

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-2024-0346
Property Address: 80 Kanashiro St.
Legal Description: Plan M1445, Lot 7, Ward 10
Agent: Mechways Inc c/o Valiuddin Mohammed
Owner(s): Ramaninder Bharj
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, October 15, 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 rear yard setback of 2.11 metres to a proposed garden suite, whereas the by-law requires a minimum rear yard setback of 2.5 metres;
2. To permit a proposed garden suite having a building height of 5.34 metres, whereas the by-law permits a maximum building height of 4.5 metres; and
3. To permit a garden suit having a gross floor area of 69.78 square metres (751.11 square feet), whereas the by-law permits a garden suit having a maximum gross floor area of 35 square metres (376.73 square feet) – Section 10.16.2 (c) ii.

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, October 10, 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, October 10, 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.

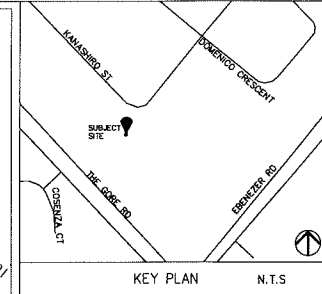
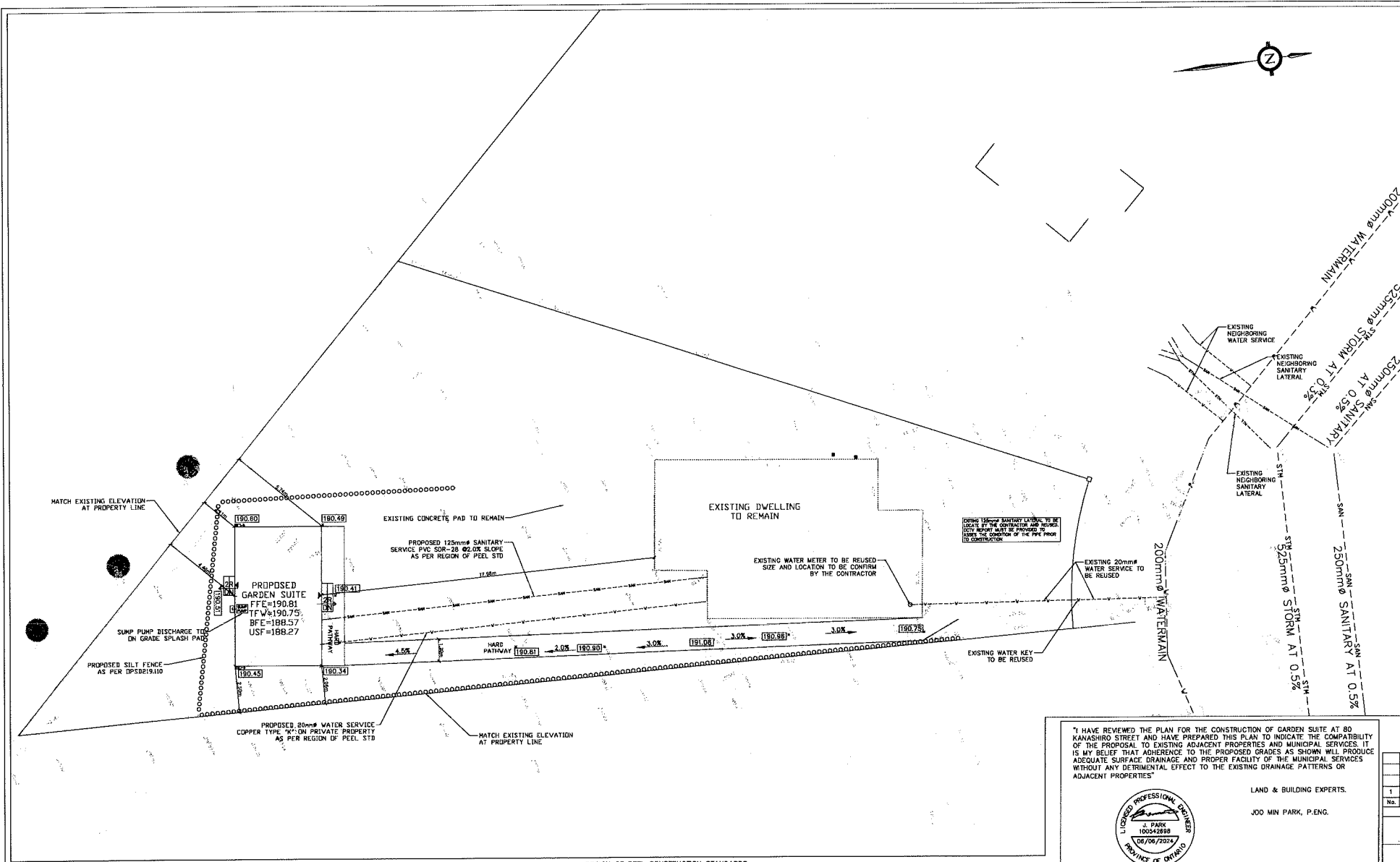
Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any 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 2nd day of October 2024Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca



DO NOT SCALE DRAWINGS.

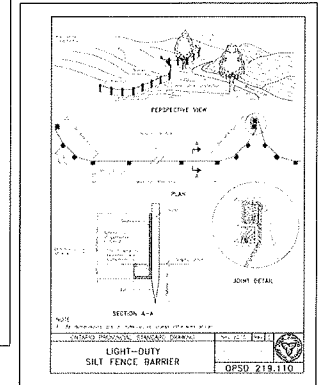
THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON-SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED DRAWINGS AND INFORMATION BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

ALL DRAWINGS ARE THE PROPERTY OF LAND & BUILDING EXPERTS, AND MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

ANY DISTURBED PAVED AREAS, SIDEWALK OR CURB SHOULD BE RESTORED TO THE ORIGINAL CONDITION AT OWNER'S EXPENSE.

ALL DOWNSPOUTS ARE TO BE DRAINED ON-GRADE VIA CONCRETE SPLASH PAD.

IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE GRAVITY FLOW OF THE SANITARY SEWER FROM PROPOSED BASEMENT FLOOR ELEVATION. IF A GRAVITY CONNECTION CANNOT BE ESTABLISHED, A SEWAGE EJECTORS PUMP IS TO BE INSTALLED AS PER O.B.C. AND MUNICIPAL REQUIREMENTS.



1. GENERAL NOTES

- 1) SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL OR PUBLIC RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LAID ON SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREAS, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER/APPLICANT SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY APPLICABLE ENVIRONMENTAL AGENCY.
- 2) INTERIM DRAINAGE MEASURES MAY BE REQUIRED DURING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBOURING PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A POSITIVE OUTLET.
- 3) ALL DOWNSPOUTS, SUMP PUMP AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ON TO A SPLASH PAD OR APPROVED EQUIVALENT.
- 4) THE OWNER/BUILDER/APPLICANT IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS.
- 5) THIS LOT GRADING/DRAINAGE PLAN HAS BEEN DESIGNED/COMPLETED SUCH THAT MUNICIPAL, COUNTY AND PROVINCIAL LANDS ADJACENT TO OR IN THE VICINITY OF THIS LOT ARE NOT AFFECTED.
- 6) A COPY OF THE ADOPTED FOR MUNICIPAL PURPOSES LOT GRADING/DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
- 7) THIS LOT GRADING/DRAINAGE PLAN HAS BEEN DESIGNED/COMPLETED SUCH THAT SURFACE DRAINAGE (WATER) FROM THE LOT WILL NOT ADVERSELY AFFECT NEIGHBOURING PROPERTIES.
- 8) THE STRUCTURE ELEVATIONS HAVE BEEN SET SUCH THAT THERE IS NO RISK OF HYDROSTATIC PRESSURE AFFECTING THE STRUCTURE.

2. BENCH MARK ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928-1978) AND ARE DERIVED FROM CITY OF BRAMPTON BENCHMARK NO. 042100306, HAVING A PUBLISHED ELEVATION OF 164.414 METERS.

3. BEARING NOTE BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE EASTERLY LIMIT OF KANASHIRO STREET AS SHOWN ON REGISTERED PLAN M-1445 HAVING A BEARING OF N39°38'05\".

REGION OF PEEL CONSTRUCTION STANDARDS

1. PUBLIC AND PRIVATE SERVICES, APPEARANCES, MATERIALS AND CONSTRUCTION METHODS MUST COMPLY WITH THE MOST CURRENT REGION OF PEEL STANDARDS AND SPECIFICATIONS, THE LOCAL MUNICIPALITY REQUIREMENTS FOR THE ONTARIO BUILDING CODE AND ONTARIO PROVINCIAL STANDARDS. ALL WORKS SHALL ADHERE TO ALL APPLICABLE LEGISLATION, INCLUDING REGIONAL BY-LAWS.
2. WATERMAIN AND / OR WATER SERVICE MATERIALS 100 MM (4\") AND LARGER MUST BE PVC DRIB CONSTRUCTED AS PER ANNA C900-16, SIZE 50 MM (2\") AND SMALLER MUST BE TYPE K SOFT COPPER CONSTRUCTED AS PER ASTM B88-49.
3. WATERMANS AND / OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 M (5'6\") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 M (4\") FROM THEMSELVES AND ALL OTHER UTILITIES.
4. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 MM (2\") OUTLET ON 100 MM (4\") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ON TO A PARKING LOT OR DOWN A DRAIN, ON FIRE LINES, FLUSHING OUTLET TO BE 100 MM (4\") DIAMETER MINIMUM ON A HYDRANT.
5. ALL CURB STOPS TO BE 3.0 M (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, 0.7 M (2\") AND 0.9 M (3\") AND TO HAVE PUMPER NOZZLE.
7. WATERMANS TO BE INSTALLED TO GRADES AS SHOWN ON 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 0.3 M (1'2\") OVER / 0.5 M (2'0\") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING EXISTING SYSTEMS.
9. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
10. ALL LINES TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE 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 OF 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 PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE 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 OR 1-7-8.
15. ALL WATER METERS MUST BE INSTALLED IN HEATED AND ACCESSIBLE SPACE.
16. PROPOSALS TO CONNECT TO AN EXISTING SERVICE LATERAL REQUIRES APPROVAL FROM THE REGION OF PEEL INSPECTOR AT CONSTRUCTION STAGE.

"I HAVE REVIEWED THE PLAN FOR THE CONSTRUCTION OF GARDEN SUITE AT 80 KANASHIRO STREET AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES"

LAND & BUILDING EXPERTS.
JOO MIN PARK, P.ENG.



LEGEND

- ENTRANCE
- OVERLAND FLOW ROUTE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED SILT FENCE
- PROPOSED SWALE
- PROPOSED DOWNSPOUT
- DRAINAGE DIRECTION AND SLOPE

1	06/06/2024	RX	ISSUE FOR PERMIT
No.	Date	By	Description
REVISIONS			
PEEL REGION			
PROPOSED GARDEN SUITE 80 KANASHIRO STREET			
TITLE: SITE GRADING AND SERVICING PLAN			
		LAND & BUILDING EXPERTS 570 ALDEN ROAD, UNIT 8, MARKHAM ONTARIO, L3R 6N5 TEL: (416) 540-8848 building.experts@ychoo.com	
REVIEWED BY: JP	PROJECT No.	DATE: JUN. 2024	
DRAWN BY: RX	KANASHIRO 80-24	DRAWING No. SS-1	
SCALE: 1:100			