



For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2025-0009

*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)** 10254 Hurontario Street Holdings Inc. (Rubal Kundra & Gurpreet Brar)  
**Address** 645 Remembrance Road, Unit B210, Brampton ON L7A 5H2

**Phone #** 416-456-2021 **Fax #** \_\_\_\_\_  
**Email** Rubal@NirvanaHomes.ca

2. **Name of Agent** AREA, Architects Rasch Eckler Associates Ltd. (David Eckler or other staff)  
**Address** 59 St. Edmunds Drive, Toronto, ON, M4N 2P8

**Phone #** 416-418-3828 **Fax #** \_\_\_\_\_  
**Email** deckler@areaarchitects.ca

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

1. Minor Variance (MV) (relief) is sought to remove the Condition #1 from the previous CoA Decision 2023-08-01, File No. A-2023-0119, for approval to permit a day nursery: "That the extent of the variance be limited to that shown on the Site Plan sketch attached to the Notice of Decision." The Site Plan has been revised (Attachment I) with (a) alterations to the Basement (walk-out stairs & openings) and (b) two additions (b1) on the side (south-east corner) to the Basement with Ground Floor deck, and (b2) at the rear (west) to the Ground and Second Floors. The day nursery use should be permitted under the Service Commercial - Section 3653 (SC-3652) of this property irrespective of the Site Plan

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

1. The previous CoA Decision 2023-08-01, File No. A-2023-0119, for approval to permit a day nursery included the Condition #1: "That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision." The reason for this Minor Variance is a technical variance only because the approval of the expanded use was not related to a physical non-compliance with one of the Zoning By-law (ZBL) "Built Form"

5. **Legal Description of the subject land:**  
**Lot Number** Parts 11 & 12 ON PLAN 43R-38924, PIN 14249- 0284 (LT)  
**Plan Number/Concession Number** Part of Lot 12, Concession 1, West of Hurontario Street  
**Municipal Address** 10254 Hurontario Street

6. **Dimension of subject land (in metric units)**  
**Frontage** 33.2 M  
**Depth** 60.4 M  
**Area** 1,938 SM

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 structure is a 2-storey plus basement heritage building that was relocated from the original farm as part of the development of the larger property. Existing building is overall approx. 10.7 M wide by 15.2 M deep comprising a front (east) wing of approx. 7 M wide by 10.3 M deep and an offset rear (west) wing of approx. 6.8 M wide by 4.9 M deep. There are two projecting bay windows on the Ground Floor on the east and south walls of the front

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

8b. The CoA Minor Variances being sought are related to use and specifically 1. to remove the previous CoA Condition on the "day nursery" use related to the Site Plan, and 2. to include "private school" as a use under the Service Commercial zone. The CoA MV are use-related only and are in compliance with and have no impact vis-à-vis the ZBL Built Form Regulations. Nevertheless, for the CoA's information, the changes (which are

- 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 | 7.5 M          |
| Rear yard setback  | 34.9 M         |
| Side yard setback  | 16.1 M (north) |
| Side yard setback  | 6 M (south)    |

**PROPOSED**

|                    |                |
|--------------------|----------------|
| Front yard setback | 7.5 M          |
| Rear yard setback  | 29.7 M         |
| Side yard setback  | 16.1 M (north) |
| Side yard setback  | 6 M (south)    |

- 10. **Date of Acquisition of subject land:** November 14, 2022
- 11. **Existing uses of subject property:** vacant
- 12. **Proposed uses of subject property:** daycare
- 13. **Existing uses of abutting properties:** industrial (residential opposite, across Hurontario St.)
- 14. **Date of construction of all buildings & structures on subject land:** c. 1870 (orig.), relocated 2020 (new foundations)
- 15. **Length of time the existing uses of the subject property have been continued:** no prev. uses; all new subdivision

- 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 #

Pre-consultation has been done, not through the formal PAC, but through Planning -- Angelo Ambrico, Manager, Development Services -- and through Heritage Planning -- Charlton Carscallen, Principal Planner/Supervisor, Heritage, and the Brampton Heritage Board (BHB) -- all of whom are supportive and have recommended approval for the proposed uses and the building alterations/additions.

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 # A-2023-0119 Decision Approval Relief to permit day nursery use  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_

*David Eckler* *Ruby...*

Signature of Applicant(s) or Authorized Agent

DATED AT THE City Toronto OF Brampton

THIS 15th DAY OF January, 2025

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, David Eckler Ruby..., OF THE City Toronto OF Brampton

IN THE Province Ontario OF Ontario 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 Brampton OF Brampton

IN THE Region OF Peel

THIS 15 DAY OF January

Mercelyn Osayamen Osaze  
Commissioner, etc.  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 30, 2025

*Ruby...*

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

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

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

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED January 15, 2025

Date Application Deemed Complete by the Municipality Mercelyn

**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: 10254 Hurontario Street, Parts 11 & 12 ON PLAN 43R-38924, PIN 14249- 0284 (LT)

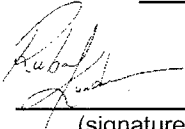
I/We, 10254 Hurontario Street Holdings Inc.  
please print/type the full name of the owner(s)

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

AREA, Architects Rasch Eckler Associates 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 9 day of December, 20<sup>24</sup>.



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

Rubal Kundra  
(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: 10254 Hurontario Street, Parts 11 & 12 ON PLAN 43R-38924, PIN 14249- 0284 (LT)

I/We, 10254 Hurontario Street Holdings Inc.  
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 9 day of December, 20 24.



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

Rubal Kundra  
\_\_\_\_\_  
(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**



KRCMVB

STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PAVEMENTS FOR AIRPORTS AND AIRPORTS

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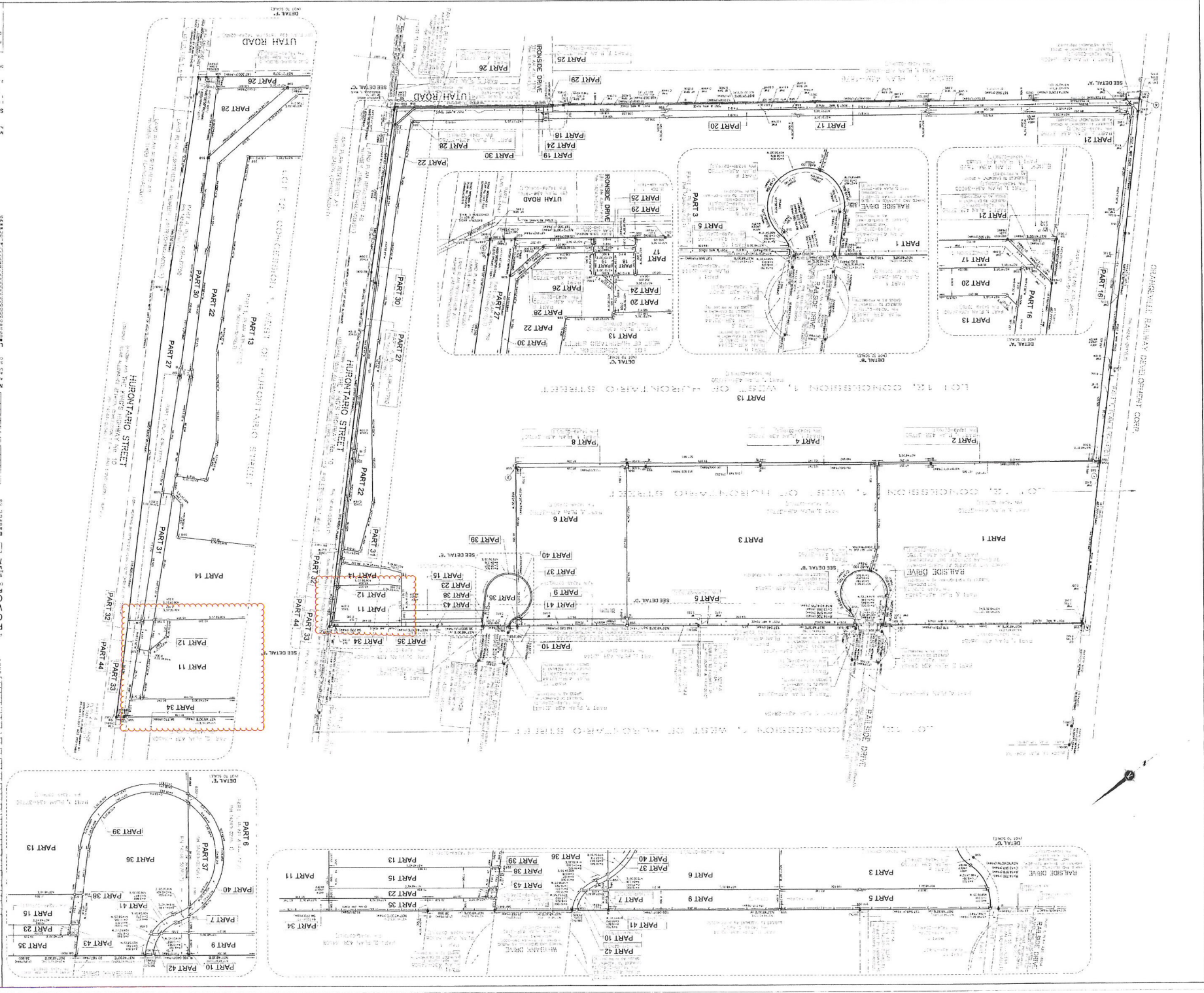
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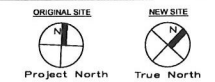


PLAN 43R-38924



270 - HURONTARIO ST SW

WEEPING TILE/FOUNDATION DRAINAGE SYSTEM RELATED TO THE HISTORICAL HOUSE RELOCATED SHALL OUTLET TO GRADE VIA SUMP PUMP AND DISCHARGE TO A SPLASH PAD TO DISBURSE DRAINAGE TO SITE SURFACE



LEGEND

- PROPERTY LINE
- RESERVE & EASEMENT LINES
- NEW CONCRETE CURBS w/ SAW CUTS AND EXPANSION JOINTS
- RAISED ISLAND w/ CONCRETE PAVING AND CONCRETE CURBS
- PAINTED MEDIAN STRIPS/ISLANDS
- NEW CONCRETE SIDEWALK MONOLITHIC
- LANDSCAPE AREA
- SOD AREA
- PAINTED TRAFFIC LINES (REFER TO SITE DETAILS)
- PROPOSED BUILDING ENTRY
- PROPOSED BUILDING EXIT
- FIRE HYDRANT
- BICYCLE ROCK

| SITE STATISTICS AND ZONING REQUIREMENTS    |  |
|--|--|
| PROPOSED USE: DAYCARE, PRIVATE SCHOOL      |  |
| ZONING: SC-3652                            |  |
| LOT AREA                                   | 1,938 sq.m. (20,861 s.f.)  |
| LOT FRONTAGE                               | 33.2 m   |
| LOT DEPTH                                  | 60.4 m   |
| PROPOSED BUILDING GROSS FLOOR AREA (GFA)   | 622.82 sq.m. (6,700.75 s.f.)   |
| LOT COVERAGE                               | 10.43 % (202.20 sq.m.)   |
| LANDSCAPED OPEN SPACE - FRONT YARD         | 94.4 % (234.28 sq.m.)  |
| LANDSCAPED OPEN SPACE - EXTERIOR SIDE YARD | 83.1% (153.22 sq.m.)   |
| BUILDING HEIGHT (EST.)                     | 9.41 m   |
| PARKING SPACES PROVIDED                    | REGULAR PARKING: 127M x 3.6M x 1.6<br>ACCESSIBLE PARKING: 2 (3.0M x 3.0M x 1.6)<br>TOTAL SPACES PROVIDED: 20 |
| MINIMUM DRIVEWAY WIDTH:                    | 6.6m   |
| LOADING SPACES PROVIDED:                   | N/A  |

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES IN FORCE AND REGULATION OVER THE SITE LOCATION. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BY PHONE AND SUBMITTED IN WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.

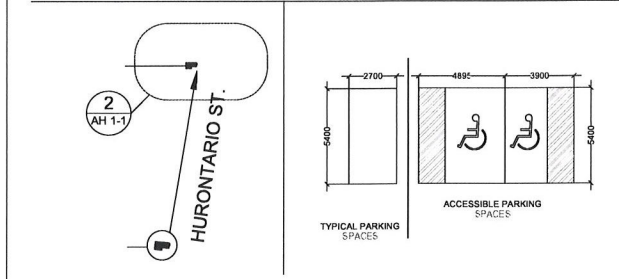
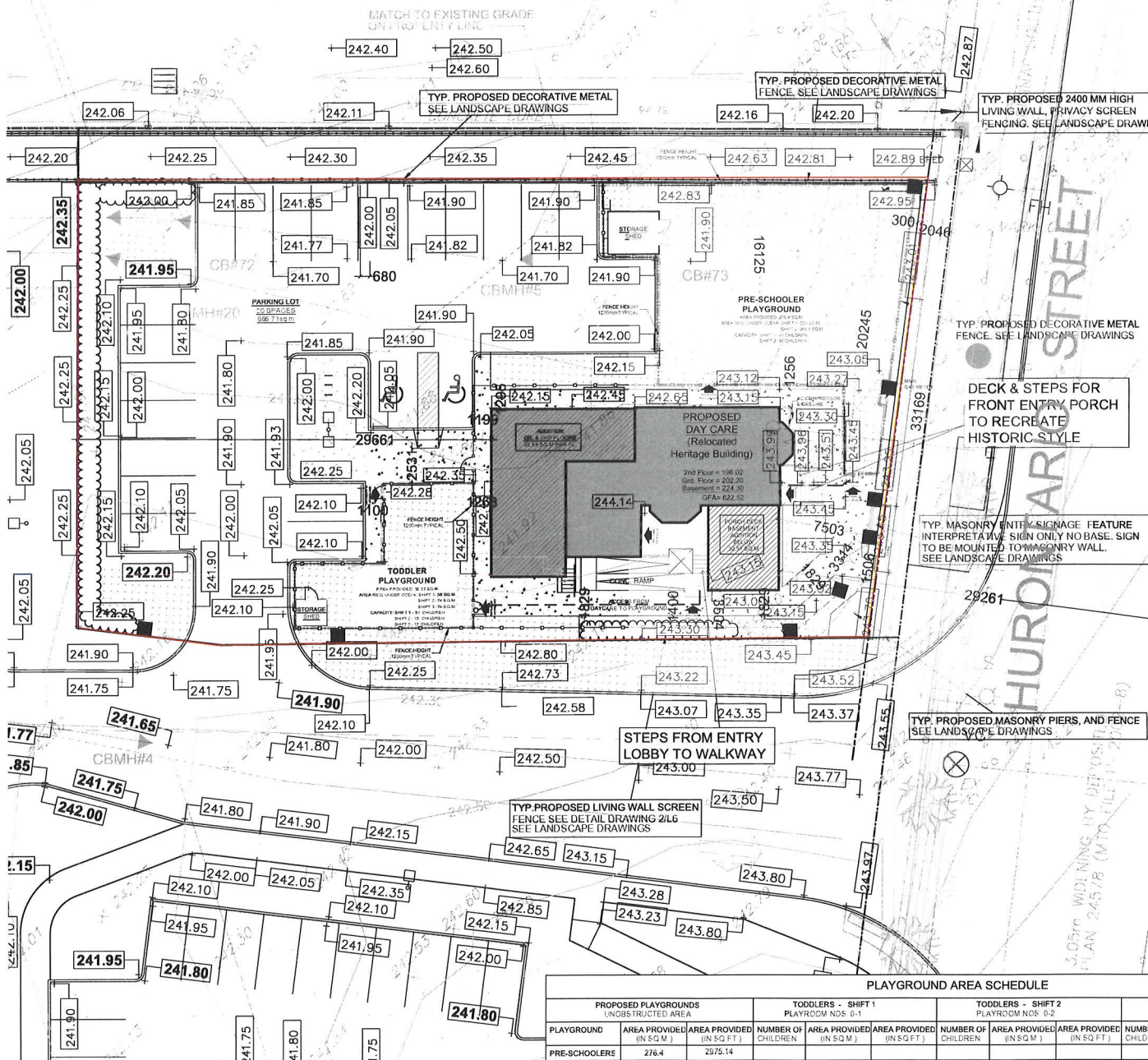
THESE DRAWINGS ARE NOT TO BE SCALED. THE DESIGN AND CONTRACT DOCUMENT FOR THIS PROJECT AND THE EGP (RIGHTS) PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, ALTERED OR RELIED UPON WITHOUT THE ARCHITECT'S WRITTEN AUTHORITY.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY ARCHITECT

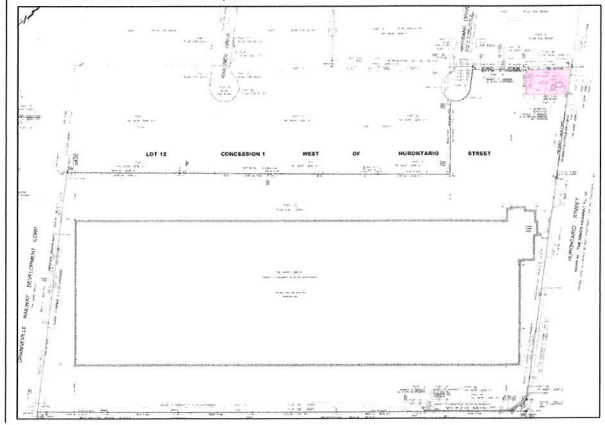
THIS ELECTRONIC FILE FOR THIS PROJECT WAS ISSUED FOR REFERENCE ONLY AND MAY NOT BE ALTERED IN ANY MANNER. THE ORIGINAL SET OF DRAWINGS IS THE AUTHORITY. AREA ARCHITECTS LTD. EXCEPT WHERE WRITTEN OTHERWISE, THIS DRAWING IS THE PROPERTY OF AREA ARCHITECTS LTD. A HARD COPY OF THIS ELECTRONIC FILE EXISTS IN OUR OFFICE AS A REFERENCE DOCUMENT.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

| DATE       | NO. | ISSUED FOR                    | BY |
|------------|-----|-------------------------------|----|
| 2024-11-20 | 25  | ISSUED FOR CLIENT COMMENT     | AA |
| 2024-11-11 | 24  | ISSUED FOR BPA                | AA |
| 2024-10-04 | 23  | ISSUED FOR CoA                | AA |
| 2024-08-21 | 22  | ISSUED FOR CLIENT COMMENT     | HT |
| 2024-04-02 | 21  | ISSUED FOR CLIENT COMMENT     | HT |
| 2024-03-14 | 20  | ISSUED FOR PRELIMINARY REVIEW | AA |
| 2023-11-20 | 19  | REVISED PER CLIENT COMMENTS   | HT |
| 2023-08-22 | 18  | REVISED PER MINISTRY COMMENTS | HT |
| 2023-04-26 | 17  | ISSUED FOR CoA (PRELIMINARY)  | HT |
| 2023-04-26 | 16  | RE-ISSUED TO CLIENT           | HT |
| 2023-04-24 | 15  | ISSUED TO CLIENT              | HT |
| 2023-03-21 | 14  | ISSUED FOR CoA                | HT |
| 2019-03-05 | 13  | RE-ISSUED FOR SPA (8)         | PL |
| 2019-01-22 | 12  | RE-ISSUED FOR SPA (8)         | PL |
| 2019-01-17 | 11  | RE-ISSUED FOR SPA (7)         | PL |
| 2019-01-14 | 10  | RE-ISSUED FOR SPA (8)         | PL |
| 2019-01-10 | 09  | RE-ISSUED FOR SPA (8)         | PL |
| 2018-10-04 | 08  | RE-ISSUED FOR SPA (4)         | RJ |
| 2018-09-27 | 07  | RE-ISSUED FOR SPA (8)         | RJ |
| 2018-07-09 | 06  | RE-ISSUED FOR SPA (2)         | HT |
| 2018-06-28 | 05  | RE-ISSUED FOR SPA (1)         | HT |
| 2018-06-15 | 04  | ISSUED FOR FOUNDATION PERMIT  | HT |
| 2018-06-13 | 03  | ISSUED TO CONSULTANTS         | HT |
| 2018-05-15 | 02  | ISSUED TO CLIENT/SPA          | AZ |
| 2018-05-03 | 01  | ISSUED TO CLIENT              | AZ |
| DATE       | NO. | REVISIONS / ISSUES            | BY |



NOTE OF SURVEY: INFORMATION FOR THIS SITE PLAN DRAWING WAS TAKEN FROM SURVEY PLAN PREPARED BY NANFARA & NG SURVEYORS INC. COMPLETED OCTOBER 19, 2021



| PLAYGROUND AREA SCHEDULE               |                          |                           |                                     |                          |                                     |                    |                                     |                           |   |                          |   |                    |                          |                           |
|--|--------------------------|---------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------|-------------------------------------|---------------------------|---|--------------------------|---|--------------------|--------------------------|---------------------------|
| PROPOSED PLAYGROUNDS UNOBSTRUCTED AREA |                          |                           | TODDLERS - SHIFT 1 PLAYROOM NOS 0-1 |                          | TODDLERS - SHIFT 2 PLAYROOM NOS 0-2 |                    | TODDLERS - SHIFT 3 PLAYROOM NOS 0-3 |                           | PRE-SCHOOLERS - SHIFT 1 PLAYROOMS NOS 1-1 & 2-1 |                          | PRE-SCHOOLERS - SHIFT 1 PLAYROOMS NOS 2-1 & 2-2 |                    |                          |                           |
| PLAYGROUND                             | AREA PROVIDED (IN SQ.M.) | AREA PROVIDED (IN SQ.FT.) | NUMBER OF CHILDREN                  | AREA PROVIDED (IN SQ.M.) | AREA PROVIDED (IN SQ.FT.)           | NUMBER OF CHILDREN | AREA PROVIDED (IN SQ.M.)            | AREA PROVIDED (IN SQ.FT.) | NUMBER OF CHILDREN                              | AREA PROVIDED (IN SQ.M.) | AREA PROVIDED (IN SQ.FT.)                       | NUMBER OF CHILDREN | AREA PROVIDED (IN SQ.M.) | AREA PROVIDED (IN SQ.FT.) |
| PRE-SCHOOLERS                          | 276.4                    | 2975.14                   |                                     |                          |                                     |                    |                                     |                           | 40  | 276.9                    | 2975.14   | 43                 | 276.9                    | 2975.14                   |
| TODDLERS                               | 92.38                    | 994.37                    | 10                                  | 92.38                    | 994.37                              | 15                 | 92.38                               | 994.37                    | 15  | 92.38                    | 994.37  | 15                 | 92.38                    | 994.37                    |
| TOTAL                                  | 368.78                   | 3869.51                   | 10                                  | 92.38                    | 994.37                              | 15                 | 92.38                               | 994.37                    | 40  | 276.9                    | 2975.14   | 48                 | 276.9                    | 2975.14                   |

1 SITE PLAN-NEW LOCATION SCALE 1:100

AREA ARCHITECTS RASCH ECKLER ASSOCIATES LTD.  
15 LOLA ROAD  
TORONTO, ONTARIO, M5E 1P5  
TEL: (416) 696-1969  
FAX: (416) 696-1966



PROJECT TITLE  
LITTLE SAGES ACADEMY ARMSTRONG HOUSE DAYCARE

10254 Hurontario Street, Brampton, ON L7A 0E4

DRAWING TITLE  
SITE PLAN OF RELOCATED HERITAGE BUILDING - PHASE 2

ISSUED FOR BUILDING PERMIT

DRAWN BY: AS NOTED  
CHECKED BY: DATE: APRIL 27 2018

SET. NO. 1  
TOTAL DWG. NO. 2

DRAWING NO. A0-2b  
PROJECT NO. 15-620



# Zoning Non-compliance Checklist

|                          |
|--------------------------|
| File No.<br>A-2024- 0089 |
|--------------------------|

Applicant: 10254 Hurontario Street Holdings Inc.  
 Address: 10254 Hurontario Street  
 Zoning: Service Commercial Section 3652  
 By-law 270-2004, as amended

| Category                                | Proposal                 | By-law Requirement              | Section # |
|---|--------------------------|---------------------------------|-----------|
| USE                                     | To permit a day nursery. | A day nursery is not permitted. | 3652.1    |
| LOT DIMENSIONS<br>AREA / DEPTH / WIDTH  |                          |                                 |           |
| BUILDING SETBACKS<br>FRONT/ SIDE / REAR |                          |                                 |           |
| PATH OF TRAVEL                          |                          |                                 |           |
| SIDE DOOR                               |                          |                                 |           |
| COVERAGE                                |                          |                                 |           |
| PARKING                                 |                          |                                 |           |
| DRIVEWAY                                |                          |                                 |           |
| ACCESSORY STRUCTURE                     |                          |                                 |           |
| ACCESSORY STRUCTURE<br>SIZE / HEIGHT    |                          |                                 |           |
| MULTIPLE ACCESSORY<br>STRUCTURES        |                          |                                 |           |
| DRIVEWAY WIDTH                          |                          |                                 |           |
| LANDSCAPE OPEN SPACE                    |                          |                                 |           |
| SCHEDULE 'C'                            |                          |                                 |           |
| FENCE HEIGHT                            |                          |                                 |           |
|   |                          |                                 |           |

Rose Bruno  
 Reviewed by Zoning

December 12, 2024  
 Date