



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

FILE NUMBER: A-2024-0441

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)** sajjid mohamme/ arshia parveen
Address 28 clarence st. brampton, ON L6W1S3
Phone # 647-866-3174 **Fax #** _____
Email SHAH2MG@GMAIL.COM

2. **Name of Agent** SYED ALI SHABIB
Address 1420 BURNHAMTHORPE RD. E. MISSISSAUGA, ON, L4X 2Z9
Phone # 437-970-6850 **Fax #** _____
Email mapledesign99@gmail.com

3. **Nature and extent of relief applied for (variances requested):**
 Existing detached garage having area of 33.94m² to be converted into ARU
 Existing Side yard 1.12m (Reqd 1.8m)
 Existing separation distance from Primary unit is 2.13m (reqd 3m)

4. **Why is it not possible to comply with the provisions of the by-law?**
 Existing garage has side setback of 1.12m and the separation distance of 2.13m. Both items requires Minor variance approval to be converted to ARU

5. **Legal Description of the subject land:**
Lot Number Pt LOT4 Con I EHS
Plan Number/Concession Number _____
Municipal Address 28 CLARENCE ST. BRAMPTON, ON

6. **Dimension of subject land (in metric units)**
Frontage 16 m
Depth 54.4 m
Area 870.4 m²

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>		<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Other Public Road	<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 1 storey dwelling unit with 2nd unit in basement and a detached garage which has to be converted to ARU
 Existing Primary Dwelling unit (GF)= 89.98m²
 Existing 2nd unit (basement) = 73.22m²
 Proposed ARU (detached garage to be converted) = 33.94m²

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Conversion of detached garage into an ARU

- 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 8.56 m (Existing Remains) _____
 Rear yard setback 24.70 m (Existing Remains) _____
 Side yard setback 1.23 m (Existing Remains) _____
 Side yard setback 1.12 m (Existing Remains) _____

PROPOSED

Front yard setback (Existing Remains AS-IS) _____
 Rear yard setback (Existing Remains AS-IS) _____
 Side yard setback (Existing Remains AS-IS) _____
 Side yard setback (Existing Remains AS-IS) _____

- 10. **Date of Acquisition of subject land:** OCT,2,2021
- 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:** Property bought with the existing constructed building
- 15. **Length of time the existing uses of the subject property have been continued:** Bought as a residential property

- 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 _____

Shahid *[Signature]*

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton _____

THIS 28 DAY OF September NOV, 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, SAJJID MOHAMMED, 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 28 DAY OF
Nov, 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.

Shahid *[Signature]*

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1B, Mature

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

I. barbuto
Zoning Officer

november 26, 2024
Date

DATE RECEIVED Nov 29 2024

Date Application Deemed Complete by the Municipality VL

PERMISSION TO ENTER

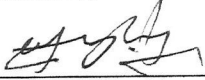
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 28 clarence st. brampton

I/We, sajjid mohammed /Arshia parveen
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 15th day of August, 2024



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

Sajjid Mohammed

(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

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 28 clarence st. brampton

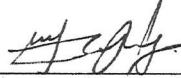
I/We, sajjid mohammed /Arshia parveen
please print/type the full name of the owner(s)

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

Syed Ali Shabib
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.

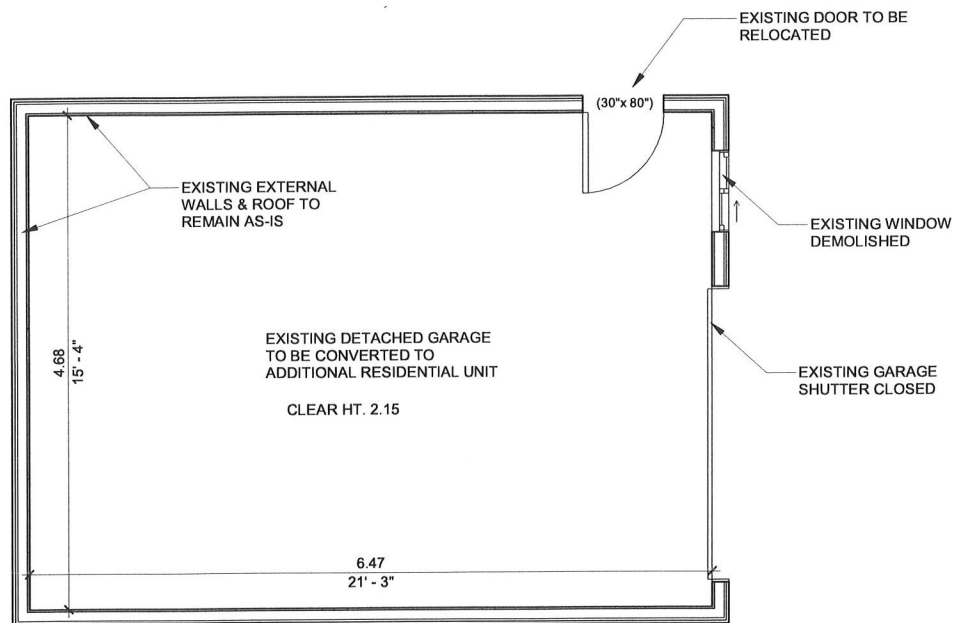
Dated this 15th day of August, 2024.


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

Sajjid Mohammed
(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.



1 EXISTING GARAGE FLOOR PLAN
1 : 50

NOTE:
 - AT THE TIME OF CONSTRUCTION THE CONTRACTOR SHOULD VERIFY THE SIZES, DIMENSIONS & BUILDING MATERIAL OF THE STRUCTURAL ELEMENTS INCLUDING WALLS, BEAMS, FLOORS ETC. AND REPORT ANY DISCREPANCIES
 - ALL EXISTING WALLS & WINDOWS REMAIN AS-IS UNLESS SPECIFIED

REVISIONS
 BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND BY-LAWS.
 CONFIDENTIAL NOTICE:
 ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:

MAPLE DESIGN & BUILD Inc.
 2211 SHEROBBE ROAD
 MISSISSAUGA L5A 2H5

PROJECT:

PROPOSED GARAGE
 CONVERSION TO
 ADDITIONAL
 RESIDENTIAL UNIT

LOCATION:

28 Clarence St, Brampton,
 ON L6W 1S3

TITLE:

**EXISTING
 GARAGE FLOOR
 PLAN**

SCALE 1 : 50

DRAWN HZ

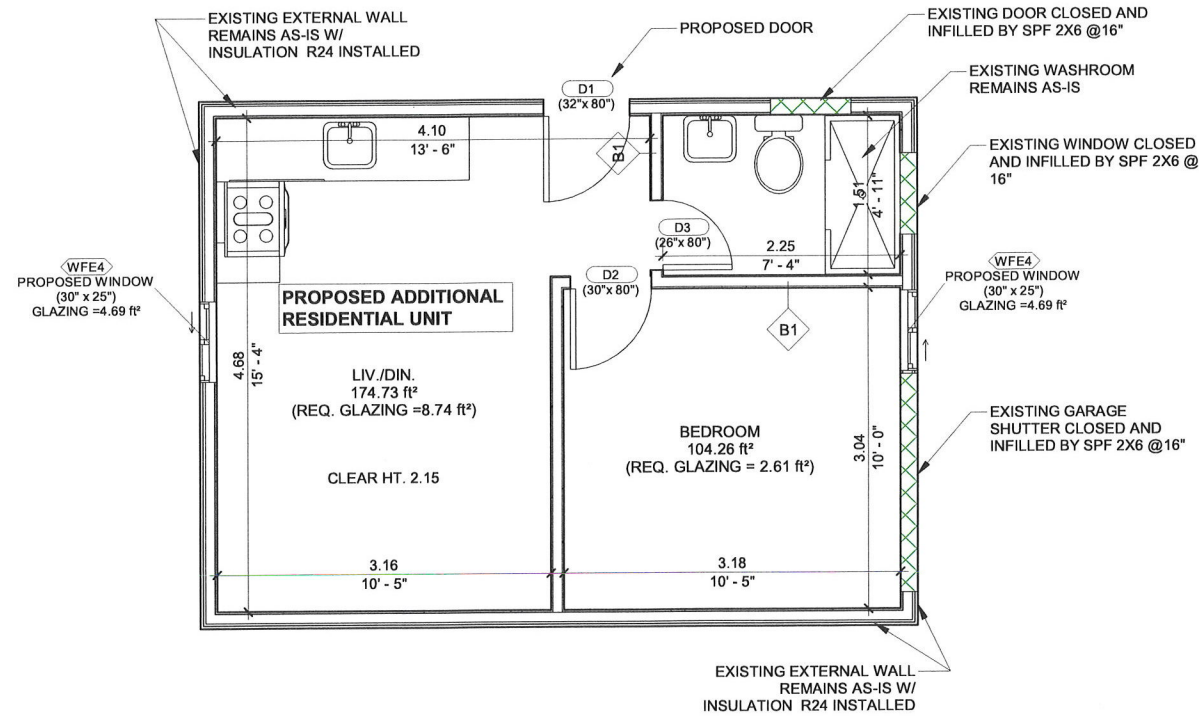
CHECKED SA

DATE 14 AUG 2024

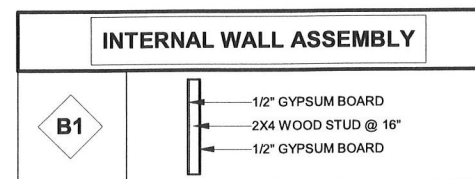
PROJECT NO. 08141

DRAWING

A100



1 PROPOSED GROUND FLOOR PLAN (3RD UNIT)
1 : 50



REVISIONS
REVISION NO. DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DRAWN/DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST COMPLY TO ALL APPLICABLE CODES AND BY-LAWS.

CONFIDENTIAL NOTICE:
ALL DRAWINGS & INFORMATION SHOWN HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:
MAPLE DESIGN & BUILD Inc.
2211 SHEROBBE ROAD
MISSISSAUGA L5A 2H5

PROJECT:
PROPOSED GARAGE
CONVERSION TO
ADDITIONAL
RESIDENTIAL UNIT

LOCATION:
28 Clarence St, Brampton,
ON L6W 1S3

TITLE:
**PROPOSED
GROUND FLOOR
PLAN (3RD UNIT)**

SCALE: 1 : 50

DRAWN: HZ

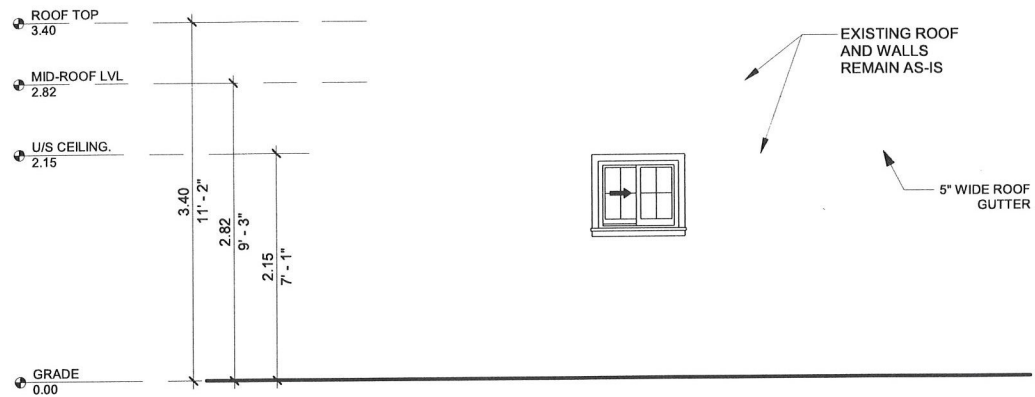
CHECKED: SA

DATE: 14 AUG 2024

PROJECT NO.: 08141

DRAWING:

A101



1 SOUTH EAST ELEVATION- 3RD UNIT
1 : 50

REVISIONS

BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DRAWER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND BY-LAWS.
CONFIDENTIAL NOTICE: ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:
MAPLE DESIGN & BUILD Inc.
2211 SHEROBBE ROAD
MISSISSAUGA L5A 2H5

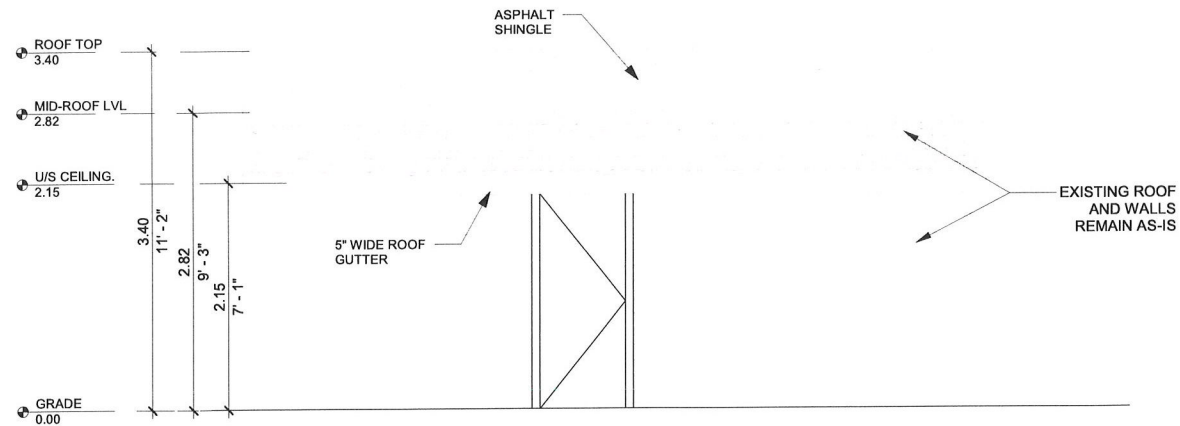
PROJECT:
PROPOSED GARAGE
CONVERSION TO
ADDITIONAL
RESIDENTIAL UNIT

LOCATION:
28 Clarence St, Brampton,
ON L6W 1S3

TITLE:
**SOUTH EAST -
3RD UNIT**

SCALE 1 : 50
DRAWN HZ
CHECKED SA
DATE 14 AUG 2024
PROJECT NO. 08141
DRAWING

A201



1 NORTH EAST ELEVATION - 3RD UNIT
1 : 50

REVISIONS
BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DRAWER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND BY-LAWS.
CONFIDENTIAL NOTICE: ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:
MAPLE DESIGN & BUILD Inc.
2211 SHEROBBE ROAD
MISSISSAUGA L6A 2H5

PROJECT:
PROPOSED GARAGE
CONVERSION TO
ADDITIONAL
RESIDENTIAL UNIT

LOCATION:
28 Clarence St. Brampton,
ON L6W 1S3

TITLE:
**NORTH EAST
ELEVATION - 3RD
UNIT**

SCALE 1 : 50

DRAWN HZ

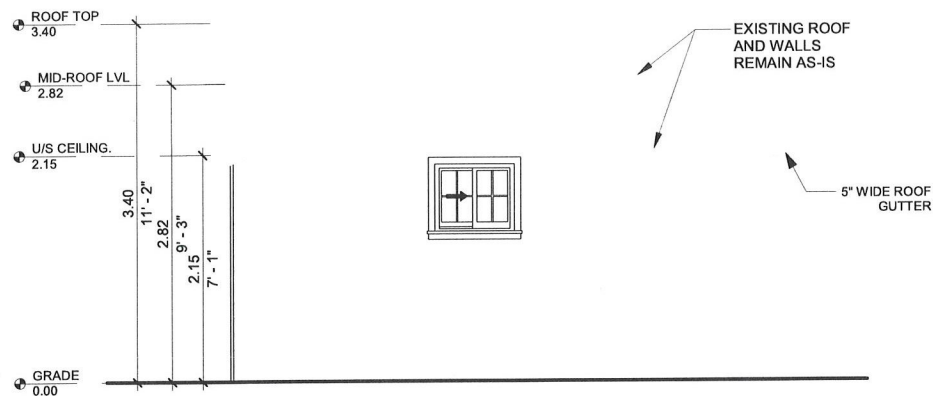
CHECKED SA

DATE 14 AUG 2024

PROJECT NO. 08141

DRAWING

A202



1 NORTH WEST ELEVATION - 3RD UNIT
1 : 50

REVISIONS
REPLACE FINAL DATE & SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DRAWER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND BY-LAWS.
CONFIDENTIAL NOTICE:
 ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:
MAPLE DESIGN & BUILD Inc.
 2211 SHEROBBE ROAD
 MISSISSAUGA L5A 2H5

PROJECT:
 PROPOSED GARAGE
 CONVERSION TO
 ADDITIONAL
 RESIDENTIAL UNIT

LOCATION:
 28 Clarence St, Brampton,
 ON L6W 1S3

TITLE:
**NORTH WEST
 ELEVATION -3RD
 UNIT**

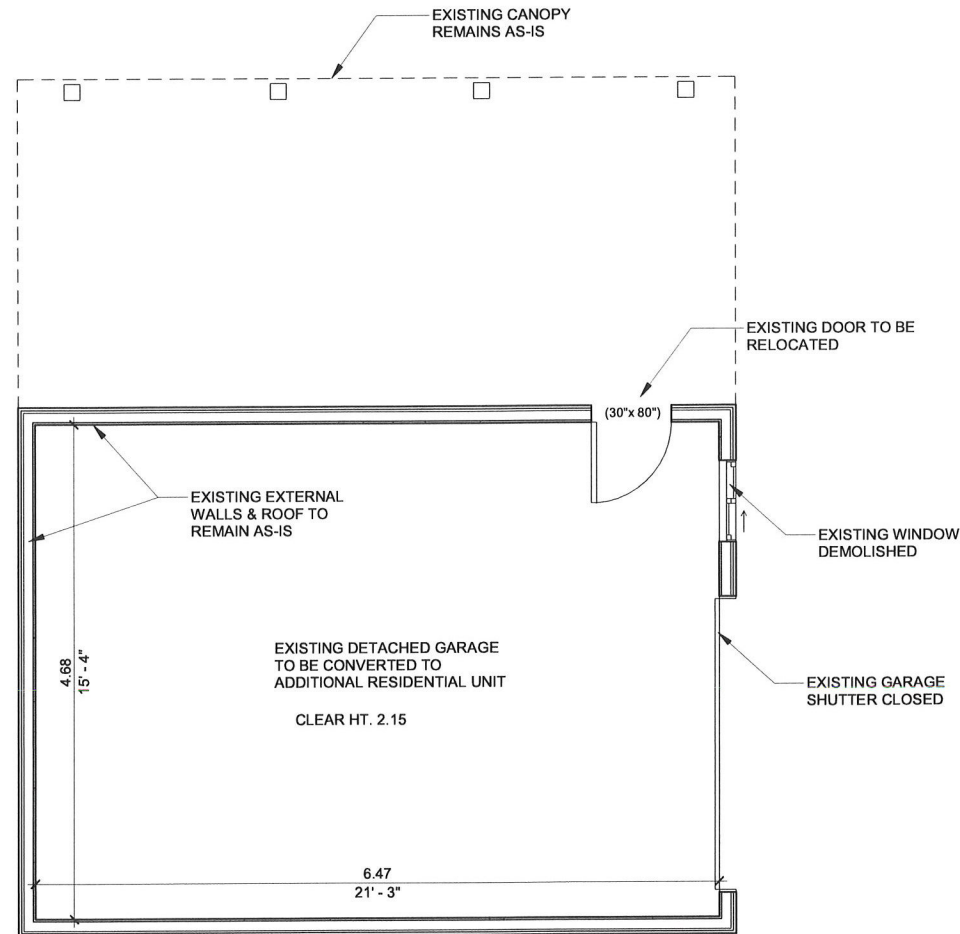
SCALE 1 : 50
 DRAWN HZ
 CHECKED SA
 DATE 14 AUG 2024
 PROJECT NO. 08141
 DRAWING

A203

Received / Revised

JAN 31 2025

Committee of Adjustment



1 EXISTING GARAGE FLOOR PLAN
1 : 50

NOTE:
 - AT THE TIME OF CONSTRUCTION THE CONTRACTOR SHOULD VERIFY THE SIZES, DIMENSIONS & BUILDING MATERIAL OF THE STRUCTURAL ELEMENTS INCLUDING WALLS, BEAMS, FLOORS ETC. AND REPORT ANY DISCREPANCIES
 - ALL EXISTING WALLS & WINDOWS REMAIN AS-IS UNLESS SPECIFIED

REVISIONS
 BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DRAWN/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND BY-LAWS.
 CONFIDENTIAL NOTICE:
 ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:
MAPLE DESIGN & BUILD Inc.
 2211 SHEROBEE ROAD
 MISSISSAUGA L5A 2H5

PROJECT:
 PROPOSED GARAGE
 CONVERSION TO
 ADDITIONAL
 RESIDENTIAL UNIT

LOCATION:
 28 Clarence St, Brampton,
 ON L6W 1S3

TITLE:
**EXISTING
 GARAGE FLOOR
 PLAN**

SCALE: 1 : 50

DRAWN: HZ

CHECKED: SA

DATE: 14 AUG 2024

PROJECT NO.: 08141

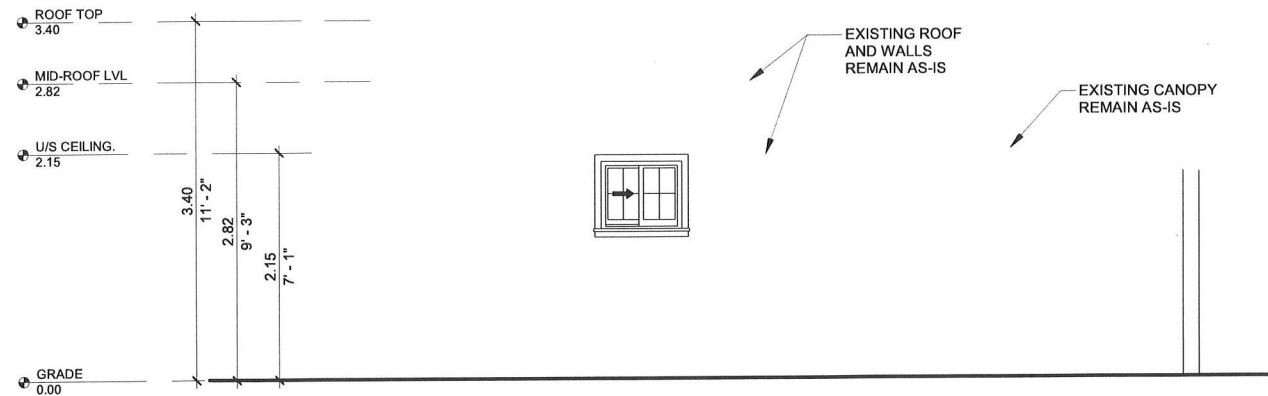
DRAWING:

A100

Received / Revised

JAN 31 2025

Committee of Adjustment



1 SOUTH EAST ELEVATION- 3RD UNIT
1 : 50

REVISIONS
BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DRAWER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND BY-LAWS.

CONFIDENTIAL NOTICE:
ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:
MAPLE DESIGN & BUILD Inc.
2211 SHEROBBE ROAD
MISSISSAUGA L5A 2H5

PROJECT:
PROPOSED GARAGE
CONVERSION TO
ADDITIONAL
RESIDENTIAL UNIT

LOCATION:
28 Clarence St, Brampton,
ON L6W 1S3

TITLE:
**SOUTH EAST -
3RD UNIT**

SCALE 1 : 50

DRAWN HZ

CHECKED SA

DATE 14 AUG 2024

PROJECT NO. 08141

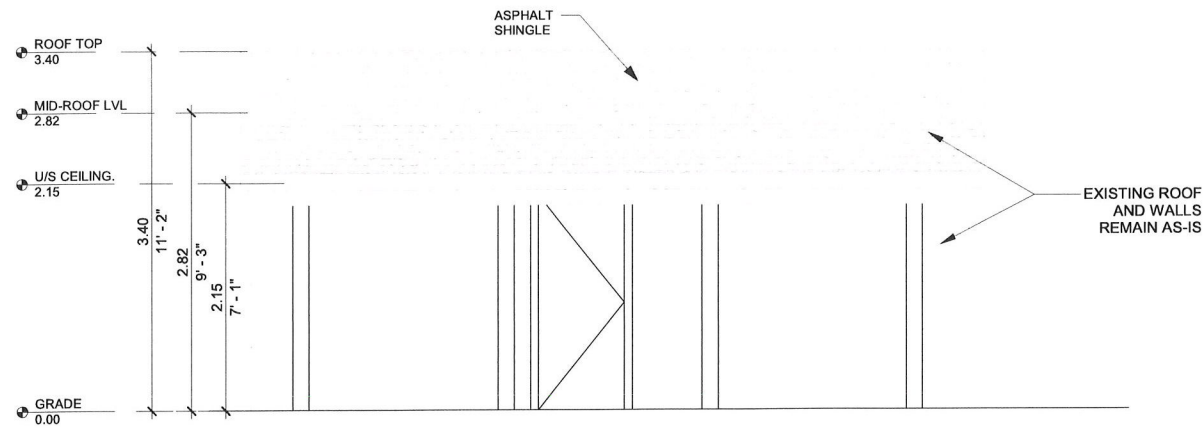
DRAWING

A201

Received / Revised

JAN 31 2025

Committee of Adjustment



1 NORTH EAST ELEVATION - 3RD UNIT
1 : 50

REVISIONS

BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DRAWER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND BY-LAWS.

CONFIDENTIAL NOTICE: ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:

MAPLE DESIGN & BUILD Inc.
2211 SHEROBBE ROAD
MISSISSAUGA L5A 2H5

PROJECT:

PROPOSED GARAGE
CONVERSION TO
ADDITIONAL
RESIDENTIAL UNIT

LOCATION:

28 Clarence St, Brampton,
ON L6W 1S3

TITLE:

**NORTH EAST
ELEVATION - 3RD
UNIT**

SCALE 1 : 50

DRAWN HZ

CHECKED SA

DATE 14 AUG 2024

PROJECT NO. 08141

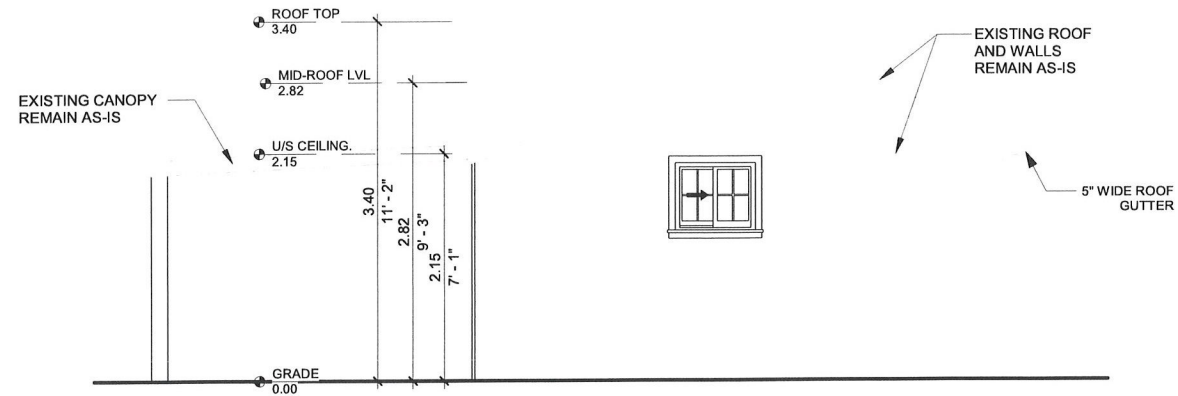
DRAWING

A202

Received / Revised

JAN 31 2025

Committee of Adjustment



1 NORTH WEST ELEVATION - 3RD UNIT
1 : 50

REVISIONS
SEE FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DRAWER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND BY-LAWS.

CONFIDENTIAL NOTICE: ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:
MAPLE DESIGN & BUILD Inc.
2211 SHEROBBE ROAD
MISSISSAUGA L5A 2H5

PROJECT:
PROPOSED GARAGE
CONVERSION TO
ADDITIONAL
RESIDENTIAL UNIT

LOCATION:
28 Clarence St, Brampton,
ON L6W 1S3

TITLE:
**NORTH WEST
ELEVATION -3RD
UNIT**

SCALE 1 : 50
DRAWN HZ
CHECKED SA
DATE 14 AUG 2024
PROJECT NO. 08141
DRAWING

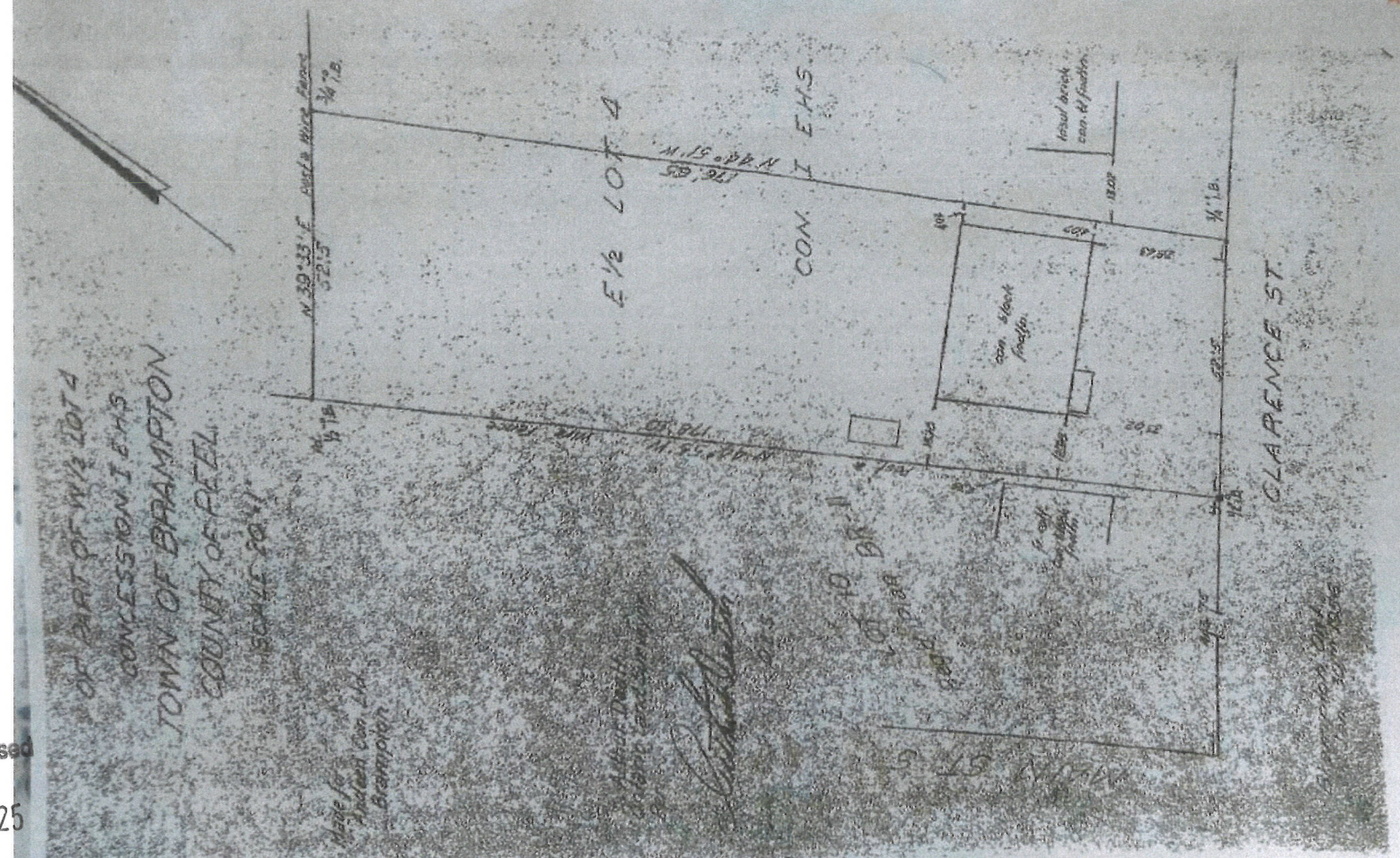
A203

DOCUMENTS RELEASED PURSUANT TO A REQUEST
UNDER THE
MUNICIPAL FREEDOM OF INFORMATION AND
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56
COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
USE AND REPRODUCTION OF THESE DOCUMENTS

FILE COPY

Permit: 20 200438 P010025

Address: 28 Clarence St.

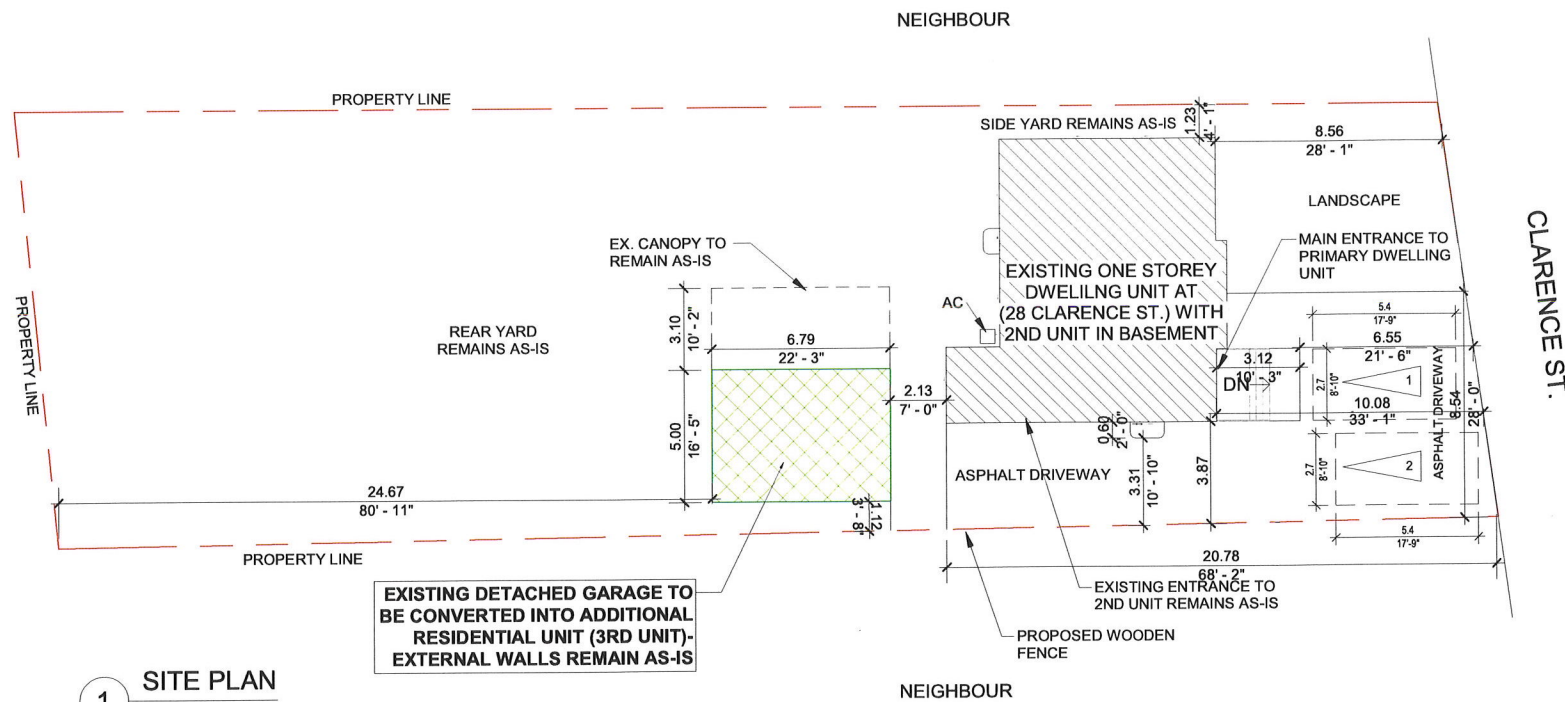


PART OF 1/2 LOT 4
CONCESSION I.E.H.S.
TOWN OF BRAMPTON
COUNTY OF PEELE
SCALE 1/8\"/>

Map for
Industrial Con. Ltd.
Brampton

[Handwritten Signature]

Received / Revised
JAN 22 2025
Committee of Adjustment



1 SITE PLAN
1 : 200

Received / Revised
JAN 22 2025
Committee of Adjustment

PROPOSED GROSS FLOOR AREA (3RD UNIT)	
Name	AREA
PROPOSED 3RD UNIT	33.94 m ²

- LOT COVERAGE -		
DESCRIPTION	Area	COVERAGE
COVERED AREA	129.70 m ²	15%
OPEN AREA	741.94 m ²	85%
LOT AREA	871.64 m ²	

EXISTING GROSS FLOOR AREA	
UNIT	AREA
PRIMARY UNIT (1ST FLOOR)	89.98 m ²
2ND UNIT (BASEMENT)	73.22 m ²

REVISIONS			
REVISION DATE SUPERSEDES ALL PREVIOUS ISSUES			
DATE	NO	DESCRIPTION	BY
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DESIGNER OF ANY VARIATION FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND BYLAWS.

CONFIDENTIAL NOTICE: ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:
MAPLE DESIGN & BUILD Inc.
2211 SHEROBBE ROAD
MISSISSAUGA L5A 2H5

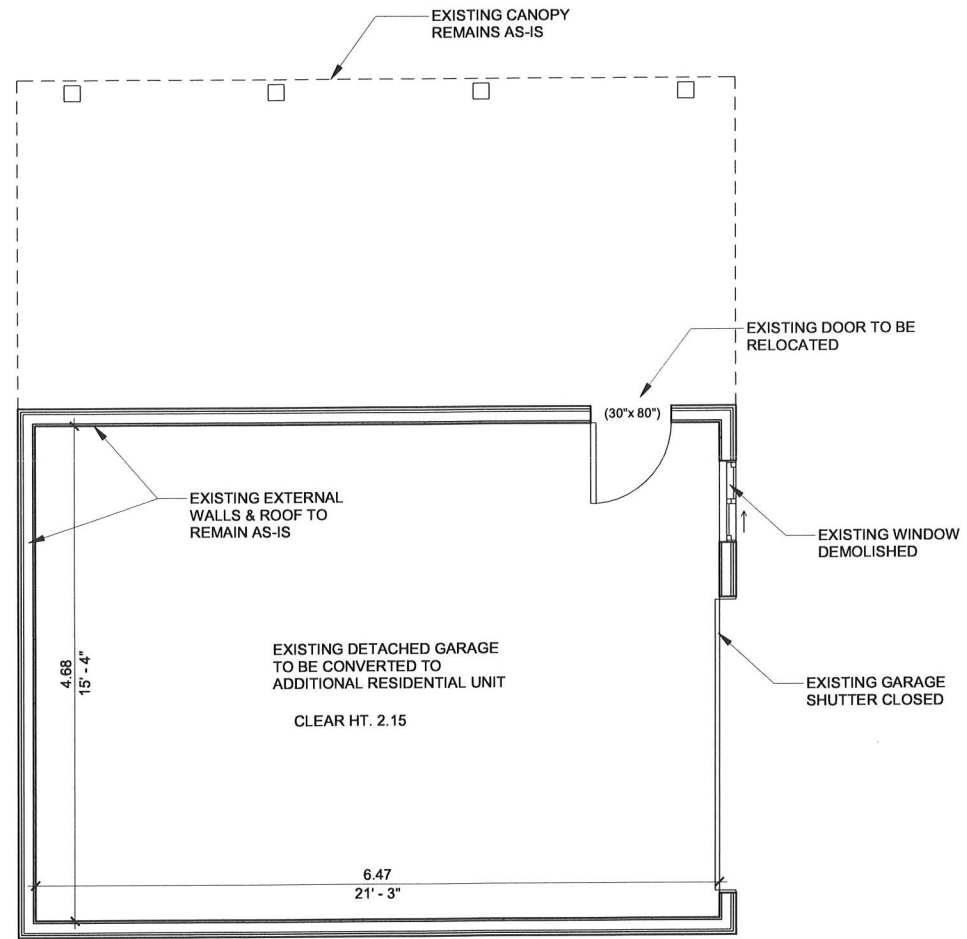
PROJECT:
PROPOSED GARAGE CONVERSION TO ADDITIONAL RESIDENTIAL UNIT

LOCATION:
28 Clarence St, Brampton, ON L6W 1S3

TITLE:
SITE PLAN

SCALE	1 : 200
DRAWN	HZ
CHECKED	SA
DATE	14 AUG 2024
PROJECT NO.	08141
DRAWING	

A001



1 EXISTING GARAGE FLOOR PLAN
1 : 50

NOTE:
 - AT THE TIME OF CONSTRUCTION THE CONTRACTOR SHOULD VERIFY THE SIZES, DIMENSIONS & BUILDING MATERIAL OF THE STRUCTURAL ELEMENTS INCLUDING WALLS, BEAMS, FLOORS ETC. AND REPORT ANY DISCREPANCIES
 - ALL EXISTING WALLS & WINDOWS REMAIN AS-IS UNLESS SPECIFIED

Received / Revised
 JAN 22 2025
 Committee of Adjustment

REVISIONS
 BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK, AND MUST NOTIFY THE ARCHITECT/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND BY LAWS.
 CONFIDENTIAL NOTICE:
 ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:
MAPLE DESIGN & BUILD Inc.
 2211 SHEROBBE ROAD
 MISSISSAUGA L5A 2H5

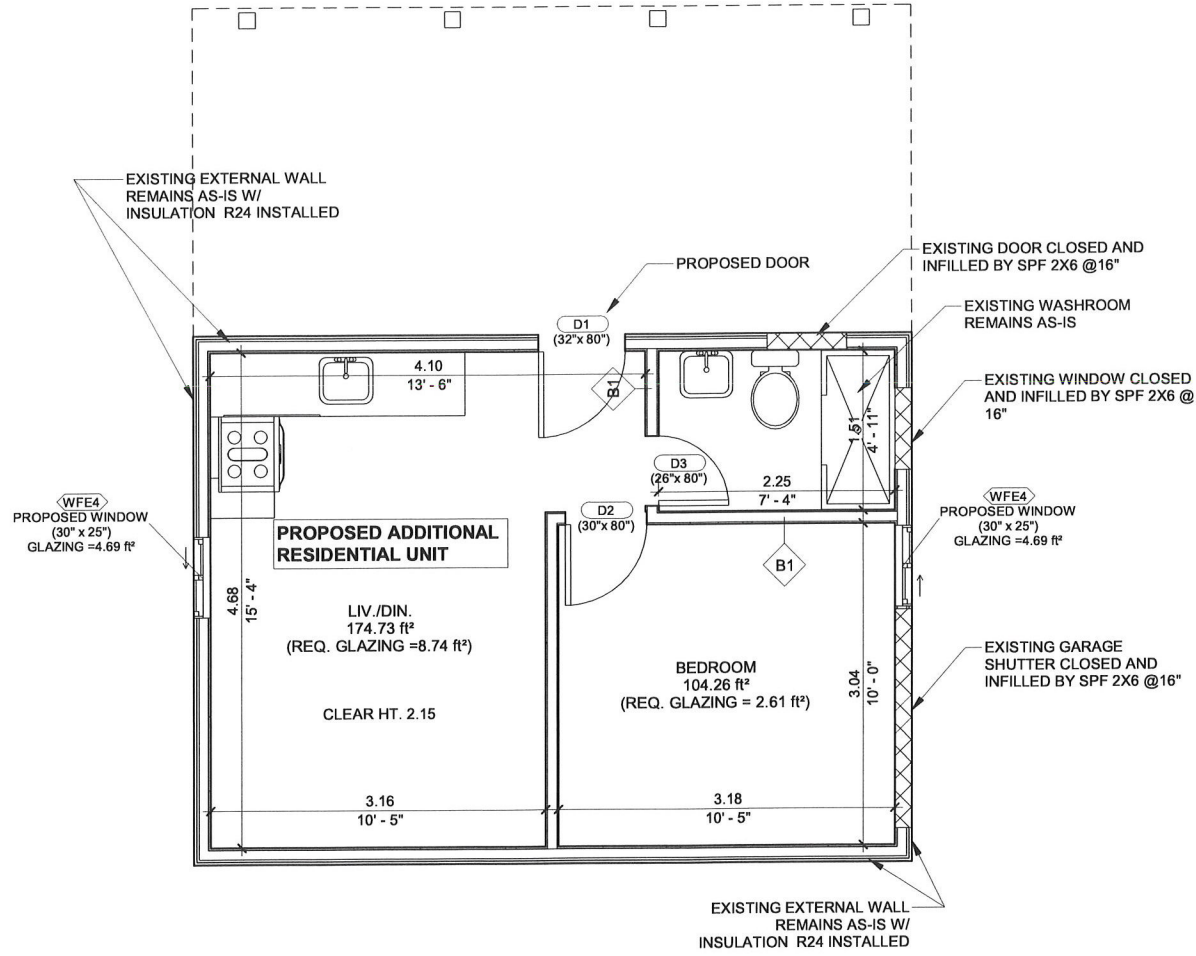
PROJECT:
 PROPOSED GARAGE CONVERSION TO ADDITIONAL RESIDENTIAL UNIT

LOCATION:
 28 Clarence St, Brampton, ON L6W 1S3

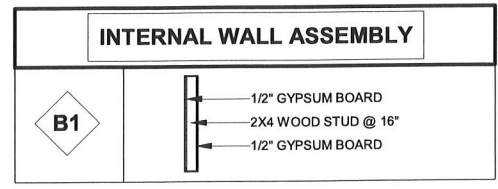
TITLE:
EXISTING GARAGE FLOOR PLAN

SCALE 1 : 50
 DRAWN HZ
 CHECKED SA
 DATE 14 AUG 2024
 PROJECT NO. 08141
 DRAWING

A100



1 PROPOSED GROUND FLOOR PLAN (3RD UNIT)
1 : 50



Received / Revised
JAN 22 2025
Committee of Adjustment

REVISIONS
BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND BYLAWS.

CONFIDENTIAL NOTICE:
ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:
MAPLE DESIGN & BUILD Inc.
2211 SHEROBBE ROAD
MISSISSAUGA L5A 2H5

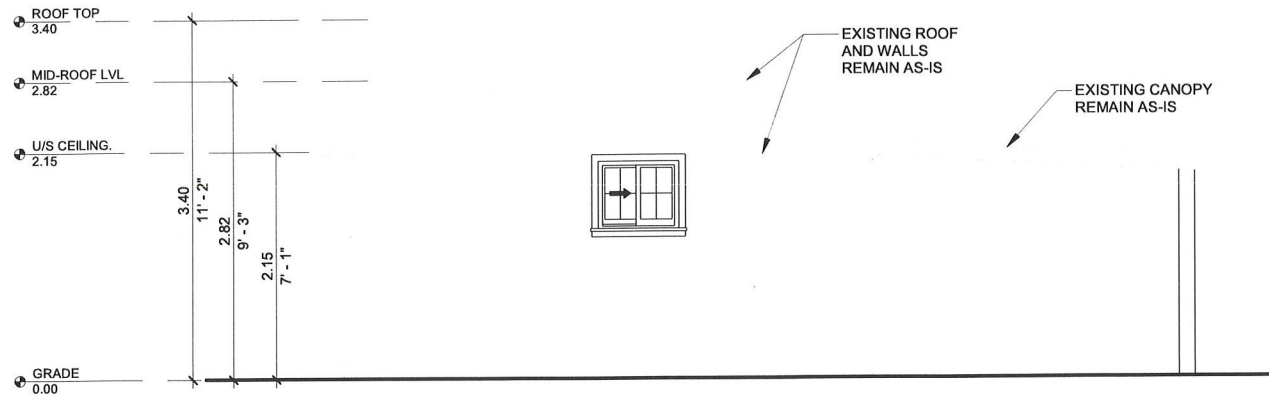
PROJECT:
PROPOSED GARAGE
CONVERSION TO
ADDITIONAL
RESIDENTIAL UNIT

LOCATION:
28 Clarence St, Brampton,
ON L6W 1S3

TITLE:
**PROPOSED
GROUND FLOOR
PLAN (3RD UNIT)**

SCALE 1 : 50
DRAWN HZ
CHECKED SA
DATE 14 AUG 2024
PROJECT NO. 08141
DRAWING

A101



1 SOUTH EAST ELEVATION- 3RD UNIT
1 : 50

Received / Revised
JAN 22 2025
Committee of Adjustment

REVISIONS
BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND BYLAWS.
CONFIDENTIAL NOTICE: ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:
MAPLE DESIGN & BUILD Inc.
2211 SHEROBBE ROAD
MISSISSAUGA L5A 2H5

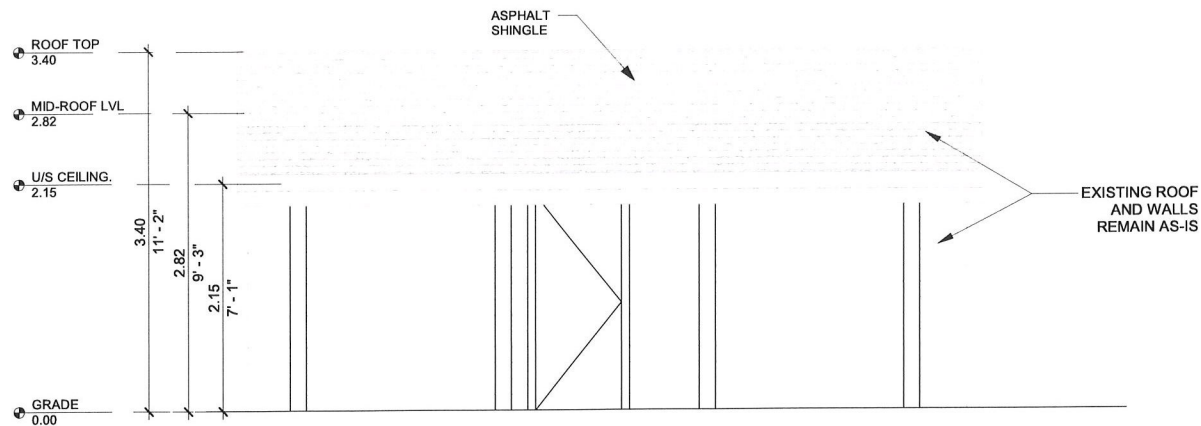
PROJECT:
PROPOSED GARAGE
CONVERSION TO
ADDITIONAL
RESIDENTIAL UNIT

LOCATION:
28 Clarence St, Brampton,
ON L6W 1S3

TITLE:
**SOUTH EAST -
3RD UNIT**

SCALE	1 : 50
DRAWN	HZ
CHECKED	SA
DATE	14 AUG 2024
PROJECT NO.	08141
DRAWING	

A201



1 NORTH EAST ELEVATION - 3RD UNIT
1 : 50

Received / Revised
JAN 22 2025
Committee of Adjustment

REVISIONS
BELOW FINAL DATE SUPERSEDES
ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DRAWER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND BYLAWS.
CONFIDENTIAL NOTICE:
ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

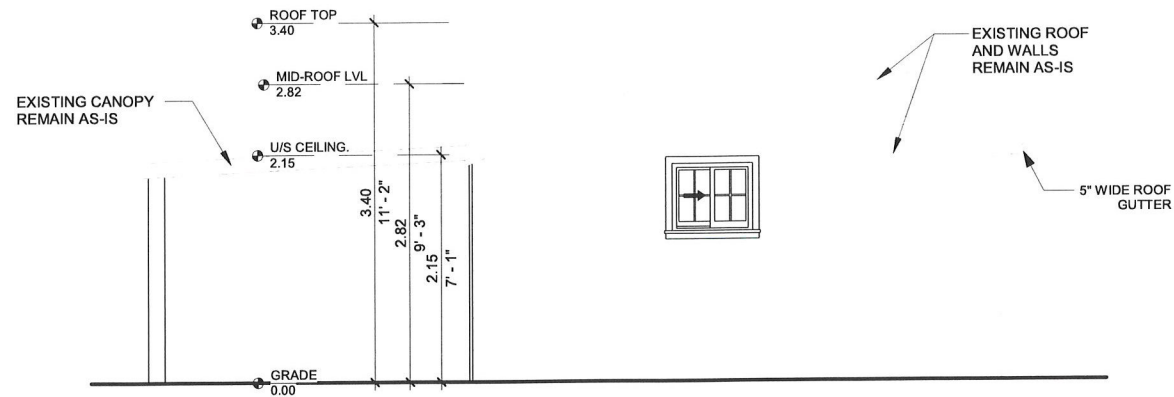
DESIGNER:
MAPLE DESIGN & BUILD Inc.
2211 SHEROBBE ROAD
MISSISSAUGA L5A 2H5

PROJECT:
PROPOSED GARAGE CONVERSION TO ADDITIONAL RESIDENTIAL UNIT

LOCATION:
28 Clarence St, Brampton, ON L6W 1S3

TITLE:
NORTH EAST ELEVATION - 3RD UNIT

SCALE	1 : 50
DRAWN	HZ
CHECKED	SA
DATE	14 AUG 2024
PROJECT NO.	08141
DRAWING	A202



1 NORTH WEST ELEVATION - 3RD UNIT
1 : 50

Received / Revised
JAN 22 2025
Committee of Adjustment

REVISIONS
BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DRAWING DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND BY-LAWS.
CONFIDENTIAL NOTICE: ALL DRAWINGS & INFORMATION DECLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:
MAPLE DESIGN & BUILD Inc.
2211 SHEROBBE ROAD
MISSISSAUGA L5A 2H5

PROJECT:
PROPOSED GARAGE
CONVERSION TO
ADDITIONAL
RESIDENTIAL UNIT

LOCATION:
28 Clarence St, Brampton,
ON L6W 1S3

TITLE:
**NORTH WEST
ELEVATION -3RD
UNIT**

SCALE 1 : 50
DRAWN HZ
CHECKED SA
DATE 14 AUG 2024
PROJECT NO. 08141
DRAWING

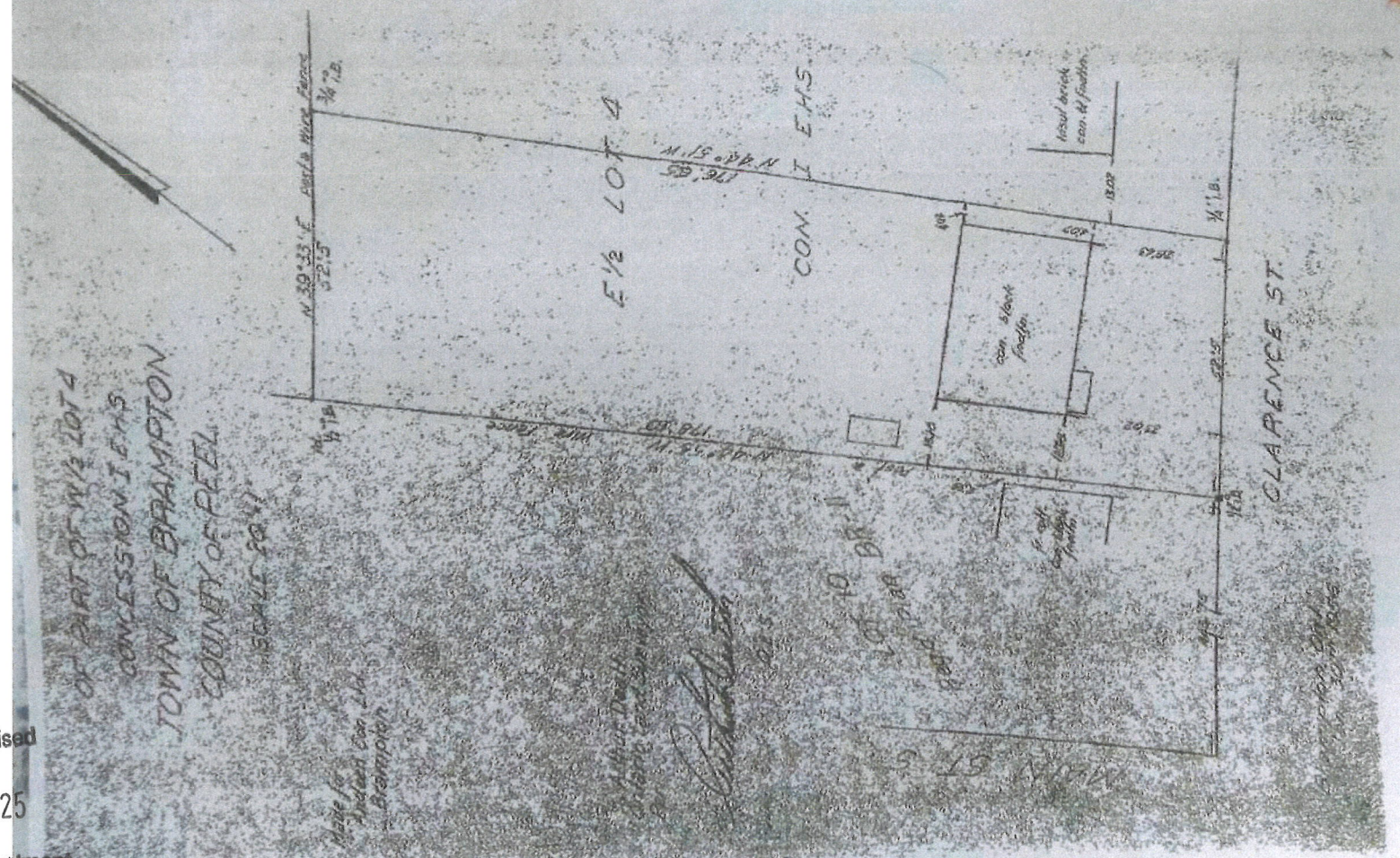
A203

DOCUMENTS RELEASED PURSUANT TO A REQUEST
UNDER THE
MUNICIPAL FREEDOM OF INFORMATION AND
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56
COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
USE AND REPRODUCTION OF THESE DOCUMENTS

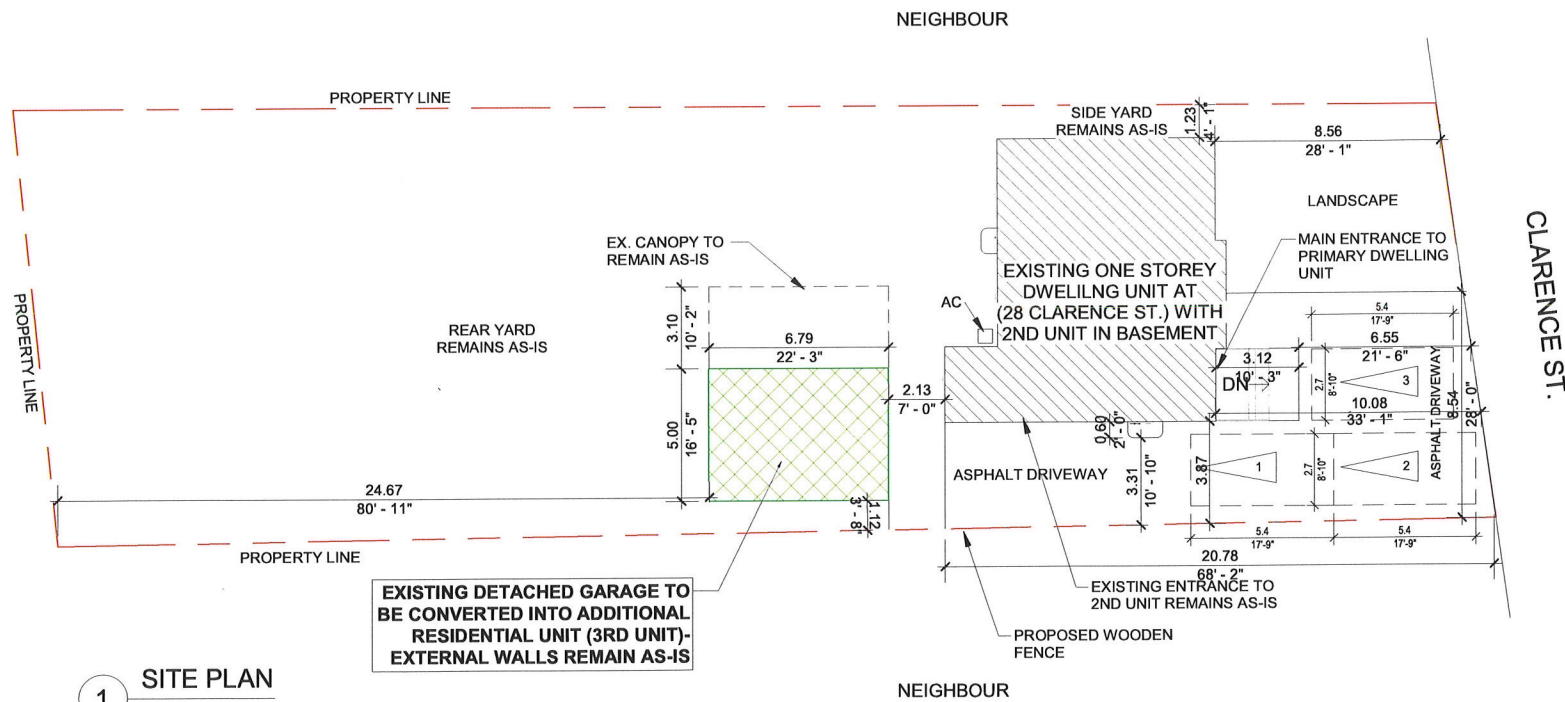
FILE COPY

Permit: 20 200438 PO 100 25

Address: 28 Clarence St



Received / Revised
JAN 21 2025
Committee of Adjustment



1 SITE PLAN
1 : 200

Received / Revised
JAN 21 2025
Committee of Adjustment

PROPOSED GROSS FLOOR AREA (3RD UNIT)	
Name	AREA
PROPOSED 3RD UNIT	33.94 m ²

- LOT COVERAGE -		
DESCRIPTION	Area	COVERAGE
COVERED AREA	129.70 m ²	15%
OPEN AREA	741.94 m ²	85%
LOT AREA	871.64 m ²	

EXISTING GROSS FLOOR AREA	
UNIT	AREA
PRIMARY UNIT (1ST FLOOR)	89.98 m ²
2ND UNIT (BASEMENT)	73.22 m ²

REVISIONS			
BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES			
DATE	NO	DESCRIPTION	BY
	2		
14 AUG 2024	1	CLIENT PRESENTATION	BA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DRAWER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND BY-LAWS.
CONFIDENTIAL NOTICE: ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:
MAPLE DESIGN & BUILD Inc.
2211 SHEROBBE ROAD
MISSISSAUGA L5A 2H5

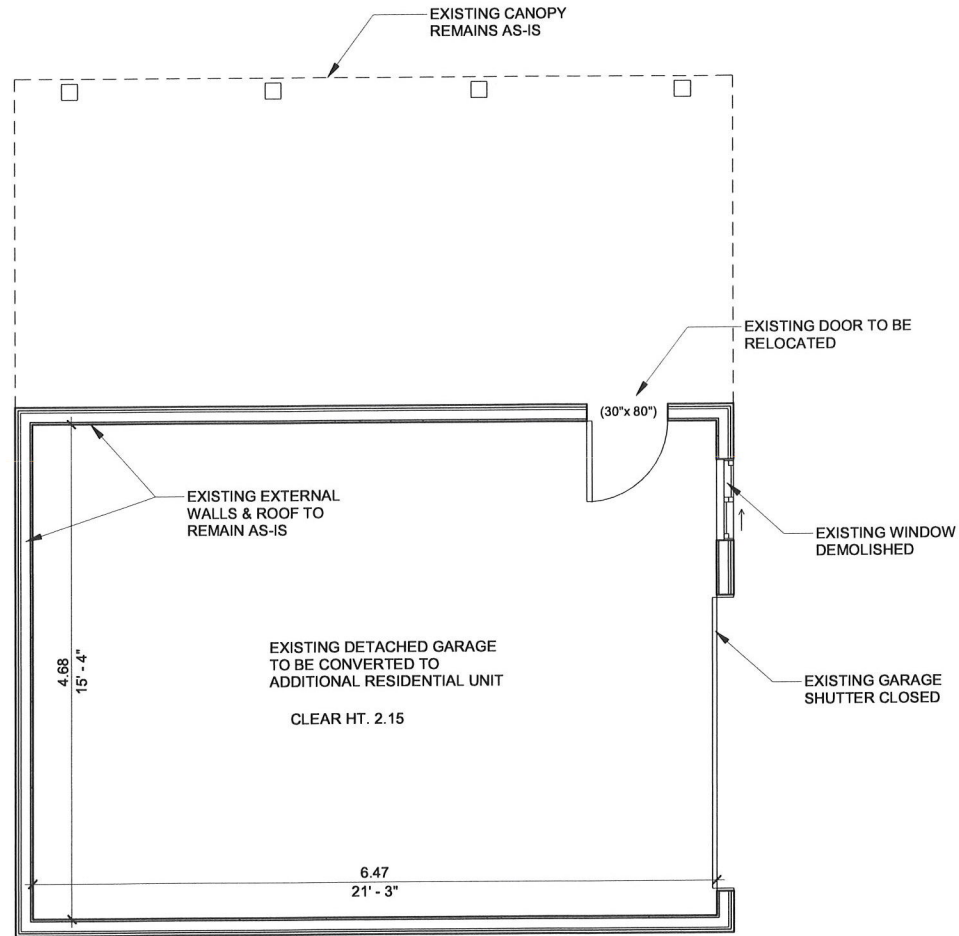
PROJECT:
PROPOSED GARAGE
CONVERSION TO
ADDITIONAL
RESIDENTIAL UNIT

LOCATION:
28 Clarence St, Brampton,
ON L6W 1S3

TITLE:
SITE PLAN

SCALE 1 : 200
DRAWN HZ
CHECKED SA
DATE 14 AUG 2024
PROJECT NO. 08141
DRAWING

A001



1 EXISTING GARAGE FLOOR PLAN
1 : 50

NOTE:
 - AT THE TIME OF CONSTRUCTION THE CONTRACTOR SHOULD VERIFY THE SIZES, DIMENSIONS & BUILDING MATERIAL OF THE STRUCTURAL ELEMENTS INCLUDING WALLS, BEAMS, FLOORS ETC. AND REPORT ANY DISCREPANCIES
 - ALL EXISTING WALLS & WINDOWS REMAIN AS-IS UNLESS SPECIFIED

Received / Revised
 JAN 21 2025
 Committee of Adjustment

REVISIONS
 BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK, AND MUST NOTIFY THE ARCHITECT/DISIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND BY LAWS.
 CONFIDENTIAL NOTICE
 ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:
MAPLE DESIGN & BUILD Inc.
 2211 SHEROBBE ROAD
 MISSISSAUGA L5A 2H5

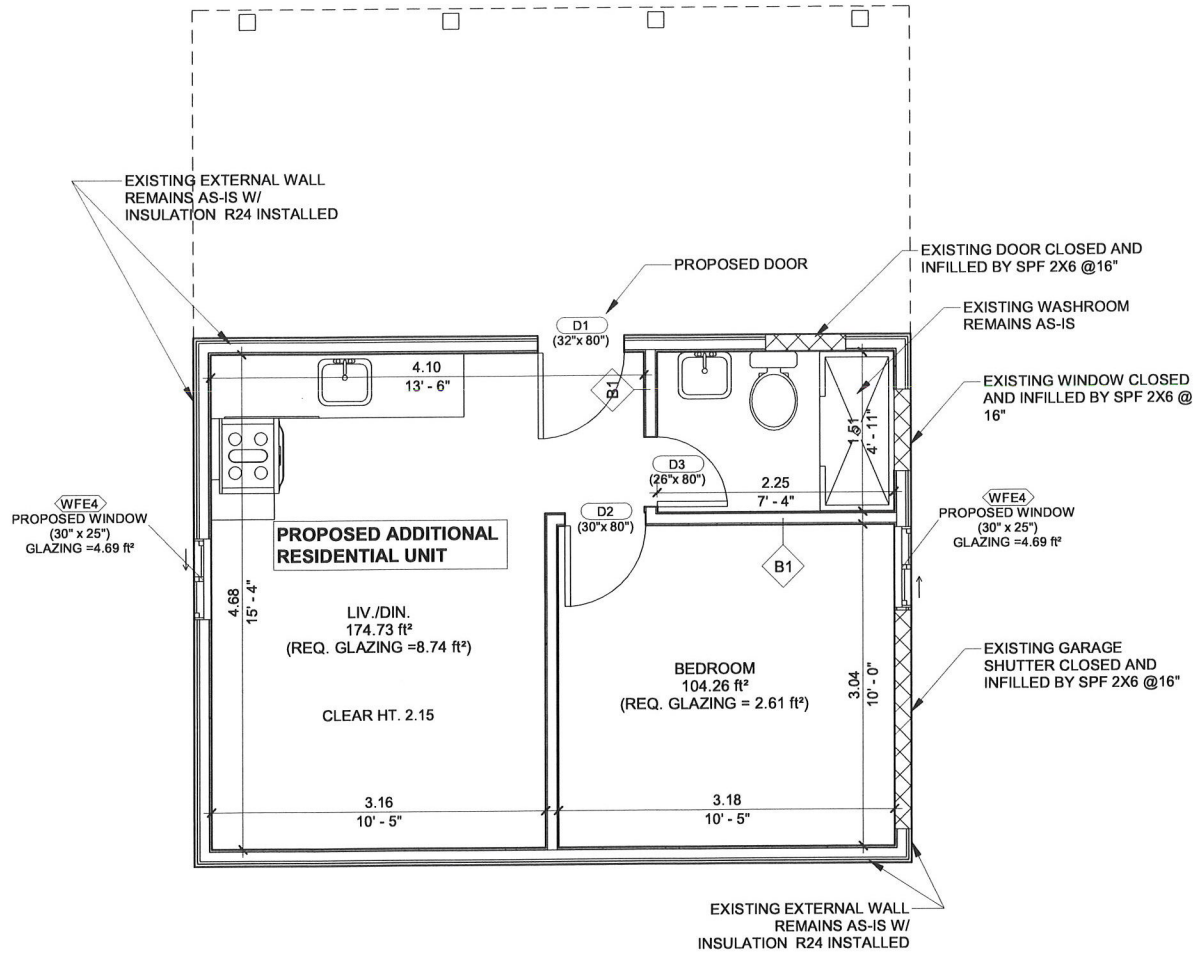
PROJECT:
 PROPOSED GARAGE CONVERSION TO ADDITIONAL RESIDENTIAL UNIT

LOCATION:
 28 Clarence St, Brampton, ON L6W 1S3

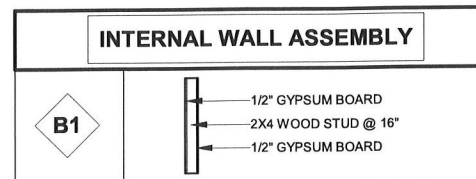
TITLE:
EXISTING GARAGE FLOOR PLAN

SCALE 1 : 50
 DRAWN HZ
 CHECKED SA
 DATE 14 AUG 2024
 PROJECT NO. 08141
 DRAWING

A100



1 PROPOSED GROUND FLOOR PLAN (3RD UNIT)
1:50



REVISIONS

BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DISIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND BYLAWS.

CONFIDENTIAL NOTICE: ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:

MAPLE DESIGN & BUILD Inc.
2211 SHEROBBE ROAD
MISSISSAUGA L5A 2H5

PROJECT:

PROPOSED GARAGE
CONVERSION TO
ADDITIONAL
RESIDENTIAL UNIT

LOCATION:

28 Clarence St, Brampton,
ON L6W 1S3

TITLE:

**PROPOSED
GROUND FLOOR
PLAN (3RD UNIT)**

SCALE 1:50

DRAWN HZ

CHECKED SA

DATE 14 AUG 2024

PROJECT NO. 08141

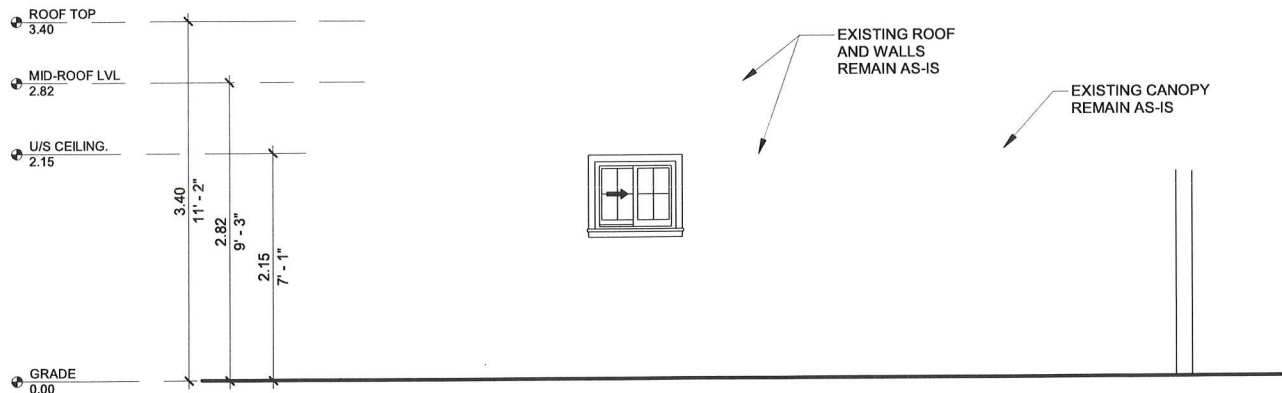
DRAWING

A101

Received / Revised

JAN 21 2025

Committee of Adjustment



1 SOUTH EAST ELEVATION- 3RD UNIT
1 : 50

Received / Revised
JAN 21 2025
Committee of Adjustment

REVISIONS
BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	BA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND BYLAWS.
CONFIDENTIAL NOTICE: ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

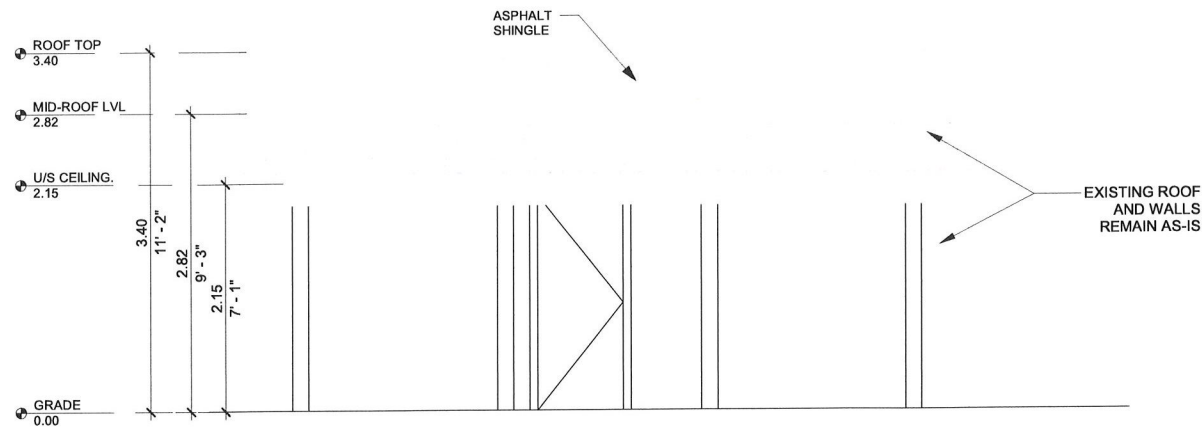
DESIGNER:
MAPLE DESIGN & BUILD Inc.
2211 SHEROBBE ROAD
MISSISSAUGA L6A 2H5

PROJECT:
PROPOSED GARAGE
CONVERSION TO
ADDITIONAL
RESIDENTIAL UNIT

LOCATION:
28 Clarence St, Brampton,
ON L6W 1S3

TITLE:
**SOUTH EAST -
3RD UNIT**

SCALE	1 : 50
DRAWN	HZ
CHECKED	SA
DATE	14 AUG 2024
PROJECT NO.	08141
DRAWING	A201



1 NORTH EAST ELEVATION - 3RD UNIT
1 : 50

Received / Revised
JAN 21 2025
Committee of Adjustment

REVISIONS
BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
	2		
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DISIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND BYLAWS.

CONFIDENTIAL NOTICE:
ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:

MAPLE DESIGN & BUILD Inc.
2211 SHEROBBE ROAD
MISSISSAUGA L5A 2H5

PROJECT:

PROPOSED GARAGE
CONVERSION TO
ADDITIONAL
RESIDENTIAL UNIT

LOCATION:

28 Clarence St, Brampton,
ON L6W 1S3

TITLE:

**NORTH EAST
ELEVATION - 3RD
UNIT**

SCALE 1 : 50

DRAWN HZ

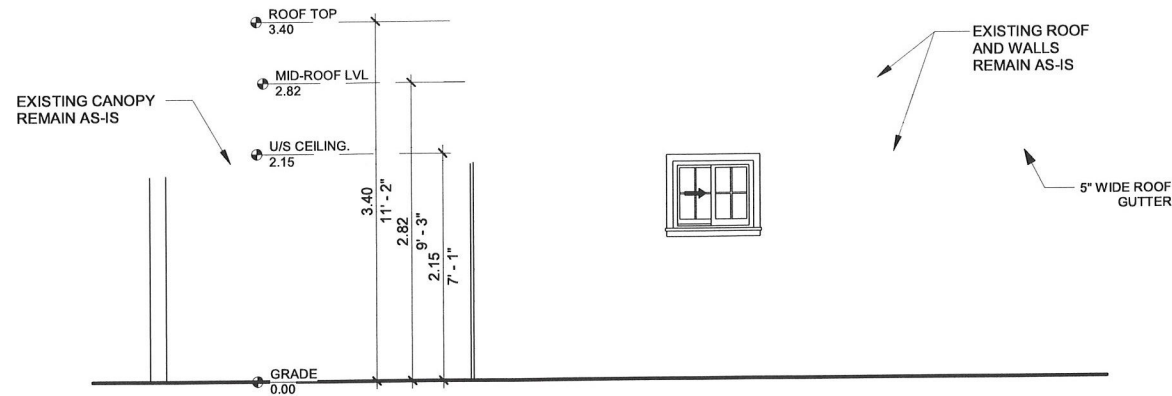
CHECKED SA

DATE 14 AUG 2024

PROJECT NO. 08141

DRAWING

A202



1 NORTH WEST ELEVATION - 3RD UNIT
1 : 50

Received / Revised
JAN 21 2025
Committee of Adjustment

REVISIONS
BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DRAWER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND BY LAWS.
CONFIDENTIAL NOTICE: ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:
MAPLE DESIGN & BUILD Inc.
2211 SHEROBBE ROAD
MISSISSAUGA L5A 2H5

PROJECT:
PROPOSED GARAGE
CONVERSION TO
ADDITIONAL
RESIDENTIAL UNIT

LOCATION:
28 Clarence St, Brampton,
ON L6W 1S3

TITLE:
**NORTH WEST
ELEVATION -3RD
UNIT**

SCALE	1 : 50
DRAWN	HZ
CHECKED	SA
DATE	14 AUG 2024
PROJECT NO.	08141
DRAWING	

A203

Zoning Non-compliance Checklist

File No. A-2024- 0441

Applicant: Sajjid Mohamme / arshaia parveen
 Address: 28 Clarence Street
 Zoning: R1B, Mature Neighbourhood
 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			
GARDEN SUITE	To allow an interior side yard setback to a Garden suite of 1.12m To permit 2 parking spaces to be provided on-site To permit a building separation distance from the garden suite to the principal dwelling of 2.13m	Whereas the by-law requires an interior side yard setback of 1.8m Whereas the by-law requires 3 parking spaces to be provided on-site Whereas the by-law requires a building separation distance from the garden suite to the principal dwelling of 3m	10.16.2.(e) 10.6.(f) 10.6.2.(f)
COVERAGE			
PARKING			
DRIVEWAY	To permit an existing driveway width of 8.54m	Whereas the by-law permits a maximum driveway width of 7.32m	10.9
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Lesley Barbuto
 Reviewed by Zoning

November 26, 2024
 Date