREA CALCULATIONS:**  
 GARAGE: 827.77 SQ FT (76.90 SQ M)  
**TOTAL GROSS FLOOR AREA: 827.77 SQ FT (76.90 SQ M)**



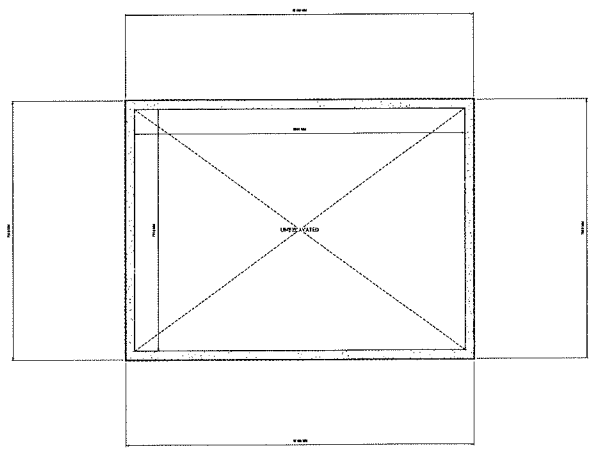
**GARAGE FOOTING PLAN**

**GROSS FLOOR AREA CALCULATIONS:**  
 GARAGE: 827.77 SQ FT (76.90 SQ M)  
**TOTAL GROSS FLOOR AREA: 827.77 SQ FT (76.90 SQ M)**



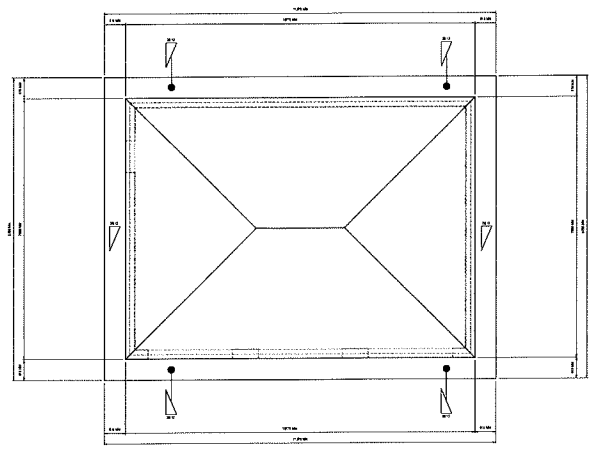
**GARAGE PLAN**

**GROSS FLOOR AREA CALCULATIONS:**  
 GARAGE: 827.77 SQ FT (76.90 SQ M)  
**TOTAL GROSS FLOOR AREA: 827.77 SQ FT (76.90 SQ M)**



**GARAGE FOUNDATION PLAN**

**NOTE: DARK HATCHED AREA DENOTES FLAT ROOF AREA 1:50 SLOPE MIN.**



**GARAGE ROOF PLAN**



NOTE: COLOUR ELEVATIONS  
JUST FOR EXTERIOR VISUAL  
REPRESENTATION, 3D COLOUR  
ELEVATIONS ARE NOT TO SCALE

FRONT ELEVATION

	<b>GENERAL NOTES</b> 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (NBR) AND THE NATIONAL FIRE ALARMS ACT (NFPA). 2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT. 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT. 5. ALL WORK SHALL BE SUBJECT TO THE ARCHITECT'S GENERAL CONDITIONS OF CONTRACT.	<b>CLIENT</b> HUIS DESIGN STUDIO 123 MAIN STREET WILLOWBROOK, ONTARIO L4Y 1A7 TEL: (416) 555-1234 FAX: (416) 555-5678 WWW.HUISDESIGNSTUDIO.COM	<b>PROJECT</b> 123 MAIN STREET WILLOWBROOK, ONTARIO L4Y 1A7 TEL: (416) 555-1234 FAX: (416) 555-5678 WWW.HUISDESIGNSTUDIO.COM	<b>DATE</b> 2024-10-27	<b>SCALE</b> 1/4" = 1'-0"	<b>PROJECT NO.</b> 123456789	<b>PROJECT NAME</b> 123 MAIN STREET WILLOWBROOK, ONTARIO L4Y 1A7 TEL: (416) 555-1234 FAX: (416) 555-5678 WWW.HUISDESIGNSTUDIO.COM	<b>PROJECT NO.</b> 123456789	<b>PROJECT NAME</b> 123 MAIN STREET WILLOWBROOK, ONTARIO L4Y 1A7 TEL: (416) 555-1234 FAX: (416) 555-5678 WWW.HUISDESIGNSTUDIO.COM	<b>PROJECT NO.</b> 123456789	<b>PROJECT NAME</b> 123 MAIN STREET WILLOWBROOK, ONTARIO L4Y 1A7 TEL: (416) 555-1234 FAX: (416) 555-5678 WWW.HUISDESIGNSTUDIO.COM
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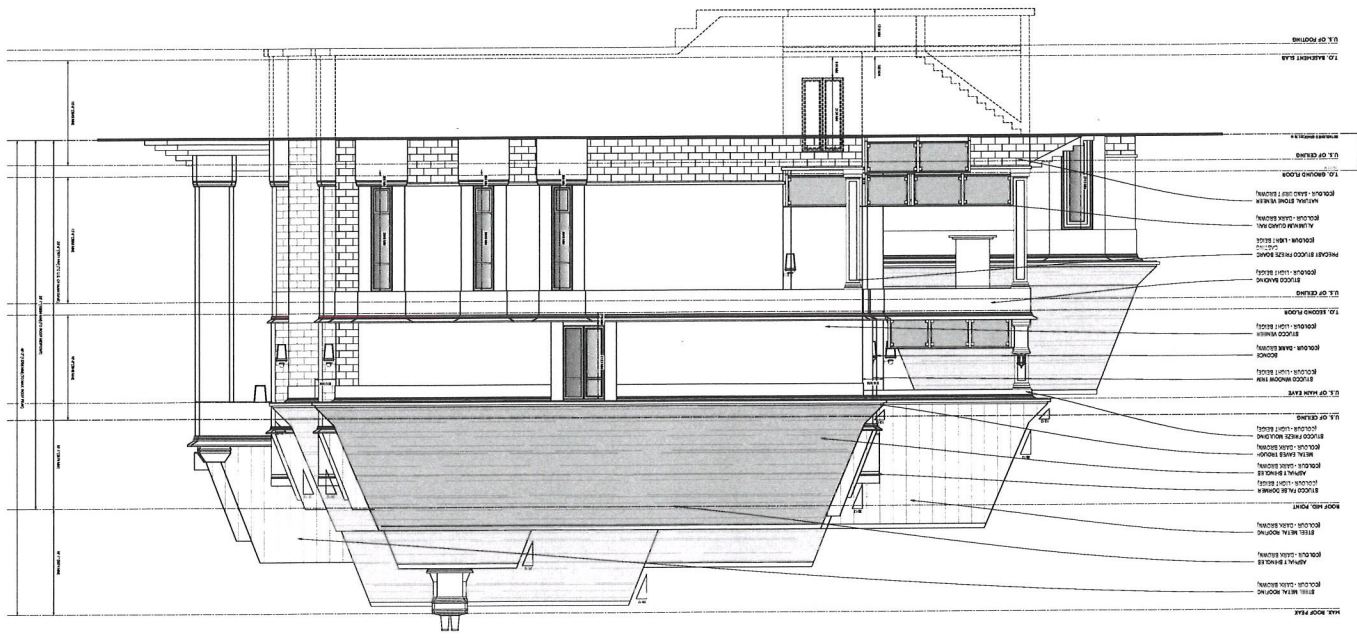
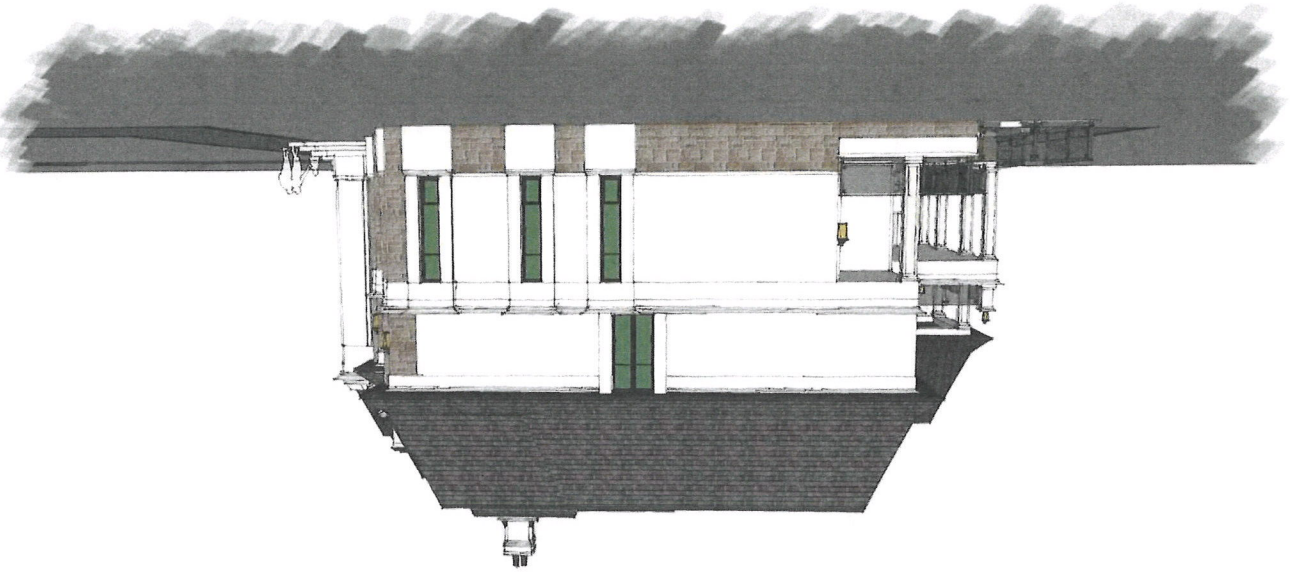
**huts** design studio

PROJECT: [illegible]  
 DATE: [illegible]  
 DRAWING NO: [illegible]

**A202**

LEFT ELEVATION

NOTE: COLOR ELEVATIONS  
 JUST FOR EXHIBITION VISUAL  
 REPRESENTATION, 3D COLOR  
 ELEVATIONS ARE NOT TO SCALE



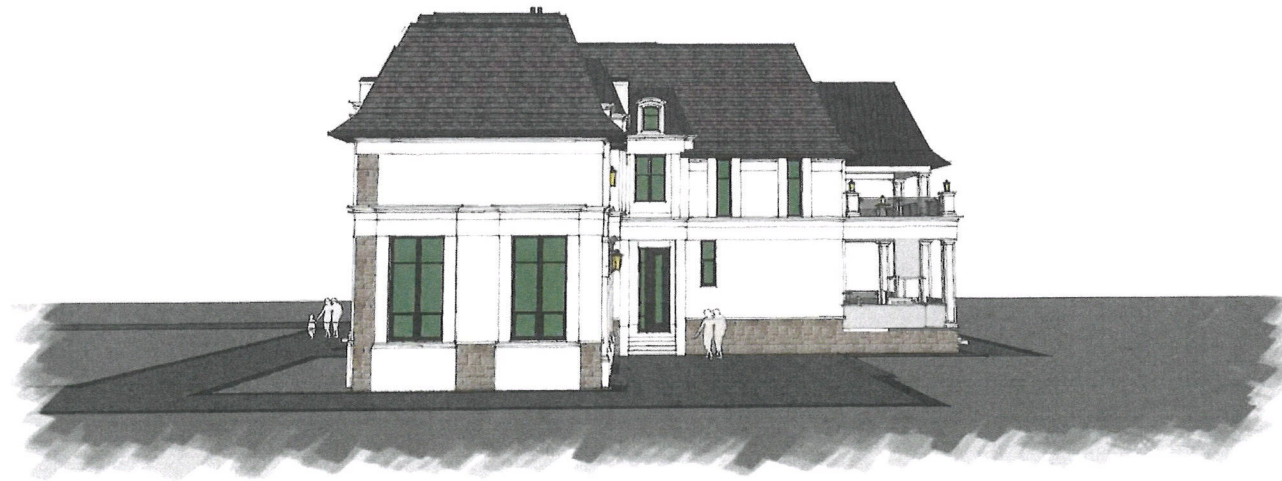
- 10.0. ROOF FLOOR
- 10.0. GROUND FLOOR
- 10.0. FIRST FLOOR
- 10.0. SECOND FLOOR
- 10.0. THIRD FLOOR
- 10.0. FOURTH FLOOR
- 10.0. FIFTH FLOOR
- 10.0. SIXTH FLOOR
- 10.0. SEVENTH FLOOR
- 10.0. EIGHTH FLOOR
- 10.0. NINTH FLOOR
- 10.0. TENTH FLOOR
- 10.0. ELEVENTH FLOOR
- 10.0. TWELFTH FLOOR
- 10.0. THIRTEENTH FLOOR
- 10.0. FOURTEENTH FLOOR
- 10.0. FIFTEENTH FLOOR
- 10.0. SIXTEENTH FLOOR
- 10.0. SEVENTEENTH FLOOR
- 10.0. EIGHTEENTH FLOOR
- 10.0. NINETEENTH FLOOR
- 10.0. TWENTIETH FLOOR







huis design studio  
CUSTOM HOME DESIGN



NOTE: COLOUR ELEVATIONS  
JUST FOR EXTERIOR VISUAL  
REPRESENTATION, 3D COLOUR  
ELEVATIONS ARE NOT TO SCALE

RIGHT ELEVATION

<b>huis design studio</b> CUSTOM HOME DESIGN 11000 160th Ave. S. #100 Surrey, BC V4A 1G7 Tel: 604.581.1111 Fax: 604.581.1112 Email: info@huisdesignstudio.com	<b>PROJECT NO.</b> 2024-001	<b>DATE</b> 2024-01-15	<b>SCALE</b> 1/4" = 1'-0"	<b>PROJECT NAME</b> 11000 160th Ave. S. #100
	<b>CLIENT</b> Mr. & Mrs. J. Doe	<b>ARCHITECT</b> Huis Design Studio	<b>ENGINEER</b> ABC Engineering	<b>CONTRACTOR</b> XYZ Construction





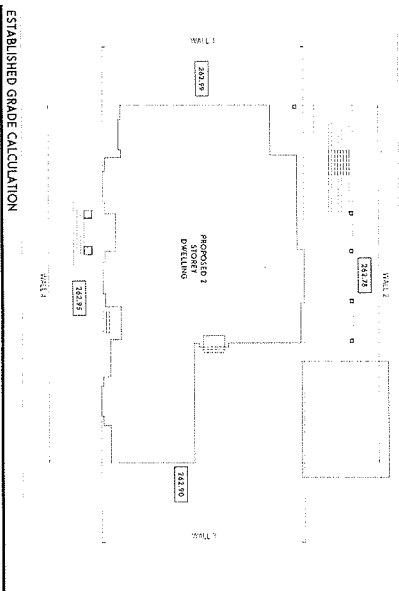
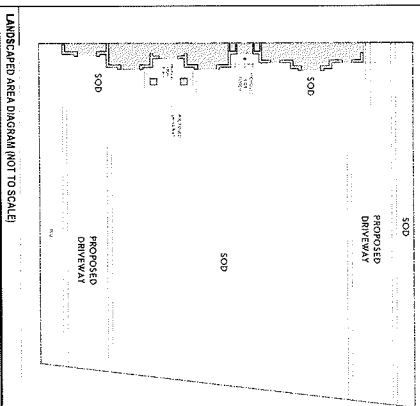
**SITE STATISTICS -554 CONSERVATION ROAD**

LOT: PART OF LOT 10 REGISTERED PLAN 893

ZONE CODE: R1A1/2

SITE AREA	4,087.50 SQ.M (10,048.27 HA)
SITE FRONTAGE	39.01 M
BUILDING HEIGHT	13.27 M
LOT COVERAGE	PROPOSED
PROPOSED DWELLING	4,389.89 SQ.FT (404.95 SQ.M)
PROPOSED FRONT PORCH (COV. PORTION)	107.78 SQ.FT (10.01 SQ.M)
PROPOSED SIDE PORCHES (COV. PORTION)	5174.50 SQ.FT (479.50 M)
PROPOSED REAR PORCHES (COV. PORTION)	865.65 SQ.FT (80.01 SQ.M)
PROPOSED DETACHED GARAGE	827.71 SQ.FT (76.99 SQ.M)
PROPOSED SECOND FLOOR OVERHANG	1712.50 SQ.FT (159.50 M)
COVERAGE TOTAL	5828.93 SQ.M
PERCENTAGE OF LOT COVERAGE	14.26%

GROSS FLOOR AREA	PROPOSED
PROPOSED GARAGE AREA (NOT INCL.)	3,470.33 SQ.FT (322.49 SQ.M)
PROPOSED BASEMENT AREA (NOT INCL.)	3,489.10 SQ.FT (324.24 SQ.M)
PROPOSED GROUND FLOOR	4,289.26 SQ.FT (401.97 SQ.M)
PROPOSED SECOND FLOOR	80.66 SQ.FT (7.49 SQ.M)
ONE AREAS TO DEDUCT	7,735.78 SQ.FT (718.67 SQ.M)
G.F.A. TOTAL	PROPOSED
FRONT YARD LANDSCAPING	13,982.40 SQ.FT (1,289.11 SQ.M)
FRONT YARD AREA	4,674.52 SQ.FT (434.09 SQ.M)
PROPOSED PORCHES & BATH	281.14 SQ.FT (26.22 SQ.M)
TOTAL HARD LANDSCAPED AREA	461.11 SQ.M (53.59 M)
PROPOSED GRASS	66.66 SQ.M
TOTAL SOFT LANDSCAPED AREA	837.6 SQ.M (144.89 M)



**EST. GRADE CALCULATION**

ELEVATION CHANGE	ELEVATION
WALL 1	262.29
WALL 2	262.28
WALL 3	262.50
WALL 4	262.50
TOTAL:	1051.17
EST. GRADE	262.29

**ZONING DATA**

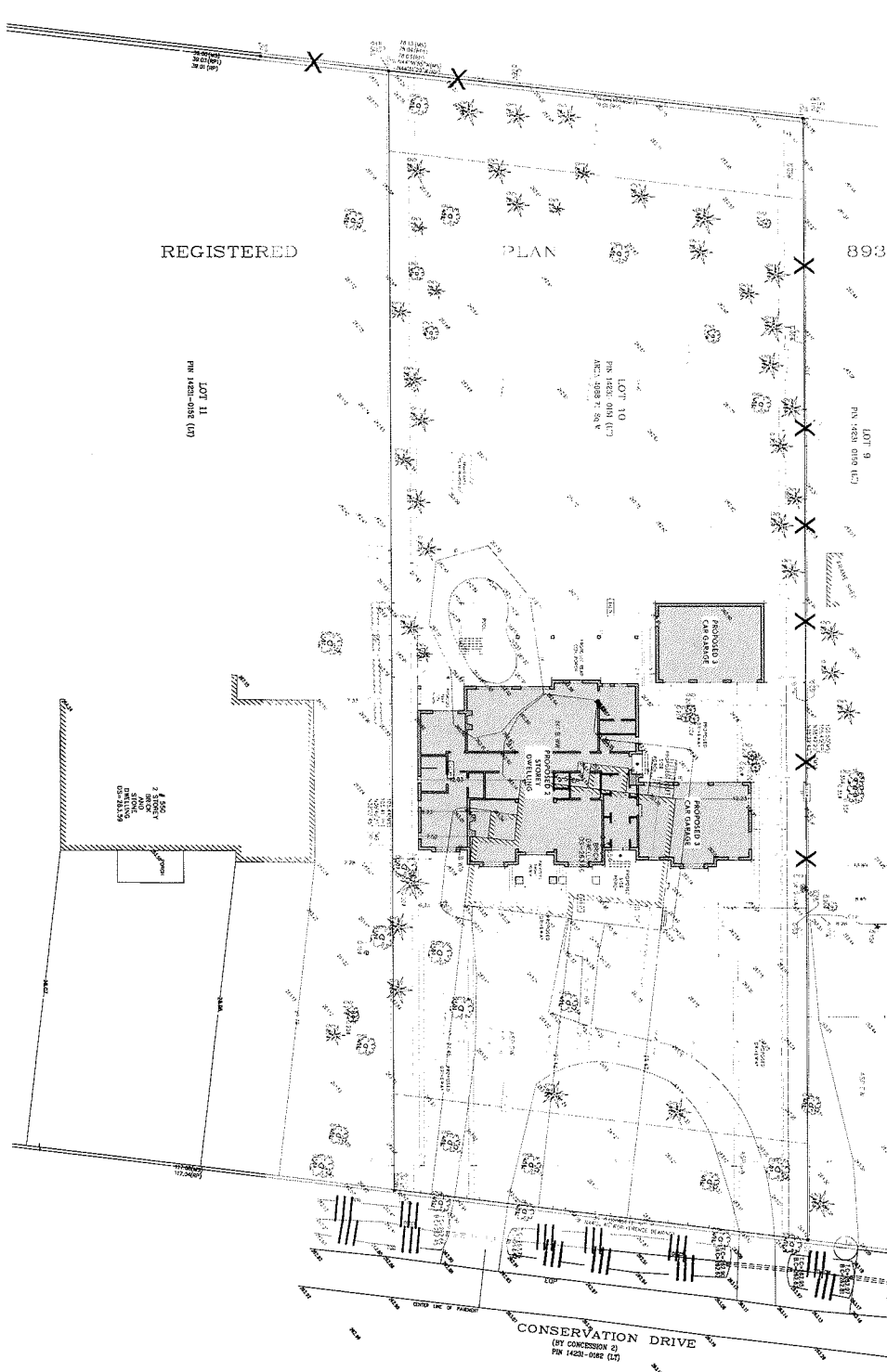
Maximum Height	13.27 M
Maximum Floor Area	4,389.89 SQ.FT (404.95 SQ.M)
Maximum Lot Coverage	14.26%
Maximum Setback	3.0 M
Maximum Floor Area Ratio	1.426
Maximum Lot Coverage Ratio	1.426
Maximum Floor Area Ratio	1.426
Maximum Lot Coverage Ratio	1.426
Maximum Floor Area Ratio	1.426
Maximum Lot Coverage Ratio	1.426

**SITE STATISTICS -554 CONSERVATION ROAD GARAGE**

LOT: PART OF LOT 10 REGISTERED PLAN 893

ZONE CODE: R1A1/2

GARAGE AREA	827.71 SQ.FT (76.99 SQ.M)
GARAGE HEIGHT	7.68 M

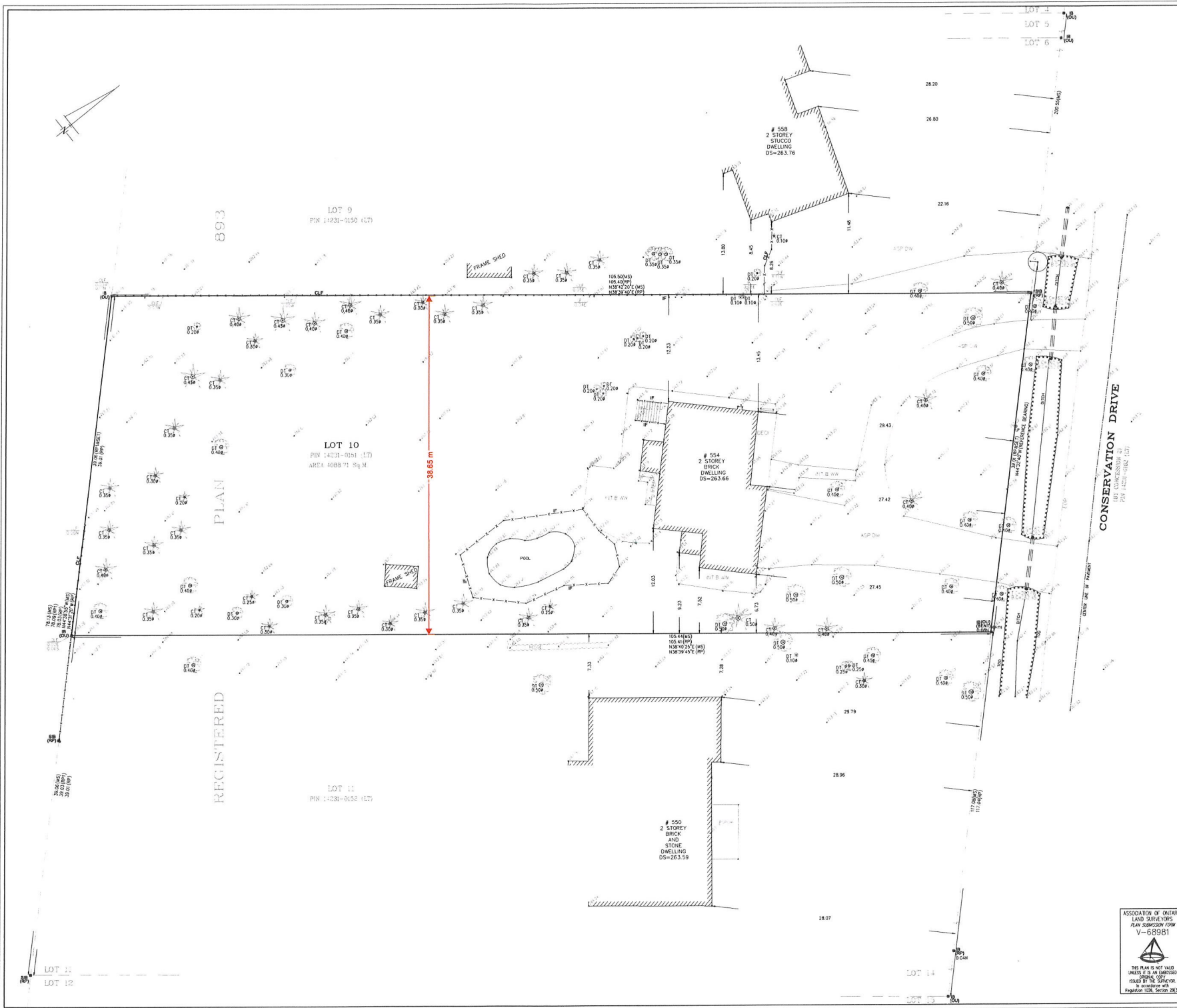


**ARCHITECTURAL SITE PLAN**

**huis ontwerp**  
huis ontwerp  
huis ontwerp

**ASP**





**SURVEYOR'S REAL PROPERTY REPORT OF PART 1:**  
**PLAN OF LOT 10**  
**REGISTERED PLAN 893**  
**CITY OF TORONTO**  
 (REGIONAL MUNICIPALITY OF BRAMPTON)

SCALE = 1 : 200

**A. AZIZ SURVEYORS INC. O.L.S.**

MEASUREMENTS SHOWN HEREIN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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**PART 2:**  
**REPORT**  
 THIS REPORT WAS PREPARED FOR JAY SIDHU, AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

**BOUNDARIES**  
 LOT 10 - REGISTERED PLAN 893

**TITLE SEARCH INDICATES**  
 NO EASEMENTS OR RIGHT OF WAY'S REGISTERED ON TITLE.

**ZONING**  
 NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING BY LAW HAS BEEN MADE FOR THE SUBJECT PROPERTY (PROPERTIES).

**FENCES**  
 PLEASE NOTE THE POSITION OF THE FENCES IN RELATION TO THE SOUTHERLY, NORTHERLY, EASTERLY & WESTERLY BOUNDARIES, THEY ARE LOCATED OVER THE SUBJECT DEMONSTRATES TO THE EXTENT SHOWN ON THE PLAN.

**BEARING NOTE**  
 BEARING ARE ASTONOMIC AND ARE REFERRED TO THE WESTERN LIMIT OF CONSERVATION DRIVE LANE HAVING A BEARING OF N44°32'42"W AS SHOWN ON REGISTERED PLAN 893.

**GEODETIC**  
 ELEVATIONS SHOWN EXCEPT GIVEN FROM CITY OF TORONTO BENCH MARK # 114.243M

**LEGEND**

⊕	CONCRETE SURVEY MONUMENT FOUND	⊕	WOODEN IRON BUMP
⊙	SURVEY MONUMENT SET	⊕	WARRICK
⊙	STANDARD IRON BUMP	⊕	GRON DRUMMAN
⊙	NORTH EAST, SOUTH WEST	⊕	MEASURED
⊙	BOUND FENCE	⊕	DECKING TREE
⊙	CHAIN LINK FENCE	⊕	CONCRETE TREE
⊙	REGISTERED PLAN 893	⊕	CONCRETE TREE TRUNK
⊙	REGISTERED PLAN 434-521	⊕	CONCRETE TREE TRUNK
⊙	POST & RAIL FENCE	⊕	TOP OF FLANGE
⊙	ADULT BURN	⊕	SYSTEM OF COLLECT
⊙	DOOR OF PAVEMENT	⊕	IRON FENCE
⊙	INTER LOCKING BRICK WALKWAY	⊕	IRON FENCE

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF JANUARY, 2024.

DATE: JANUARY 25, 2024

*A. Aziz*  
 A. AZIZ SURVEYORS INC.  
 ONTARIO LAND SURVEYORS  
 120 NEWKIRK ROAD, #51, RICHMOND HILL, ONT. L4C 8S7  
 Tel: (905) 237-8224 Fax: (416) 477-5465  
 Website: AAZIZSURVEYORS.COM  
 E-Mail: aaziz@azizsurveyors.ca

PROJECT NUMBER: 24-026 PROJECT: 554 CONSERVATION DRIVE (SR-PR)  
 DRAWN BY: EM CHECKED BY: A.A.

ASSOCIATION OF ONTARIO LAND SURVEYORS  
 444 SHEPPARD AVENUE EAST, SUITE 200  
 V-68981

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1206, SECTION 1(9)(3)

# Zoning Non-compliance Checklist

File No.

A-2024-0240

Applicant: Jaideep Singh Sidhu & Rupinder Kaur Sidhu

Address: 554 Conservation Dr, Brampton, ON L6Z 0B8

Zoning: R1A(2)-106

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
LOT DIMENSIONS AREA / DEPTH / WIDTH			
SETBACKS	To permit a proposed, two storey single family dwelling with an interior side yard setback of 2.4m.	Whereas the by-law requires a minimum interior side yard setback of 3.0m.	Special Section 106.2 (d)
BUILDING HEIGHT	To permit a proposed, two storey single family dwelling having a maximum building height of 13.768m	Whereas the by-law permits a maximum building height of 7.6m.	12.3.2(h)
LOT COVERAGE			
DRIVEWAY			
DRIVEWAY WIDTH			
ATTACHED GARAGE	To permit a proposed <b>Attached Garage</b> , having 3 vehicle garage doors, all with a maximum door height of 2.743m.	Whereas the by-law permits a maximum garage door height of 2.4m for an <b>Attached Garage</b> .	10.5(a)
DETACHED GARAGE	To permit one proposed <b>Detached Garage</b> , where there already is a proposed <b>Attached Garage</b> .	Whereas the by-law permits only one <b>Detached Garage</b> or carport on each lot, and only if there is no attached private garage or carport already on the lot.	10.4.1(a)
	To permit a proposed <b>Detached Garage</b> , having a maximum gross floor area of 76.90m <sup>2</sup> .	Whereas the by-law permits a maximum gross floor area of 48m <sup>2</sup> for a <b>Detached Garage</b> .	10.4.1(g)
	To permit a proposed, <b>Detached Garage</b> having a maximum building height of 7.564m.	Whereas the by-law permits a maximum height of 4.5m in the case of a peaked roof, and 3.5m in the case of a flat roof for a <b>Detached Garage</b> .	10.4.1(h)
	To permit a proposed <b>Detached Garage</b> , having 3 vehicle garage doors, all with a maximum door height of 2.743m.	Whereas the by-law permits a maximum vehicle garage door height of 2.4m for a <b>Detached Garage</b> .	10.4.1(j)

John C. Cabral

Reviewed by Zoning

2024-06-17

Date