

FILE NUMBER: A-2024-0318

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)Hardayal Singh

Address 16 Baybrook Rd, Brampton ON L7A 1M1

Phone # +1.416.451.5653

Fax # \_\_\_\_\_

Email hardayalthind95@gmail.com
2.

Name of Agent SHAFE Inc c/oSalman Ellahi

Address Unit A, 126 Burnhamthorpe Rd E, Oakville ON L6H 0X9

Phone # +1.647.471.7441

Fax # \_\_\_\_\_

Email salman@shafeinc.com
3.

Nature and extent of relief applied for (variances requested):  
new below grade stairs in eft side yard.
4.

Why is it not possible to comply with the provisions of the by-law?  
In current zoning by laws 0.3m is required from property line to below grade stairs.
5.

Legal Description of the subject land:  
Lot Number 08  
Plan Number/Concession Number 43M-1367  
Municipal Address 16 Baybrook Rd, Brampton ON L7A 1M1
6.

Dimension of subject land (in metric units)  
Frontage 12.00M  
Depth 33.50 M  
Area 402.00SM
7.

Access to the subject land is by:  
Provincial Highway ☐  
Municipal Road Maintained All Year ☒  
Private Right-of-Way ☐

Seasonal Road ☐  
Other Public Road ☐  
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.)  
2 Storey two Dwelling unit with attached garage

Basement Area: 136.80 SM  
Main Floor Area: 136.80SM  
Second Floor Area: 132.30  
Total for Floors Above Grade: 269.11 SM

PROPOSED BUILDINGS/STRUCTURES on the subject land:  
- Proposed below grade entrance from left side yard .

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 6.09 M  
Rear yard setback 8.51 M & 7.70M  
Side yard setback 1.22M (left side)  
Side yard setback 1.25 M (right side)

PROPOSED  
Front yard setback No Change in setback.  
Rear yard setback No Change  
Side yard setback 0.10 (left side)  
Side yard setback No Change

10. Date of Acquisition of subject land: year 2022

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: 2000

15. Length of time the existing uses of the subject property have been continued: 22 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 # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Chahrago  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 12<sup>th</sup> DAY OF Aug, 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, Salman Ellahi, OF THE City OF Brampton

IN THE Region OF Peel 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 12<sup>th</sup> DAY OF

Aug, 2024.

[Signature]  
A Commissioner etc.

Valerie Low  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 21, 2027

Chahrago  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: \_\_\_\_\_

R1C-603

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

Shiza Athar  
Zoning Officer

2024/08/13  
Date

DATE RECEIVED

Aug 16, 2024  
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: 16 Baybrook Rd, Brampton ON L7A 1M1


I/We, Hardayal Singh  
please print/type the full name of the owner(s)

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

Salman Ellahi c/o SHAFE Inc  
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 11 day of August, 2024.

  
Hardayal Singh (if the owner is an individual, the signature of the owner.)

N/A  
(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: 16 Baybrook Rd, Brampton ON L7A 1M1

I/We, Hardayal Singh  
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 11 day of August, 2024.

  
Hardyal Singh (Aug 12, 2024 09:14 EDT)  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

N/A  
(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**






# 24-154-TUD, 16 Baybrook Rd, Brampton- MV Appl 5

Final Audit Report

2024-08-12

Created:	2024-08-12
By:	Salman Ellahi (salman@shafeinc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAawTjgaak5xRHWeSrKHUAdKTmThMt45dO

## "24-154-TUD, 16 Baybrook Rd, Brampton- MV Appl 5" History

-  Document created by Salman Ellahi (salman@shafeinc.com)  
2024-08-12 - 1:08:46 PM GMT- IP address: 70.53.20.21
-  Document emailed to Hardayal Singh (hardayalthind95@gmail.com) for signature  
2024-08-12 - 1:08:50 PM GMT
-  Email viewed by Hardayal Singh (hardayalthind95@gmail.com)  
2024-08-12 - 1:13:14 PM GMT- IP address: 104.28.133.22
-  Document e-signed by Hardayal Singh (hardayalthind95@gmail.com)  
Signature Date: 2024-08-12 - 1:14:00 PM GMT - Time Source: server- IP address: 70.30.137.54
-  Agreement completed.  
2024-08-12 - 1:14:00 PM GMT





# 24-154-TUD, 16 Baybrook Rd, Brampton- MV Appl 6

Final Audit Report

2024-08-12

Created:	2024-08-12
By:	Salman Ellahi (salman@shafeinc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA92GWW8NbfDt8Kxi36ECXMGMdXZS7yV-f

## "24-154-TUD, 16 Baybrook Rd, Brampton- MV Appl 6" History

-  Document created by Salman Ellahi (salman@shafeinc.com)  
2024-08-12 - 1:09:24 PM GMT- IP address: 70.53.20.21
-  Document emailed to Hardyal singh (hardayalthind95@gmail.com) for signature  
2024-08-12 - 1:09:28 PM GMT
-  Email viewed by Hardyal singh (hardayalthind95@gmail.com)  
2024-08-12 - 1:14:07 PM GMT- IP address: 104.28.133.21
-  Document e-signed by Hardyal singh (hardayalthind95@gmail.com)  
Signature Date: 2024-08-12 - 1:14:41 PM GMT - Time Source: server- IP address: 70.30.137.54
-  Agreement completed.  
2024-08-12 - 1:14:41 PM GMT



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

# SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY OF  
LOTS 6, 7, 8, 9 AND  
REGISTERED PLAN 4  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF F  
SCALE 1 : 300



BENNETT YOUNG LIMITED  
PROFESSIONAL LAND SURVEYORS

## REPORT

REGISTERED EASEMENTS AND/OR RIGHTS:  
NONE

## NOTES

THIS PLAN AND REPORT WAS PREPARED  
USE OF COUNTRY HOMES

BEARINGS ARE ASTRONOMIC AND ARE R  
SOUTHWESTERLY LIMIT OF BAYBROOK R  
REGISTERED PLAN 43M-1367 HAVING A

## LEGEND

BY	-----	BENNETT YO
PI	-----	REGISTERED
CN	-----	CONCRETE N
IB	-----	IRON BAR
WIT	-----	WITNESS
Meas	-----	MEASURED
CBW	-----	CONCRETE B
000.00	-----	ELEVATION 0

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRE  
WITH THE SURVEYS ACT, THE SURVE  
TITLES ACT AND THE REGULATIONS

2. THE SURVEY WAS COMPLETED ON TH

JUNE 5, 2000

DATE:

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**BENNETT YOUNG LIMITED**

PROFESSIONAL

50 RONSON DRIVE, SUITE 100

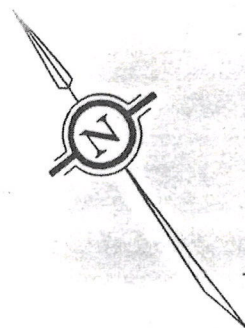
TEL (416) 247-8400

CHECKED BY: *P*

DRAWN BY: SA

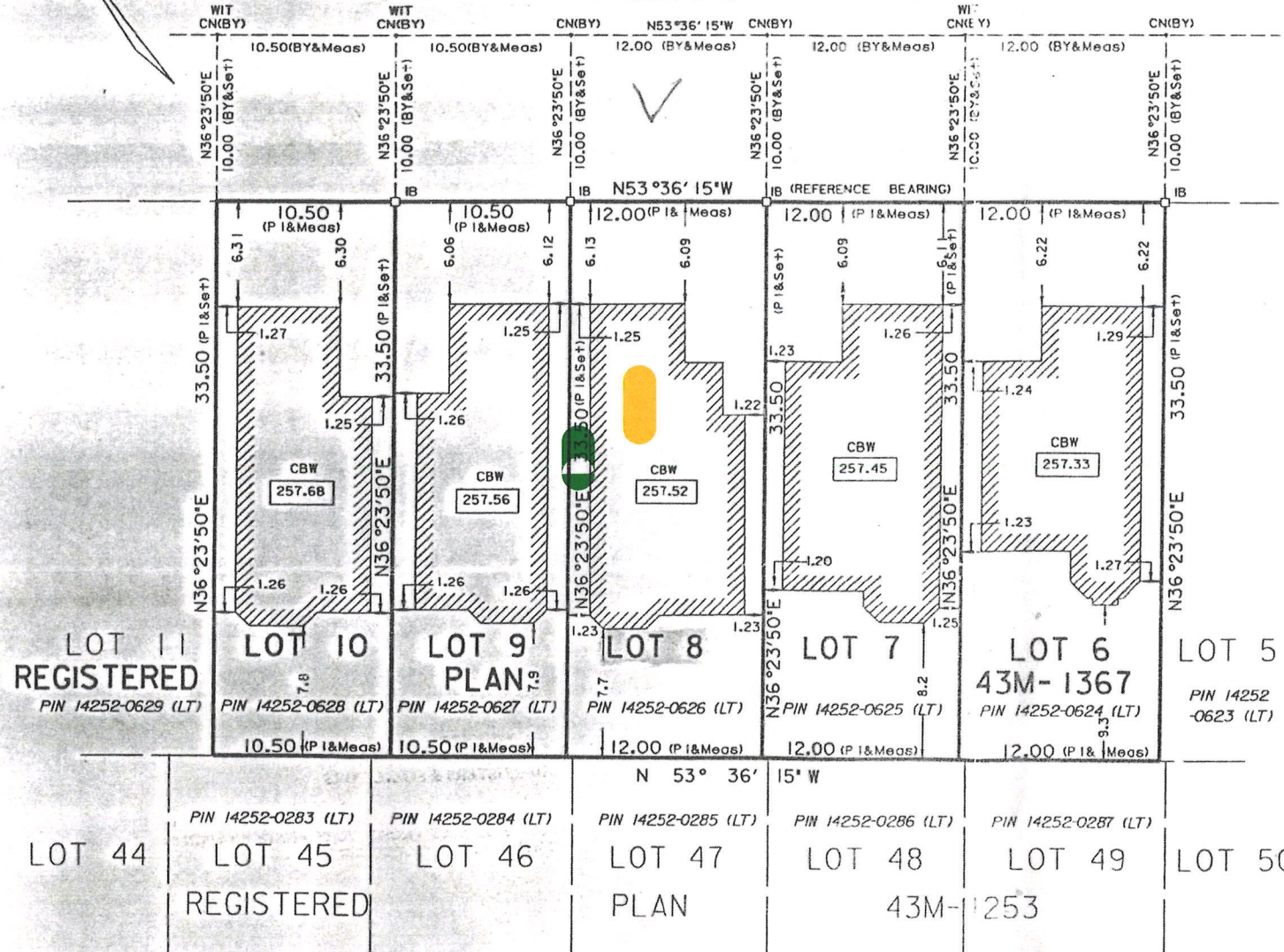
REV. DATE:

2000

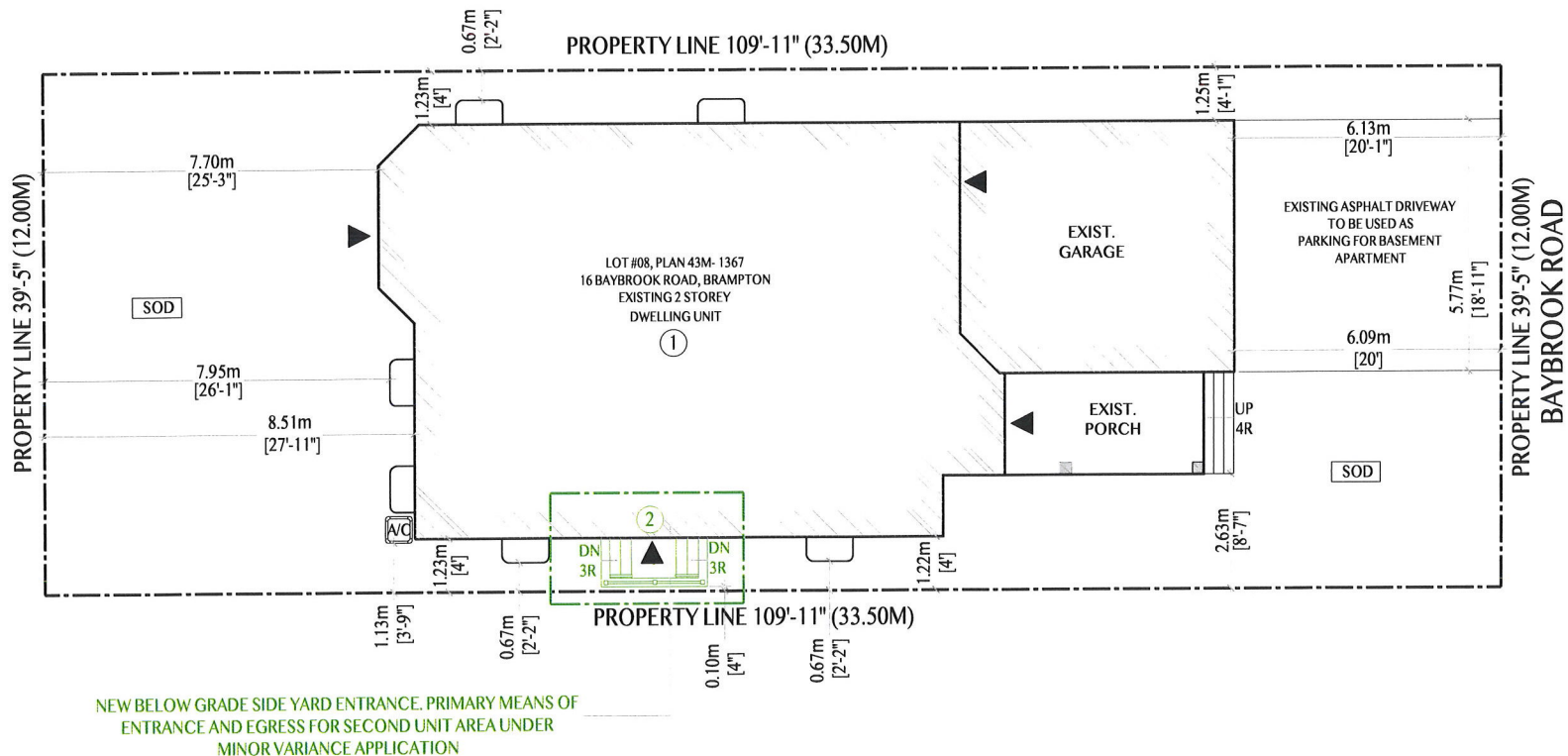


## BAYBROOK ROAD

(BY REGISTERED PLAN 43M-1367)  
PIN 14252-0707 (LT)







## AREA STATISTICS

### GROSS FLOOR AREA CALCULATIONS

#### A- EXISTING PRINCIPAL RESIDENCE

EXISTING MAIN FLOOR AREA	= 1472.60 SFT / 136.80 M <sup>2</sup>
EXISTING SECOND FLOOR AREA	= 1424.12 SFT / 132.30 M <sup>2</sup>
TOTAL GFA	= 2896.72 SFT / 269.11 M <sup>2</sup>

#### B- EXISTING BASEMENT

NEW BASEMENT APARTMENT GFA	= 738.56 SFT / 68.61 M <sup>2</sup>
PRINCIPLE RESIDENCE AREA	= 621.14 SFT / 57.70 M <sup>2</sup>
SHARED AREA	= 117.42 SFT / 10.90 M <sup>2</sup>
TOTAL GFA	= 1472.60 SFT / 136.80 M <sup>2</sup>
BASEMENT APARTMENT GFA IS 25.49% OF PRINCIPAL RESIDENCE GFA	

## SCOPE OF WORK

- BASEMENT APARTMENT
- NEW BELOW GRADE SIDE YARD ENTRANCE. PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT AREA UNDER MINOR VARIANCE APPLICATION.

## ENTRANCE & EGRESS

[EXISTING GRADES TO REMAIN. NO EXCESS DRAINAGE WILL BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES AND AFFECTS DURING AND AFTER CONSTRUCTION. EXISTING DITCHES AND SWALES WILL BE USED]

GENERAL NOTES:

- COPYRIGHT REMAINS THE PROPERTY OF SHAFE INC. THE SE PLANS, DESIGN AND INTELLIGENT CONTENT ARE SOLELY THE PROPERTY OF SHAFE INC. AND MUST NOT BE LENT, REPRODUCED, COPIED OR OTHERWISE COPIED WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- THE CLIENT SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THE INFORMATION PROVIDED IN THESE DRAWINGS BEFORE START OF ANY WORK AT SITE. WORK NOT SPECIFICALLY IDENTIFIED HEREIN SHALL BE EXCLUDED TO THE SAME QUALITY & STANDARDS THAT ARE INTENDED FOR SIMILAR WORK. ALL WORKS SHALL BE DONE IN ACCORDANCE WITH CURRENT ONTARIO BUILDING CODE & RESPECTIVE CITY ZONING BY-LAW AND STANDARDS.
- WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF THE SITE CONDITIONS ENCOUNTERED ARE DIFFERENT THAN SHOWN IN THE DRAWINGS. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, ONLY A QUESTION ASKED OVER THE INTENT OF THE PLANS OR NOTES. CONSTRUCTION SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES INCLUDING ROUGH OPENINGS ETC. CONSTRUCTION SHALL ONLY COMMENCE AFTER PERMIT APPROVAL HAS BEEN OBTAINED FROM ALL RESPECTIVE AUTHORITIES.

## No Date Revision/Issued

00	2024.06.15	Schematic Design
01	2024.07.18	Permit Drawings
02	2024.08.11	MV Drawings

Consultants  
**SHAFE** Inc.

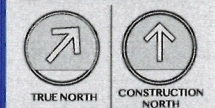
BUILDING FOR FUTURE  
Permit Drawings | Construction |  
Project Management |  
Developments

126 Burnhamthorpe Rd East |  
Unit A | Oakville | ON | L6H 0X9  
m: +1.647.471.7441  
e: info@shafeinc.com  
www.shafeinc.com

THE UNDERSIGNED HEREBY CERTIFY AND TAKE THE RESPONSIBILITY FOR THE DESIGN AND THE QUALIFICATION AND MEET THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO SIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION:  
REQUIRED UNDER ONTARIO BUILDING CODE, C.3.1.1 OF OBC  
SALMAN ELLAH  
Name: 103362  
BCN

REGISTRATION INFORMATION:  
REQUIRED UNDER ONTARIO BUILDING CODE, C.3.1.1 OF OBC  
SHAFE Inc.  
Firm Name: 131679  
BCN



Seal

## Project Title :

**BASEMENT  
APARTMENT**

## Project Address :

**16 Baybrook Rd,  
Brampton.**

## Drawing title:

## SITE PLAN

### Project:

24-154

### Scale:

3/32" = 1'-0"

### Drawn

AH

### Checked

SV

### Drawing number:

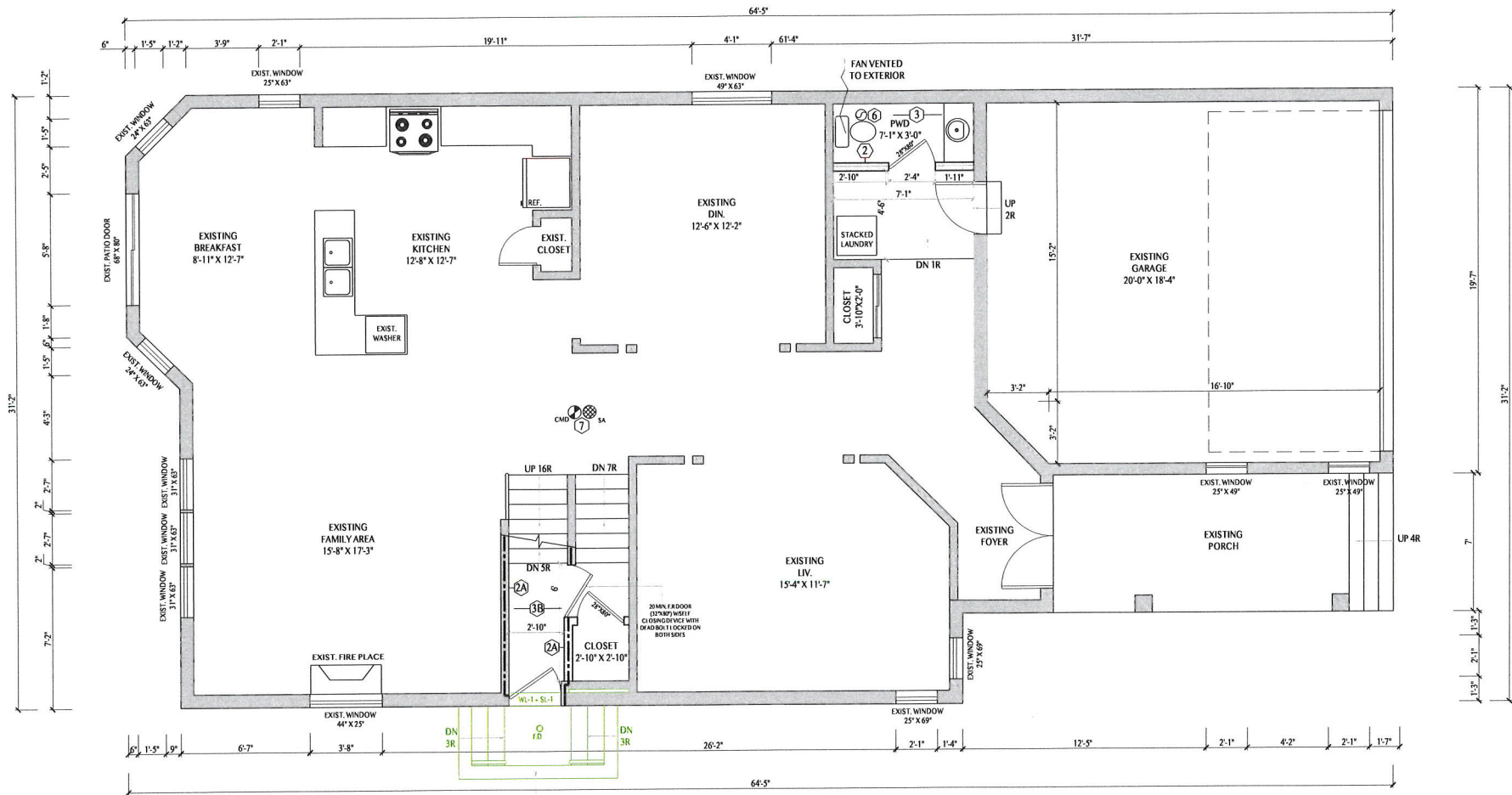
**A-01**

### Date Modified

Aug 11, 2024







NEW BELOW GRADE SIDE YARD ENTRANCE, PRIMARY MEANS  
OF ENTRANCE AND EGRESS FOR SECOND UNIT AREA UNDER  
MINOR VARIANCE APPLICATION

LEGEND:

- EXISTING WALLS
- NEW WALLS
- FIRE RATED WALLS
- EXISTING TO BE REMOVED
- EXISTING COLUMNS

PROPOSED FIRST FLOOR PLAN

GROSS FLOOR AREA = 1472.60 SFT / 136.80 M<sup>2</sup>  
CEILING HEIGHT = 8'-8"

7 INTERCONNECTED AND WIRED SMOKE ALARMS AT  
EACH FLOOR AND EACH UNIT INCLUDING FINISHED  
BASEMENT AND LEGAL BASEMENT - AS PER  
OBC 9.10.19.

PLEASE SEE DRAWING NO. G-01 AND G-02 FOR  
GENERAL NOTES AND SCHEDULES

GENERAL NOTES:

- COPYRIGHT REMAINS THE PROPERTY OF SHAFTE INC. THESE PLANS, DESIGN AND  
INTELLECTUAL CONTENT ARE SOLELY THE PROPERTY OF  
SHAFTE INC. AND MUST NOT BE LENT, REPRODUCED,  
REPRODUCED OR OTHERWISE COPIED WITHOUT THE  
WRITTEN CONSENT OF THE OWNER.
- THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE  
CONSISTENT WITH THE INFORMATION PROVIDED BY  
THEIR DRAWINGS BEFORE STARTING ANY WORK AT  
WORK NOT SPECIFICALLY OUTLINED HEREWITH SHALL  
BE THE RESPONSIBILITY OF THE BUILDER. THE  
STANDARDS THAT ARE MENTIONED FOR SIMILAR WORK,  
ALL WORKS SHALL BE DONE IN ACCORDANCE WITH  
CURRENT ONTARIO BUILDING CODE & RESPECTIVE  
CITY'S ZONING BY-LAW AND STANDARDS.
- WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL  
TAKE PRECEDENCE OVER SCALED DIMENSIONS AND  
GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED  
FOR CLARIFICATION IF THE SITE CONDITIONS  
ENCOUNTERED ARE DIFFERENT FROM THOSE OF THE  
DRAWING. IF DISCREPANCIES ARE FOUND IN THE PLANS  
OR NOTES, ONLY A SINGLE CORRECTION SHALL BE  
OFF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY  
AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS  
INCLUDING ROUGH OPENINGS ETC. CONSTRUCTION  
SHALL ONLY COMMENCE AFTER PERMIT APPROVAL HAS  
BEEN OBTAINED FROM ALL RESPECTIVE AUTHORITIES.

No.	Date	Revision/Issued
00	2024.06.15	Schematic Design
01	2024.07.18	Permit Drawings
02	2024.08.11	MV Drawings

Consultants  
**SHAFTE** Inc.  
BUILDING FOR FUTURE  
Permit Drawings | Construction |  
Project Management |  
Developments  
126 Burnhamthorpe Rd. East |  
Unit A | Oakville | ON | L6H 0X9  
m: +1.647.471.7441  
e: info@shafteinc.com  
www.shafteinc.com

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR  
THIS DESIGN AND HAS THE QUALIFICATION AND MEET THE  
REQUIREMENTS SET OUT BY THE ONTARIO BUILDING CODE TO SIGN  
THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION  
REQUIRED UNDER OBC 9.10.19.1 OF OBC  
SALMAN ELLAH  
Name: 105362  
BCR  
REGISTRATION INFORMATION  
REQUIRED UNDER OBC 9.10.19.1 OF OBC  
SHAFTE Inc.  
Firm Name: BCR

Seal

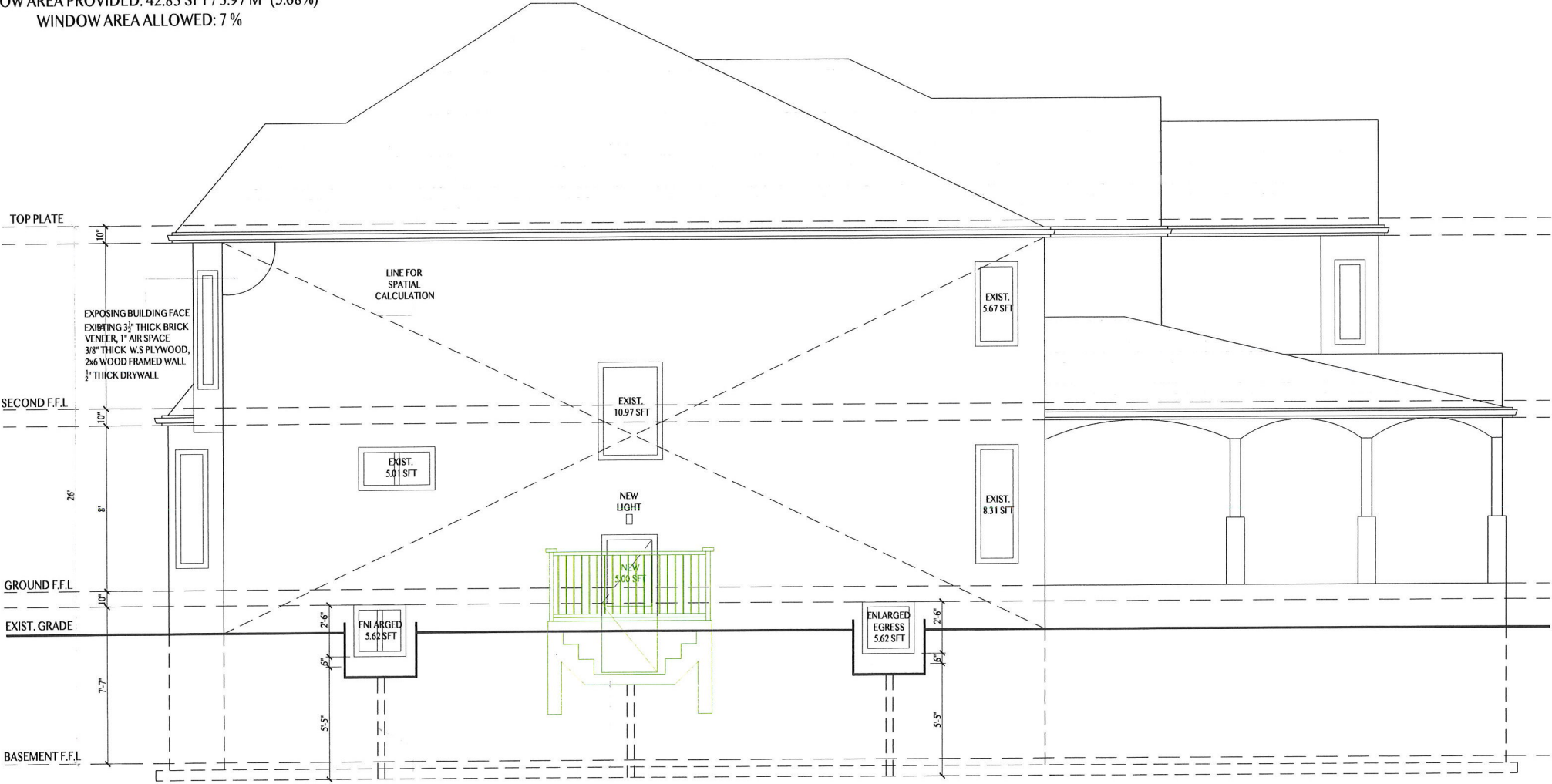
Project Title:  
**BASEMENT  
APARTMENT**  
Project Address:  
**16 Baybrook Rd,  
Brampton.**  
Drawing title:  
**PROPOSED  
FIRST FLOOR  
PLAN**

Project:  
**24-154**  
Scale:  
**3/16" = 1'-0"**  
Drawn: **AH** Checked: **SV**  
Drawing number:

**A-04B**  
Date Modified  
Aug 11, 2024

GLAZED OPENINGS:

WALL AREA: = 753.83 SFT / 70.03 M<sup>2</sup>  
LIMITING DISTANCE: 1.22 M  
WINDOW AREA PROVIDED: 42.83 SFT / 3.97 M<sup>2</sup> (5.68%)  
WINDOW AREA ALLOWED: 7 %



NEW BELOW GRADE SIDE YARD ENTRANCE. PRIMARY MEANS  
OF ENTRANCE AND EGRESS FOR SECOND UNIT AREA UNDER  
MINOR VARIANCE APPLICATION

SOUTH ELEVATION

GENERAL NOTES:

- COPYRIGHT REMAINS THE PROPERTY OF SHAFI INC. THESE PLANS, DESIGN AND INTELLECTUAL CONTENT ARE SOLELY THE PROPERTY OF SHAFI INC. AND MUST NOT BE REPRODUCED, COPIED, USED OR OTHERWISE COPIED WITHOUT THE WRITTEN CONSENT OF THE COMPANY.
- THE DESIGNER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THE INFORMATION PROVIDED IN THESE DRAWINGS BEFORE START OF ANY ON-SITE WORK. WORK NOT SPECIFICALLY DETAILLED HEREIN SHALL BE EXECUTED TO THE SAME QUALITY & SAME STANDARDS THAT ARE MANDATED FOR SIMILAR WORK. ALL WORKS SHALL BE DONE IN ACCORDANCE WITH CURRENT ONTARIO BUILDING CODE & RESPECTIVE CITY ZONING BY-LAWS AND STANDARDS.
- WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND DIMENSIONS. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION. IF THE SITE CONDITIONS INDICATED ARE DIFFERENT THAN SHOWN IN THE DRAWINGS, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS ETC. CONSTRUCTION SHALL ONLY COMMENCE AFTER PERMIT APPROVAL HAS BEEN OBTAINED FROM ALL RESPECTIVE AUTHORITIES.

No	Date	Revision/Issued
00	2024.06.15	Schematic Design
01	2024.07.18	Permit Drawings
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**SHAFI** Inc.  
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Permit Drawings | Construction |  
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126 Burnhamthorpe Rd East |  
Unit A | Oakville | ON L6H 0X9  
TEL: +1.647.471.7441  
cinfo@shafinc.com  
www.shafinc.com

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION  
REQUIRED UNDER SECTION 1.1 OF THE ONTARIO BUILDING CODE (O.B.C.)

SALMAN ELIAH	105262
Name	BCR
REGISTRATION INFORMATION REQUIRED UNDER SECTION 1.1 OF THE ONTARIO BUILDING CODE (O.B.C.)	
SHAFI Inc.	131679
Firm Name	BCR

Seal

Project Title:  
**BASEMENT  
APARTMENT**  
Project Address:  
**16 Baybrook Rd,  
Brampton.**  
Drawing title:  
**SOUTH  
ELEVATION**

Project:  
24-154  
Scale:

Drawn	Checked
AH	SV

Drawing number:  
**A-06**  
Date Modified  
Aug 11, 2024



# Zoning Non-compliance Checklist

File No.  
A-2024-0318

Applicant: Salman Ellahi  
Address: 16 Baybrook Rd  
Zoning: R1C-603  
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			
COVERAGE			
BELOW GRADE ENTRANCE	To permit an interior side yard setback of 0.1m to a proposed exterior stairway leading to a below grade entrance,	whereas the by-law requires a minimum setback of 0.3m to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling.	10.23.2
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/08/13

Date