

Application for Minor VarianceSection 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-2024-0318
Property Address: 16 Baybrook Road
Legal Description: Plan M1367, Lot 8, Ward 2
Agent: Shafe Inc c/o Salman Ellahi
Owner(s): Hardayal Singh
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, September 17, 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 an interior side yard setback of 0.1 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum setback of 0.3 metres 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 1.2 metres is provided on the opposite side of the dwelling.

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 **12:00 pm on Thursday, September 12, 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 **12:00 pm on Thursday, September 12, 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.

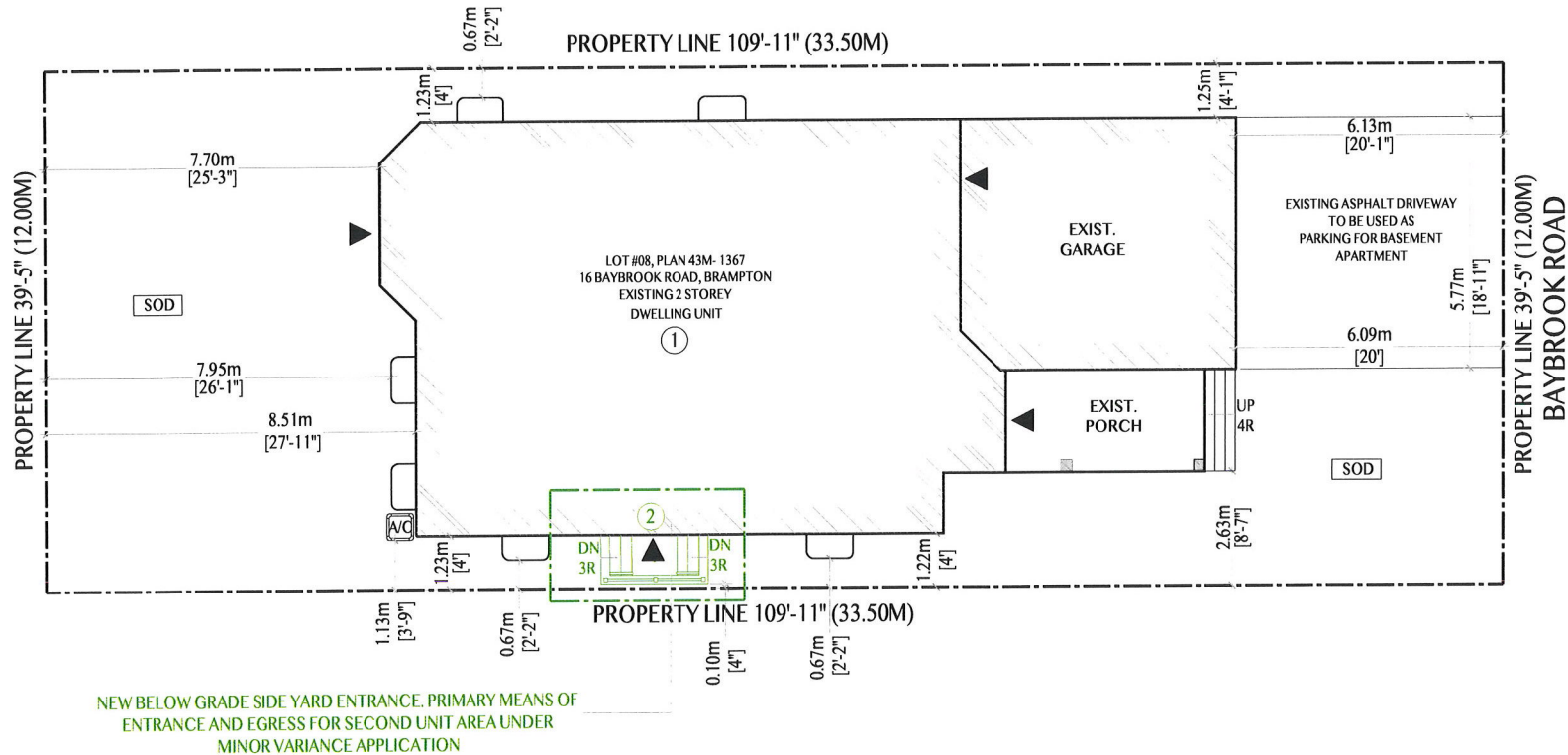
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 September 2024

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



AREA STATISTICS

GROSS FLOOR AREA CALCULATIONS

A - EXISTING PRINCIPAL RESIDENCE

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

B - EXISTING BASEMENT

NEW BASEMENT APARTMENT GFA	= 738.56 SFT / 68.61 M ²
PRINCIPLE RESIDENCE AREA	= 621.14 SFT / 57.70 M ²
SHARED AREA	= 117.42 SFT / 10.90 M ²
TOTAL GFA	= 1472.60 SFT / 136.80 M ²
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:

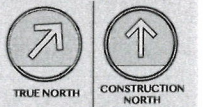
- COPYRIGHT REMAINS THE PROPERTY OF SHAFE INC. THESE PLANS, DESIGN AND INTELLIGENT CONTENT ARE SOLELY THE PROPERTY OF SHAFE INC. AND MUST NOT BE LENT, REPRODUCED, COPIED OR OTHERWISE COPIED WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THE INFORMATION PROVIDED IN THESE DRAWINGS BEFORE START OF ANY JOB AT SITE. WORK NOT SPECIFICALLY DETAILLED HEREIN SHALL BE EXECUTED TO THE SAME QUALITY & STANDARDS THAT THE CONTRACTOR OR BUILDER WORK. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT ONTARIO BUILDING CODE & RESPECTIVE ZONING BY-LAWS AND STANDARDS.
- WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF THE SITE CONDITIONS UNCLARIFIED ARE DIFFERENT THAN SHOWN IN THE DRAWINGS. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, THE CONTRACTOR SHALL VERIFY AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS INCLUDING RE-GRADING, ETC. CONSTRUCTION SHALL ONLY COMMENCE AFTER THE 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 ACCEPT THE RESPONSIBILITY FOR THIS DESIGN AND THE QUALIFICATION AND MEET THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION
REQUIRED UNDER DESIGN EXEMPT UNDER DIV. C.3.3.1 OF OBC
SALMAN ELLAH
Name
103262
BCR
REGISTRATION INFORMATION
REQUIRED UNDER DESIGN EXEMPT UNDER DIV. C.3.3.1 OF OBC
SHAFE Inc.
Firm Name
131679
BCR



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