

FILE NUMBER: A-2025-0042

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)** Simarjit Singh Sandhu
Address 10 Grafton Cres
Brampton, ON L6P 0M1
Phone # 647-641-0480 **Fax #** _____
Email Jovinsandhu79@gmail.com

2. **Name of Agent** Gabriel Frasson
Address 29R Atlantic Ave
Toronto, ON M6K 3E7
Phone # 416-822-4223 **Fax #** _____
Email gabriel@morettodesign.com

3. **Nature and extent of relief applied for (variances requested):**
We require relief for the following variances;
1) Door height of 2.92m is requested for the accessory structure (storage garage), 2.4m permitted
2) A GFA of 57.35m2 is requested for the storage garage (accessory structure), 48 m2 is permitted
3) A roof height of 5.71m is requested for the storage garage (accessory structure), 3.5m permitted
4) A GFA of 57.4 m2 is requested for the canopy (accessory structure), 23m2 is permitted

4. **Why is it not possible to comply with the provisions of the by-law?**
We will require the relief of the above noted variances to achieve and maintain the architectural style, roof massing and proportions of the newly constructed house as approved by urban design department.

5. **Legal Description of the subject land:**
Lot Number 64
Plan Number/Concession Number M-304
Municipal Address 10 Grafton Cres, Brampton ON. L6P 0M1

6. **Dimension of subject land (in metric units)**
Frontage 68.80m
Depth 121.65m
Area 7,929.264 sq.m.

7. **Access to the subject land is by:**
Provincial Highway ☐ **Seasonal Road** ☐
Municipal Road Maintained All Year ☒ **Other Public Road** ☐
Private Right-of-Way ☐ **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 stone single family dwelling - Gross floor area - 1,474.45 m2
Height - 12.45m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Two accessory structures
1. Storage garage - gross floor area 57.35m2
- height 3.5m
2. Canopy - gross floor area 57.4m2
- height 3.5m

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	29.66m
Rear yard setback	51.41m
Side yard setback	East Side 14.92m
Side yard setback	West Side 14.01m

PROPOSED

Front yard setback	73.40m (Storage Garage)	73.40m (Canopy)
Rear yard setback	42.20m (Storage Garage)	41.38m (Canopy)
Side yard setback	6.73m (Storage Garage) East Side	27.79m (Canopy) East Side
Side yard setback	50.18m (Storage Garage) West Side	28.22m (Canopy) West Side

10. Date of Acquisition of subject land: November 2024
11. Existing uses of subject property: Single family dwelling
12. Proposed uses of subject property: Single family dwelling
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: March 2022
15. Length of time the existing uses of the subject property have been continued: Since construction

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 # A-2023-0187	Decision Approved	Relief Height 12.45m
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 22 DAY OF APRIL, 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, GABRIEL FRAZER, OF THE CITY OF TORONTO
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 22 DAY OF
April, 2025

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Enforcement Action File Number: _____

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 April 22, 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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 10 Grafton Crescent, Brampton ON

I/We, Simarjit singh Sandhu

please print/type the full name of the owner(s)

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

Gabriel Frasson / Moretto Design

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 22 day of March, 2025.

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

(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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 10 Grafton Crescent, Brampton ON

I/We, Simarjit singh Sandhu
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 22 day of March, 2025.

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

(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

8. Committee of Adjustment			
8.1	Residential* Minor Variance Applications *Excluding Apartment Buildings		
8.1.1	Above/Below Grade Door/Window related Application	\$11,949	Per Application
8.1.2	Driveway and/or Parking related Application	\$11,949	Per Application
8.1.3	Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law	\$11,949	Per Application
8.1.4	All Other Variances	\$2,990	Per Variance to a Maximum Fee of \$11,949
8.1.5	"After the Fact" Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval.	\$11,949	Per Application
8.1.6	Maximum Fee	\$11,949	Per Application
8.2	Institutional, Commercial, Industrial, Residential Apartment Building Minor Variance Applications		
8.2.1	Minor Variance Application	\$11,949	Per Application
8.3	Consent Applications		
8.3.1	Consent Application – Lot Creation	\$10,157	Per Application
8.3.2	Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	\$5,078	Per Application
8.3.3	Consent Certificate	\$2,127	Per Certificate
8.4	General Committee of Adjustment Fees		
8.4.1	Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	50% of Application Fee	Per Deferral
8.4.2	Replacement Notice Sign	\$75	Per Sign
Committee of Adjustment Application Refunds:			
<ul style="list-style-type: none">75% refund if withdrawn prior to internal circulation50% refund if withdrawn prior to circulation of public notice of a hearing.No refund if withdrawn once the circulation of the public notice of a hearing has occurred			

MORETTO DESIGN



March 27, 2025

Re. 10 Grafton Cres,
Brampton, Ontario

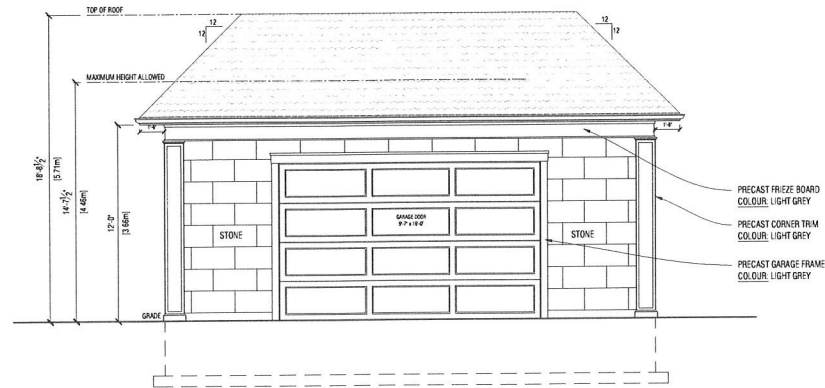
Honorable Members Of the Committee,

We are requesting relief for the following variances to allow the construction of a storage garage and a rear yard canopy at 10 Grafton Cres, Brampton, ON

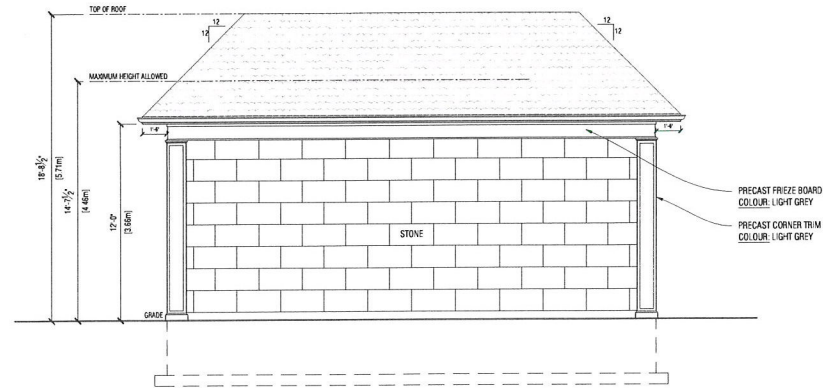
- 1) Door height of 2.92m is requested for the accessory structure (storage garage), 2.4m permitted
- 2) A GFA of 57.35m² is requested for the storage garage (accessory structure), 48 m² is permitted
- 3) A roof height of 5.71m is requested for the storage garage (accessory structure), 3.5m permitted
- 4) A GFA of 57.4 m² is requested for the canopy (accessory structure), 23m² is permitted
- 5) A roof height of 5.71m is requested for the canopy (accessory structure), 3.5m permitted

Sincerely,

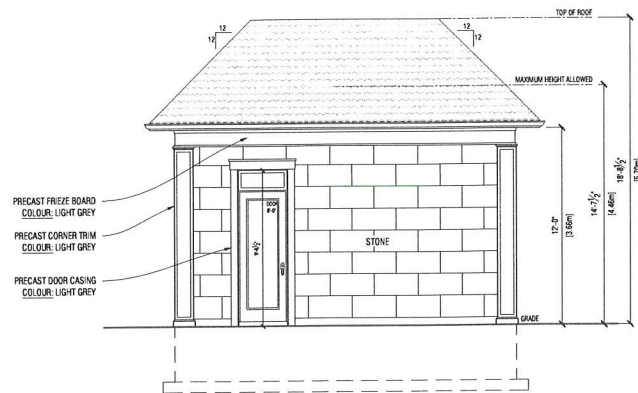
Gabriel Frasson
gabriel@morettodesign.com
MORETTO DESIGN
29R Atlantic Ave
Toronto, Ontario M6K 3E7
Telephone: 416.822.4223
www.morettodesign.com



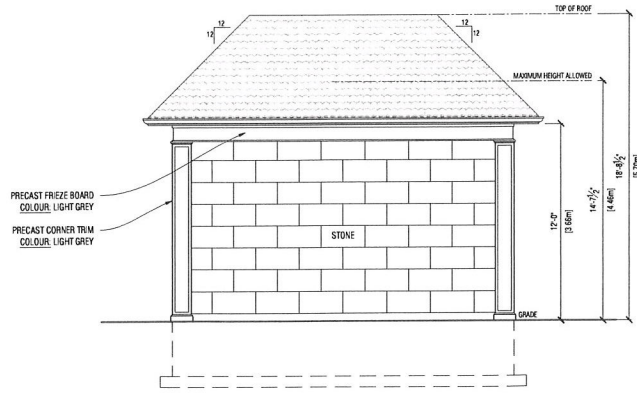
1 FRONT ELEVATION
A-03 SCALE: 1/4" = 1'-0"



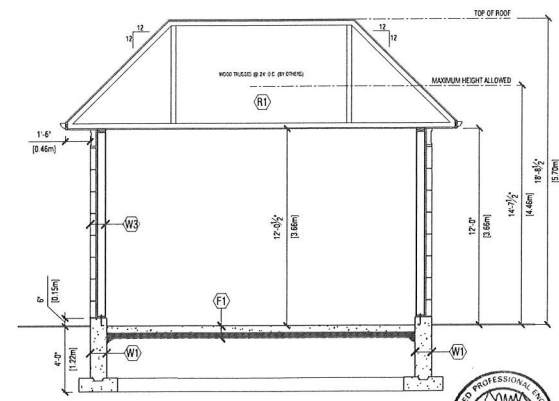
2 REAR ELEVATION
A-03 SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION
A-03 SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
A-03 SCALE: 1/4" = 1'-0"



A SECTION
A-03 SCALE: 1/4" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
REGISTERED PROFESSIONAL ENGINEER - CIVIL
GABRIEL FRASSON 23718
NAME SIGNATURE B.C.N.

REGISTRATION INFORMATION
REQUIRES UNLESS DESIGN IS SET OUT UNDER C-3.2.4.1 OF THE 2012 ONTARIO BUILDING CODE
MORETTO DESIGN 130918
FIRM NAME B.C.N.

NOTES:

NOTE: Here

SCHEDULES:

SCHEDULE: Here

7		
6		
5		
4		
3	SUBMIT FOR PERMIT	MAR 13/25
2	SUBMIT FOR STRUCTURAL REVIEW	MAR 12/25
1	SUBMIT FOR CLIENT REVIEW	FEB 19/25
NO.	ISSUED/REVISION	DATE

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFYING ALL SITE DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IN WRITING TO THE DESIGNER.
2. SUBSTITUTION OF MATERIALS WILL ONLY BE PERMITTED THROUGH THE WRITTEN APPROVAL OF THE DESIGNER.
3. ALL CONSTRUCTION TO BE OF BEST COMMON PRACTICE & CONFORM TO THE MOST CURRENT ONTARIO BUILDING CODE.

DO NOT SCALE DRAWINGS

TRUE NORTH	PROJECT NORTH

MORETTO DESIGN

29R Atlantic Avenue
Toronto, ON M6K 3E7
tel: (416) 822-4223

WWW.MORETTODESIGN.COM
gabriel@morettodesign.com
#MORETTODESIGN

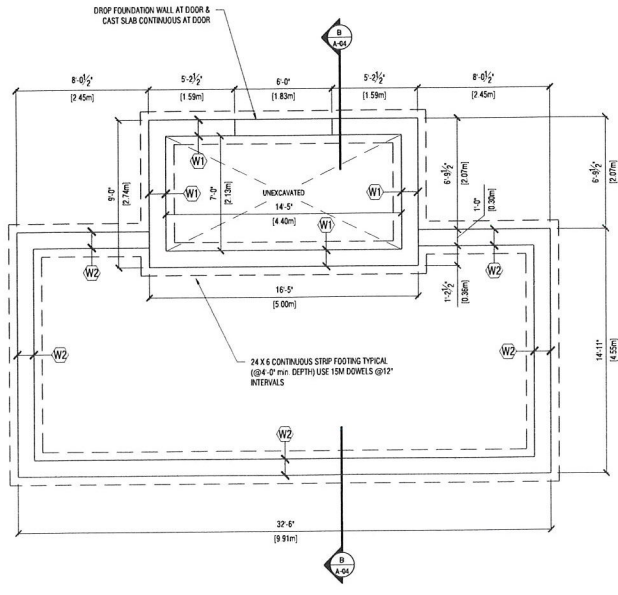
PROJECT ADDRESS
PRIVATE RESIDENCE
10 GRAFTON CRES
CITY OF BRAMPTON
L6P 0M1

LOT INFORMATION
LOT: 64
REGD PLAN: M-304

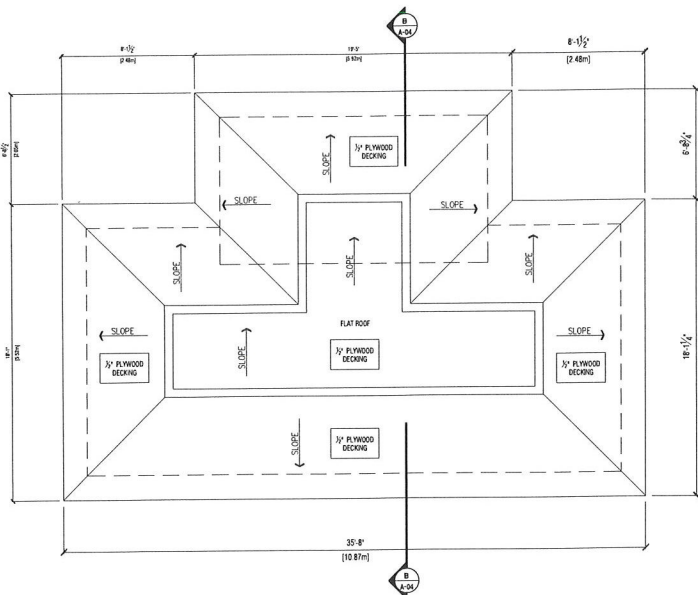
STORAGE GARAGE
ELEVATIONS & SECTION

DATE: FEB 2025
DRAWN BY: G.F.
SCALE: 1/4" = 1'-0"
PROJECT NO: MD25-02
DESIGNED BY: G.F.

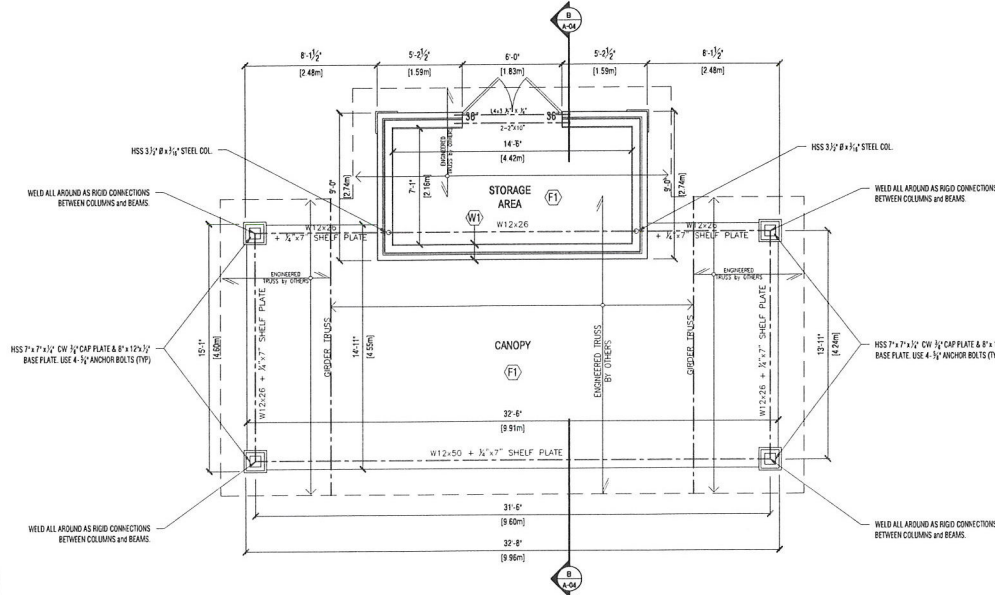
A-03



1 FOUNDATION PLAN
A-04 SCALE: 1/4" = 1'-0"



3 ROOF PLAN
A-04 SCALE: 1/4" = 1'-0"



2 FLOOR PLAN
A-04 SCALE: 1/4" = 1'-0"

GENERAL NOITES

WALLS

W1 FOUNDATION WALLS & FOOTINGS (STORAGE AREAS)

20"K CONTINUOUS KEYED POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOL MIN. 4'-0" BELOW FINISHED GRADE. FOOTING SIZED FOR 1500 psf (50kPa) BEARING PRESSURE.

12" POURED CONCRETE WALL, TOP OF WALL TO BE 6" ABOVE FINISHED GRADE. 20MPA, AIR ENTRAINMENT 5 - 7% EXTERIOR SURFACE OF CONCRETE WALLS TO BE WATERPROOFED FROM THE FOOTINGS TO THE FINISHED GRADE LINE. USE 2 LAYERS OF BUTYLENE SATURATED MEMBRANE EACH LAYER CEMENTED IN WITH BUTYLENE AND ADDITIONAL DRAINAGE LAYER OF 1/2" MINERAL FIBER INSULATION W/ MIN. DENSITY OF AT LEAST 37mg/m³. 150mm (6") OF CRUSHED STONE.

W2 FOUNDATION WALLS & FOOTINGS (CANOPY OPEN AREA)

20"K CONTINUOUS KEYED POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOL MIN. 4'-0" BELOW FINISHED GRADE. FOOTING SIZED FOR 1500 psf (50kPa) BEARING PRESSURE.

12" POURED CONCRETE WALL, TOP OF WALL TO BE AT FINISHED GRADE. 20MPA, AIR ENTRAINMENT 5 - 7% EXTERIOR SURFACE OF CONCRETE WALLS TO BE WATERPROOFED FROM THE FOOTINGS TO THE FINISHED GRADE LINE. USE 2 LAYERS OF BUTYLENE SATURATED MEMBRANE EACH LAYER CEMENTED IN WITH BUTYLENE AND ADDITIONAL DRAINAGE LAYER OF 1/2" MINERAL FIBER INSULATION W/ MIN. DENSITY OF AT LEAST 37mg/m³. 150mm (6") OF CRUSHED STONE.

W3 EXTERIOR INSULATED WALL

AIR / WEATHER BARRIER (TYVEK or EQUIVALENT) LAPPED & TAPED TO PROVIDE CONTINUOUS BARRIER. 1/2" EXTERIOR TYPE D-HEATING GRADE POLYWOOD ON 2X6 SPLICE STUDS @16" O.C. 6 mil. VAPOR-BARRIER & 3/4" GYM EXTERIOR FINISH.

FLOORS

F1 CONCRETE SLAB

150mm (6") POURED CONCRETE SLAB 20MPA, INCLUDE 516 A&B W/MT. 150mm (6") MIN. CRUSHED STONE BELOW APPLY LAYER OF 6 mil. POLYETHYLENE BELOW SLAB FOR DAMPROOFING. USE PREMOULDED JOINT FILLER BETWEEN WALLS AND ALL MATERIALS.

ROOFS

R1 ROOF CONSTRUCTION (SLOPED - TRUSS)

PRE-FINISHED ASPHALT SHINGLES ON 1/2" SPLICE RYWOOD DECKING. APPROVED WOOD ROOF TRUSSES @ 24" O.C. MAX. 2x4 TRUSS BRACING @ 7' O.C. AT BOTTOM CHORD. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA UNIFORMLY DISTRIBUTED W/ 50K (m²) AT GABLES. PROTECTION TO EXTEND FROM THE EDGE OF THE ROOF 30" UP THE SLOPE BUT NOT LESS THAN 18" BEYOND THE INTERIOR FACE OF THE EXTERIOR WALL.

WOOD-CONCRETE SEPERATION

WOOD FRAMING NOT TREATED WITH A PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2mil POLYETHYLENE FILM, No. 50 (484) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

ALL CONSTRUCTION TO COMPLY W/ REQUIREMENTS OF THE ONTARIO BUILDING CODE.

ALL STRUCTURAL LUMBER TO BE GRADE SPF #1 #2 LUMEN CLOSEST TO BE MAXIMUM 12" DEEP W/ FOUR SHIVES.

STRUCTURAL SPECIFICATIONS & GENERAL NOTES

- ALL EXTERIOR WOOD IS PRESSURE TREATED PNE.
- SOL BEARING FOR FOOTINGS ASSUMED 75 KPa (1,500 PSF) SL.
- FOOTING CONCRETE 20 MPa and FLOOR SLAB 25 MPa, AIR ENTRAINMENT 5 TO 8%.
- STEEL COLUMNS WELD ALL BEAMS TO TOP PLATES. AT COLUMNS BEARING ON BEAMS, WELD 1/4" STIFFENER PLATES IN THE WEB EACH SIDE UNDER UPPER COLUMNS. BOTTOM PLATES SHALL BE ALIGNED TO BEAR LONG DIRECTION ALONG THE FOUNDATION WALL EXCEPT ON FOOTING PAD. COLUMNS ARE 4x4 S16 1 CLASS 1C. 80 KSI AND PLATES 4x4 KSI YIELD. WELDS TO CSA W59 LATEST EDITION.
- TRUSSES SPANNING OVER 40'-0" SHALL BE DESIGNED FOR PART 4 SNOW LOADS.
- LUMBER SHALL BE SPF No. 1Q OR BETTER UNLESS NOTED OTHERWISE. MOISTURE CONTENT SHALL BE 19% OR LESS.
- USE PRESSURE TREATED LUMBER (CWPV APPROVED) OR APPLY SUITABLE WOOD PRESERVATIVE TO ALL WOOD IN CONTACT WITH SOL.
- WOOD IS NOT PERMITTED TO BEAR DIRECTLY ON MASONRY OR CONCRETE WITHOUT PROTECTION. PROVIDE EITHER PRESSURE TREATED LUMBER, SUITABLE WOOD PRESERVATIVE OR 6 MIL (Ø 152mm) POLYETHYLENE SHEET.
- USE JOIST HANGERS WHERE FRAMING MEMBERS CONNECT INTO THE SIDES OF SUPPORTING MEMBERS.
- ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD ARE TO BE HOT DIP GALVANIZED (TO CSA G-146) OR STAINLESS STEEL.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS SUBMITTED TO THE ONTARIO BUILDING CODE.

GABRIEL FRASSON
NAME
SIGNATURE
33718
BORN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS SUBMITTED UNDER C-12.4.1 OF THE 2015 ONTARIO BUILDING CODE.

MORETTO DESIGN
FIRM NAME
130918
BORN

NOTES:

NOTE: Here

SCHEDULES:

SCHEDULE: Here

7		
6		
5		
4		
3	SUBMIT FOR PERMIT	MAR 13/25
2	SUBMIT FOR STRUCTURAL REVIEW	MAR 12/25
1	SUBMIT FOR CLIENT REVIEW	FEB 19/25

NO.	ISSUED/REVISION	DATE
-----	-----------------	------

GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFYING ALL SITE DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IN WRITING TO THE DESIGNER.
- SUBSTITUTION OF MATERIALS WILL ONLY BE PERMITTED THROUGH THE WRITTEN APPROVAL OF THE DESIGNER.
- ALL CONSTRUCTION TO BE OF BEST COMMON PRACTICE & CONFORM TO THE MOST CURRENT ONTARIO BUILDING CODE.

DO NOT SCALE DRAWINGS

TRUE NORTH	PROJECT NORTH
------------	---------------



29R Atlantic Avenue
Toronto, ON M6K 3E7
tel: (416) 822-4223

WWW.MORETTODESIGN.COM
gabriel@morettodesign.com
#MORETTODESIGN

PROJECT ADDRESS
PRIVATE RESIDENCE

10 GRAFTON CRES
CITY OF BRAMPTON
L6P 0M1

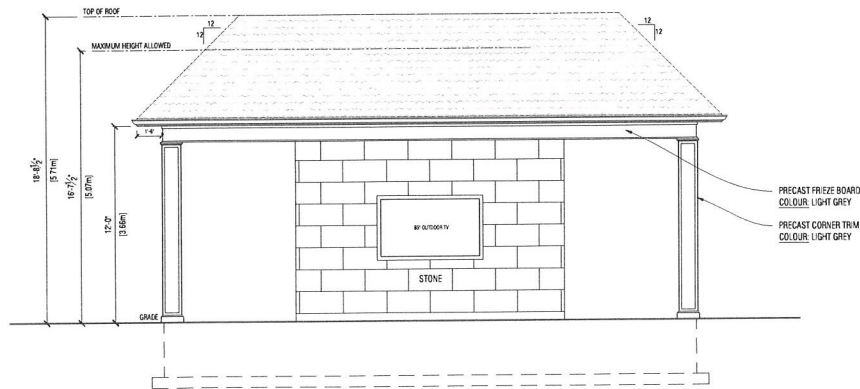
LOT INFORMATION
LOT: 64
REGD PLAN: M-304

DRAWING TITLE
REAR CANOPY PLANS & NOTES

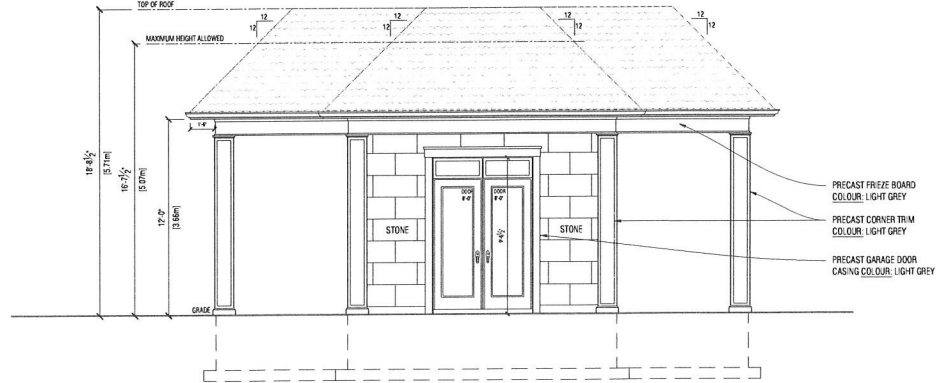
DATE:	FEB 2025
DRAWN BY:	G.F.
SCALE:	1/4" = 1'-0"
PROJECT No:	MD25-02
CHECKED BY:	G.F.

A-04

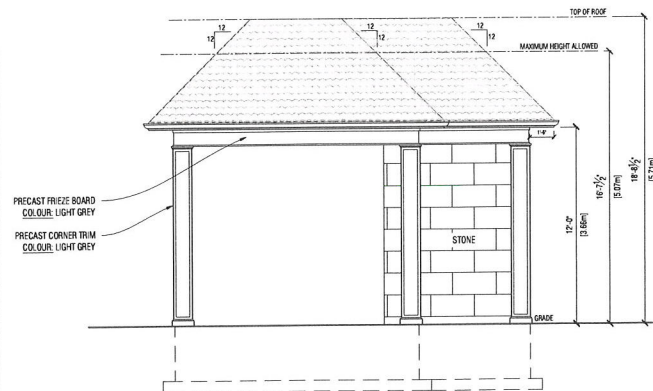




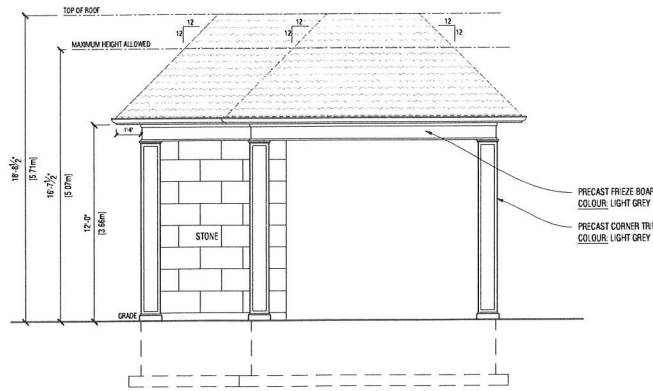
1 FRONT ELEVATION
A-05 SCALE: 1/4" = 1'-0"



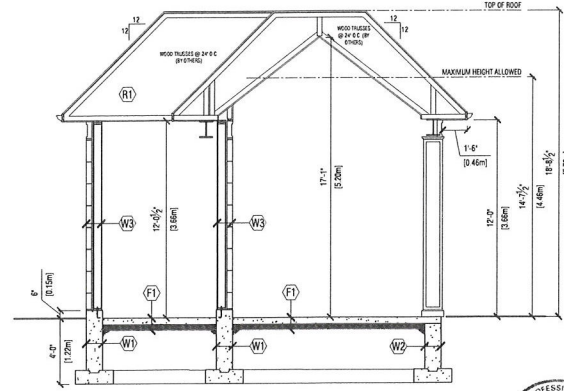
2 REAR ELEVATION
A-05 SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION
A-05 SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
A-05 SCALE: 1/4" = 1'-0"



B SECTION
A-05 SCALE: 1/4" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND
HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO
BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS COMPLETED BY AN ARCHITECT OR A PROFESSIONAL ENGINEER AND BUILDING CODE
GABRIEL FRASSON 23718
NAME SIGNATURE BORN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS COMPLETED UNDER C. 23.4.1 OF THE ONTARIO BUILDING CODE
MORETTO DESIGN 130918
FIRM NAME BORN

NOTES:

NOTE: Here

SCHEDULES:

SCHEDULE: Here

7		
6		
5		
4		
3	SUBMIT FOR PERMIT	MAR 13/25
2	SUBMIT FOR STRUCTURAL REVIEW	MAR 12/25
1	SUBMIT FOR CLIENT REVIEW	FEB 19/25

NO.	ISSUED/REVISION	DATE
-----	-----------------	------

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFYING ALL SITE DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IN WRITING TO THE DESIGNER.
2. SUBSTITUTION OF MATERIALS WILL ONLY BE PERMITTED THROUGH THE WRITTEN APPROVAL OF THE DESIGNER.
3. ALL CONSTRUCTION TO BE OF BEST COMMON PRACTICE & CONFORM TO THE MOST CURRENT ONTARIO BUILDING CODE.

DO NOT SCALE DRAWINGS

TRUE NORTH	PROJECT NORTH
------------	---------------



29R Atlantic Avenue
Toronto, ON M6K 3E7
tel: (416) 822-4223

WWW.MORETTODESIGN.COM
gabriel@morettodesign.com
#MORETTODESIGN

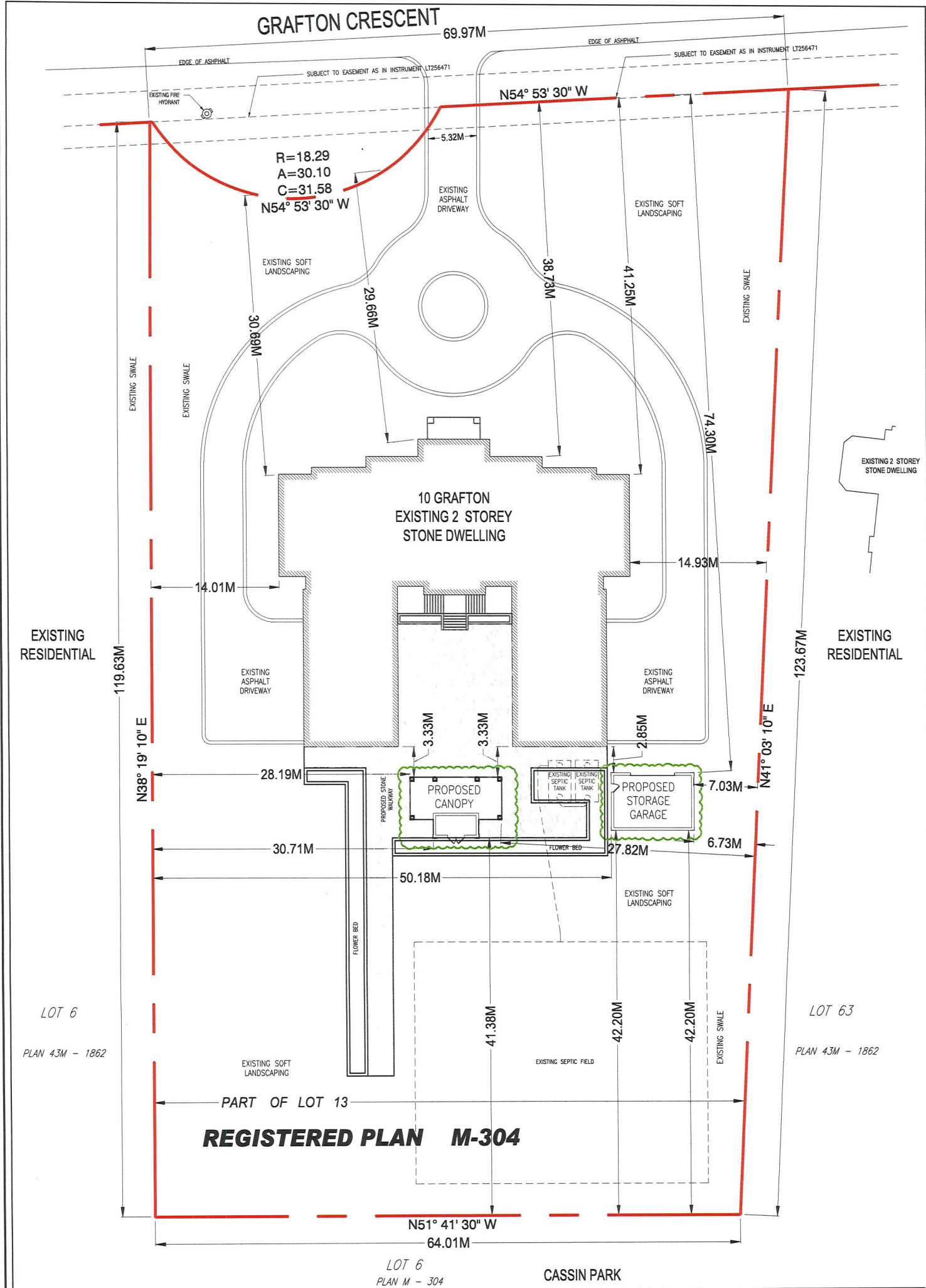
PROJECT ADDRESS
PRIVATE RESIDENCE
10 GRAFTON CRES
CITY OF BRAMPTON
L6P 0M1

LOT INFORMATION
LOT: 64
REGD PLAN: M-304

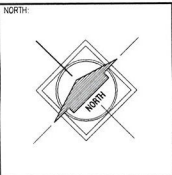
SPACING TITLE
REAR CANOPY
ELEVATIONS & SECTION

DATE: FEB 2025
DRAWN BY: G.F.
SCALE: 1/4" = 1'-0"
PROJECT NO: MD25-02
CHECKED BY: G.F.

A-05



SITE STATISTICS - LOT AREA (7,929.264 m2)			GROSS FLOOR AREAS	
EXISTING HOUSE	PROPOSED STORAGE GARAGE	PROPOSED CANOPY	EXISTING	
			HOUSE - 1,474.45 m2	
			PROPOSED	
FRONT SET BACK - 29.66m	FRONT SET BACK - 73.40m	FRONT SET BACK - 73.40m	CANOPY	57.40 m2
SIDE YARD SET BACK - East 14.92m	SIDE YARD SET BACK - East 6.73m	SIDE YARD SET BACK - East 27.79m	STORAGE GARAGE	57.35 m2
SIDE YARD SET BACK - West 14.01m	SIDE YARD SET BACK - West 50.18m	SIDE YARD SET BACK - West 28.22m	TOTAL PROPOSED	114.75 m2
REAR YARD SETBACK - 51.41m	REAR YARD SETBACK - 42.20m	REAR YARD SETBACK - 41.38m		



MORETTO DESIGN

29R ATLANTIC AVE
TORONTO, ONT.
M6K 3E7

WWW.MORETTODESIGN.COM
gabriel@morettodesign.com
TEL: (416) 822-4223

PROJECT INFORMATION:
10 GRAFTON CRESCENT
CITY of BRAMPTON

LOT: 64
REG'D PLAN: M-304

DRAWING TITLE:
SITE PLAN

DATE: MAR 2025
SCALE: 1:500

DRAWN BY: G.F.
PROJECT CODE: MD25-02

A-01

SURVEYOR'S REAL PROPERTY REPORT
SHOWING TOPOGRAPHIC FEATURES
LOT 64
PLAN M-304
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEI

SCALE 1:400

YOUNG & YOUNG SURVEYING INC.
ONTARIO LAND SURVEYORS
© 2022

METRIC

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

PART 2	
DESCRIPTION OF LAND	
LOT 64	
PLAN M-304	
CITY OF BRAMPTON	
REGIONAL MUNICIPALITY OF PEEI	
COMPLIANCE WITH MUNICIPAL ZONING	
NOT CERTIFIED BY THIS REPORT	
REGISTERED EASEMENTS	
SUBJECT TO AN EASEMENT AS IN INSTRUMENT L27331 & L27347	
ADDITIONAL RELEASES	
NOTE THE LOCATION OF SPICES IN RELATION TO THE PROPERTY LIMITS	

BEARING NOTE
BEARINGS ARE TAKEN BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL)(1987/9).

BEARING ROTATION NOTE
FOR BEARING COMPASS, A ROTATION OF 90°/110° COUNTER CLOCKWISE WAS APPLIED TO P, PI TO CONVERT TO GRID BEARINGS.

BENCHMARK NOTE
ELEVATIONS HEREON ARE GEODESIC IN ORDIN AND WERE OBTAINED FROM THE CITY OF BRAMPTON, BENCHMARK BM72200360 HAVING AN ELEVATION 216.20 METRES.

- LEGEND**
- DENOTES FOUND BAR
 - DENOTES PLANTED BAR
 - DENOTES STANDARD IRON BAR
 - DENOTES SHORT STANDARD IRON BAR
 - DENOTES BRON BAR
 - DENOTES LUMBER
 - DENOTES MEASURED
 - DENOTES WITNESS
 - DENOTES PLAN BY FAZIO & PAPA LTD., O.L.S. DATED JUNE 12TH, 1981.
 - DENOTES PLAN M-304
 - DENOTES PLAN M-1862
 - DENOTES DOOR SILL
 - DENOTES GARAGE SILL
 - DENOTES FIRE HYDRANT
 - DENOTES BELL BOX
 - DENOTES LIGHT POLE
 - DENOTES DECIDUOUS TREE WITH DIAMETER
 - DENOTES CONIFEROUS TREE WITH DIAMETER
 - DENOTES CENTRE LINE
 - DENOTES NORTH
 - DENOTES EAST
 - DENOTES WEST
 - DENOTES SOUTH

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 21st DAY OF JANUARY, 2022.

FEB 10, 2022
DATE
G. Sundar
GANEESH SUNDAR O.Eng.
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-23048

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 2006, Section 21(3).

**YOUNG & YOUNG
SURVEYING INC.**
A subsidiary of Moore Group Inc.

2 HOLLAND DRIVE, UNIT 3, BOLTON, ONTARIO L7E 1E4
PHONE 905.951.4000 FAX 905.957.4611
www.youngandyounginc.ca info@youngandyounginc.ca

PURTY CHIEF: SB DRAWN BY: TA CHECKED BY: CS

PROJECT No. 22-B7829

Zoning Non-compliance Checklist

File No.
A-2025-0042

Owner: Simarjit singh Sandhu
Address: 10 GRAFTON CRES
Zoning: RE2-1500
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
BUILDING SETBACKS FRONT / SIDE / REAR			
ACCESSORY STRUCTURE (Cabana)	To permit a door height of 2.92m (9.58ft) to accessory buildings (cabana),	whereas the by-law permits a maximum door height of 2.4m (7.87 ft.) to accessory buildings.	10.3 (l)
	To permit an accessory structure (cabana) having a height of 5.71m (18.73ft),	whereas the by-law permits an accessory structure having a maximum height of 3.50m	10.3 (h)
	To permit an accessory structure (cabana) having a gross floor area of 57.40 sq. m (617.85 sq. ft.)	whereas the by-law permits a maximum gross floor area of 23 sq.m, for an individual accessory structure	10.3 (e) i
BUILDING SIZE (Detached Garage)	To permit a garage door height of 2.92m (9.58ft)	whereas the by-law permits a maximum garage door height of 2.4m (7.87 ft.)	10.4.1 (J)
	To permit a detached garage having a gross floor area of 57.35 sq. m (617.31 sq. ft)	whereas the by-law permits a detached garage having a maximum gross floor area of 48 sq.m;	10.4.1 (g)
	To permit a detached garage having a height of 5.71m (18.73ft),	whereas the by-law permits a detached garage with a maximum height of 3.5m	10.4.1 (h)
	To permit a detach garage on a lot having an attached garage,	whereas the by-law requires only one detached private garage, or carport shall be permitted on each lot, and only if there is no attached private garage or carport already on the lot	10.4 (a)
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			

Philip Gaspar

Reviewed by Zoning

April 02, 2025

Date