



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

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	<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"/>

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 # <u>A-2023-0187</u>	Decision <u>Approved</u>	Relief Height <u>12.45m</u>
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

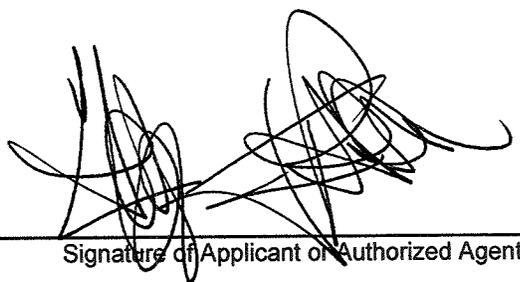
DATED AT THE CITY OF BRAMPTON
THIS 22 DAY OF APRIL, 2025.

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 FRAZAR, 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


Signature of Applicant or Authorized Agent

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

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, 20 25.

(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.)

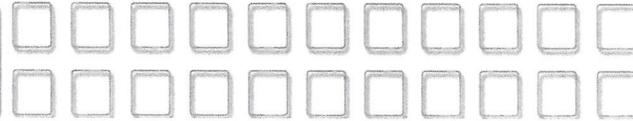
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

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	Variations to Section 10.16 (Additional Residential Units) of the Zoning By-Law	\$11,949	Per Application
8.1.4	All Other Variations	\$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 circulation • 50% 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

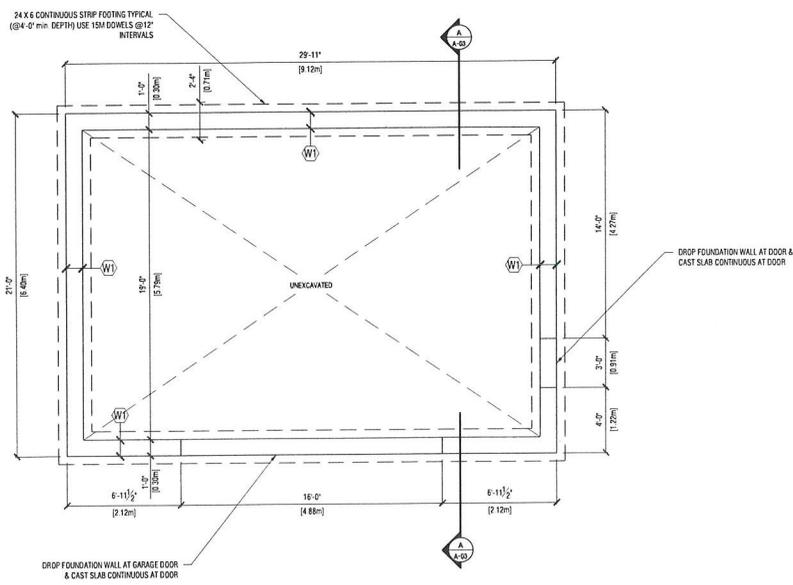
Honorable Members Of the Committee,

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

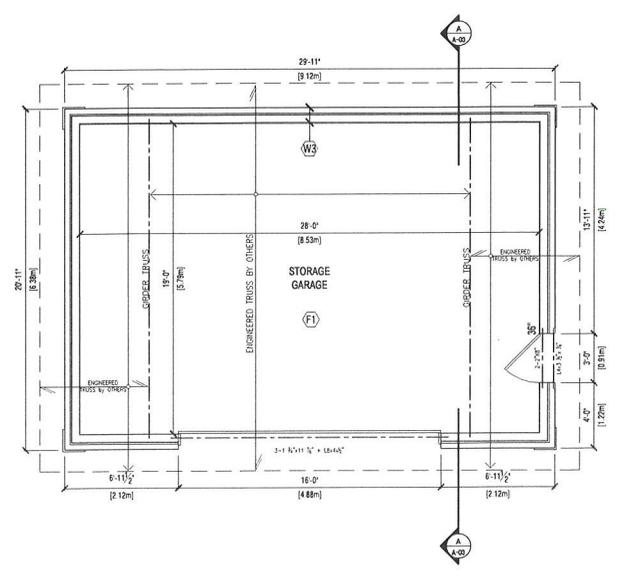
- 1) Door height of 2.92m is requested for the accessory structure (storage garage), 2.4m permitted
- 2) A GFA of 57.35m² is requested for the storage garage (accessory structure), 48 m² is permitted
- 3) A roof height of 5.71m is requested for the storage garage (accessory structure), 3.5m permitted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

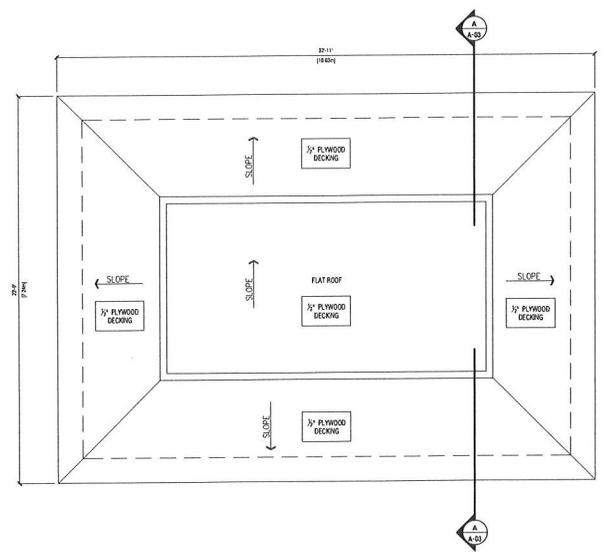
Gabriel Frasson
gabriel@morettodesign.com
MORETTO DESIGN
29R Atlantic Ave
Toronto, Ontario M6K 3E7
Telephone: 416.822.4223
www.morettodesign.com



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



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



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

THE LICENSEE HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND ABILITY TO BE RESPONSIBLE FOR THE DESIGN. BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
GABRIEL FRASSON 23718
NAME SIGNATURE ICN

REGISTRATION INFORMATION
MORETTO DESIGN 130918
FIRM NAME ICN

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 VERIFY 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 WRITING PROCESS OF THE DESIGNER.
3. ALL CONSTRUCTION TO BE OF BEST COMMON PRACTICE & CONFORM TO THE MOST CURRENT ONTARIO BUILDING CODE.

DO NOT SCALE DRAWINGS

FILE NO: 11	PROJECT NO: 11
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
REG'D PLAN: M-304

DRAWING TITLE
STORAGE GARAGE
PLANS

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

GENERAL NOTES

WALLS

- W1 FOUNDATION WALLS & FOOTINGS (STORAGE AREAS)**
20" x 4" CONTINUOUS KEYED POLYMER CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL. MIN. 4'-0" BELOW FINISHED GRADE. FOOTING SIZED FOR 1500 psf (68 kPa) 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 BITUMEN SATURATED MEMBRANE EACH LAYER CEMENTED IN WITH BITUMEN AND ADDITIONAL DRAINAGE LAYER OF 3/4" MINERAL FIBER INSULATION w/ min. DENSITY OF AT LEAST 37 kg/m³, 150 mm (6") OF CRUSHED STONE.
- W2 FOUNDATION WALLS & FOOTINGS (CANOPY OPEN AREA)**
20" x 4" CONTINUOUS KEYED POLYMER CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL. MIN. 4'-0" BELOW FINISHED GRADE. FOOTING SIZED FOR 1500 psf (68 kPa) 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 BITUMEN SATURATED MEMBRANE EACH LAYER CEMENTED IN WITH BITUMEN AND ADDITIONAL DRAINAGE LAYER OF 3/4" MINERAL FIBER INSULATION w/ min. DENSITY OF AT LEAST 37 kg/m³, 150 mm (6") OF CRUSHED STONE.
- W3 EXTERIOR INSULATED WALL**
AIR / WEATHER BARRIER (TYVEK or EQUIVALENT) LAPPED & TYPED TO PROVIDE CONTINUOUS BARRIER. 3" EXTERIOR TYPE SHEATHING GRADE FLYWOOD ON 2x6 SPACERS @ 16" O.C., 6" min. VAPOR BARRIER & 5" GYPSUM INTERIOR FINISH.

FLOORS

- F1 CONCRETE SLAB**
150mm (6") FOURS CONCRETE SLAB 20MPA, INCLUDE 66-66 W/M², 150mm (6") min. CRUSHED STONE BELOW W/ 1" LAYER OF 6" POLYETHYLENE BELOW SLAB FOR DAMPROOFING. USE PREMOULDED JOINT FILLER BETWEEN WALLS AND ALL MATERIALS.

ROOFS

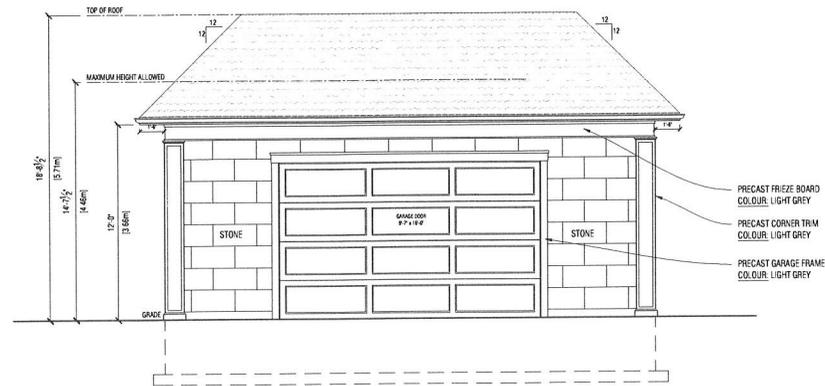
- R1 ROOF CONSTRUCTION (SLOPED - TRUSS)**
PRE-FINISHED 2x12x12 SHINGLES ON 1/2" SPRUCE PLYWOOD DECKING. APPROVED WOOD ROOF TRUSSES @ 24" O.C. MAX. 2x4 TRUSS BRACING @ 7' O.C. AT BOTTOM CHORD. ATTIC VENTILATION, 1500 OF INSULATED CEILING AREA UNIFORMLY DISTRIBUTED w/ 50% MIN AT GABLES. GAF PROTECTION TO EXTEND FROM THE EDGE OF THE ROOF 36" UP THE SLOPE BUT NOT LESS THAN 18" BEYOND THE INTERIOR FACE OF THE EXTERIOR WALL.

WOOD-CONCRETE SEPARATION
WOOD FRAMING NOT TREATED WITH A PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2x4x8 POLYETHYLENE (EAL, No. 52 GAB) 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 CLOST TO BE MINIMUM 1" DEEP WITH FOUR BELTLES.

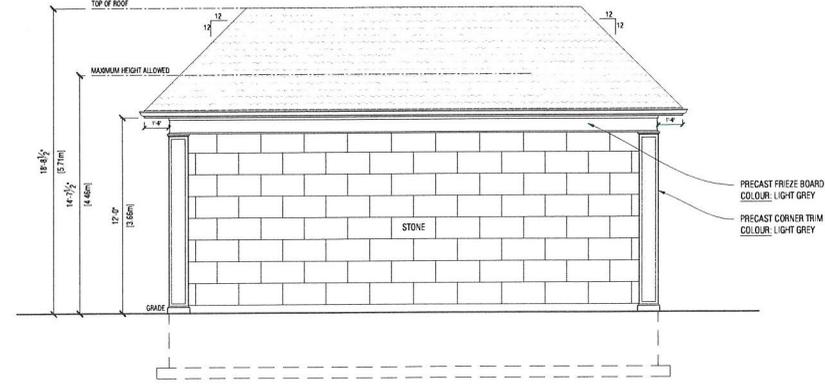
STRUCTURAL SPECIFICATIONS & GENERAL NOTES

- ALL EXTERIOR WOOD IS PRESSURE TREATED PINE.
- SOIL BEARING FOR FOOTINGS ASSUMED 75 KPa (1500 PSF) SLS.
- 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 1/2" 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 6x6 S16 1 CLASS "C" 50 KSI AND PLATES 44 KSI WELD. WELDS TO CSA W9 LATEST EDITION.
- TRUSSES SPANNING OVER 40'-0" SHALL BE DESIGNED FOR PART 4 SNOW LOADS.
- LUMBER SHALL BE SPF No. 1/2 OR BETTER UNLESS NOTED OTHERWISE. MOISTURE CONTENT SHALL BE 19% OR LESS.
- USE PRESURE TREATED LUMBER (CWP APPROVED) OR APPLY SUITABLE WOOD PRESERVATIVE TO ALL WOOD IN CONTACT WITH SOIL.
- WOOD IS NOT PERMITTED TO BEAR DIRECTLY ON MASONRY OR CONCRETE WITHOUT PROTECTION. PROVIDE EITHER PRESURE TREATED LUMBER, SUITABLE WOOD PRESERVATIVE OR 6 MIL (0.152mm) POLYETHYLENE SHEET.
- USE JOIST HANGERS WHERE FRAMING MEMBERS CONNECT INTO THE SIDES OF SUPPORTING MEMBERS.
- ALL NAILS AND FASTENERS IN CONTACT WITH PRESURE TREATED WOOD ARE TO BE HOT DIP GALVANIZED (TO CSA-G154) OR STAINLESS STEEL.

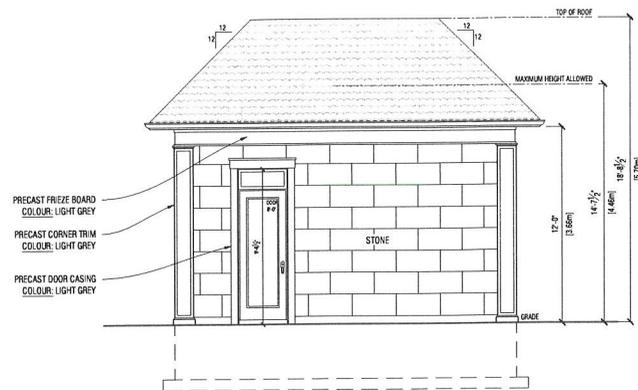




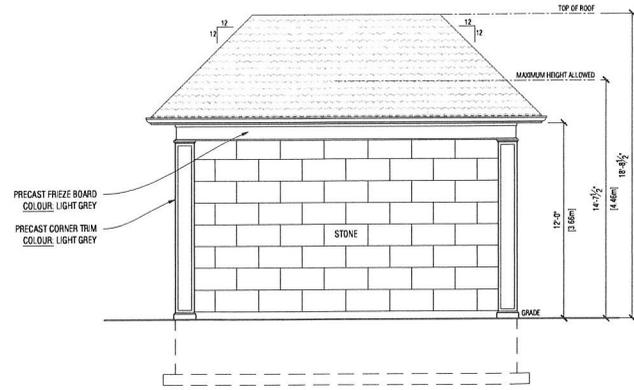
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



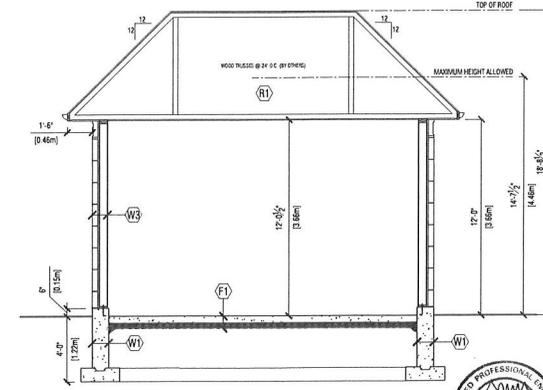
2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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

QUALIFICATION INFORMATION
REGISTERED UNDER DESIGN OR QUALIFICATION CATEGORY: ARCHITECTURE BUILDING CODE
GABRIEL FRASSON 23718
NAME SIGNATURE REG.#

REGISTRATION INFORMATION
REGISTERED UNDER DESIGN OR QUALIFICATION CATEGORY: ARCHITECTURE BUILDING CODE
MORETTO DESIGN 130918
FIRM NAME REG.#

NOTES:
NOTE: Here

SCHEDULES:
SCHEDULE: Here

NO.	ISSUED/REVISION	DATE
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

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

TITLE NORTH: PROJECT NORTH:

MORETTO DESIGN

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

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

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

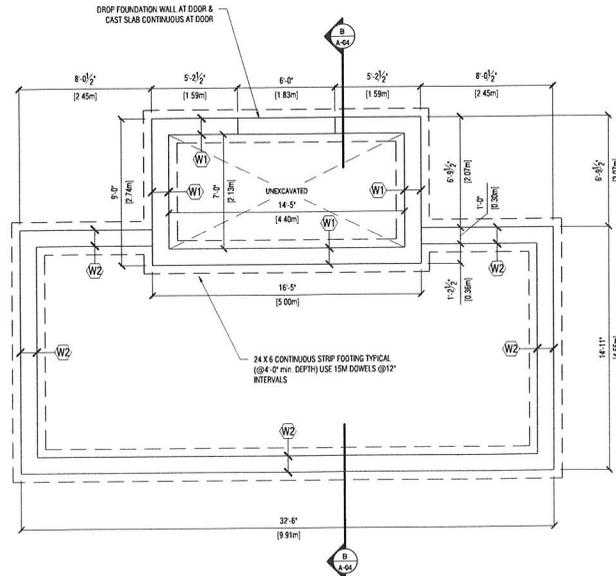
LOT INFORMATION
LOT: 64
REG'D PLAN: M-304

DRAWING TITLE
**STORAGE GARAGE
ELEVATIONS & SECTION**

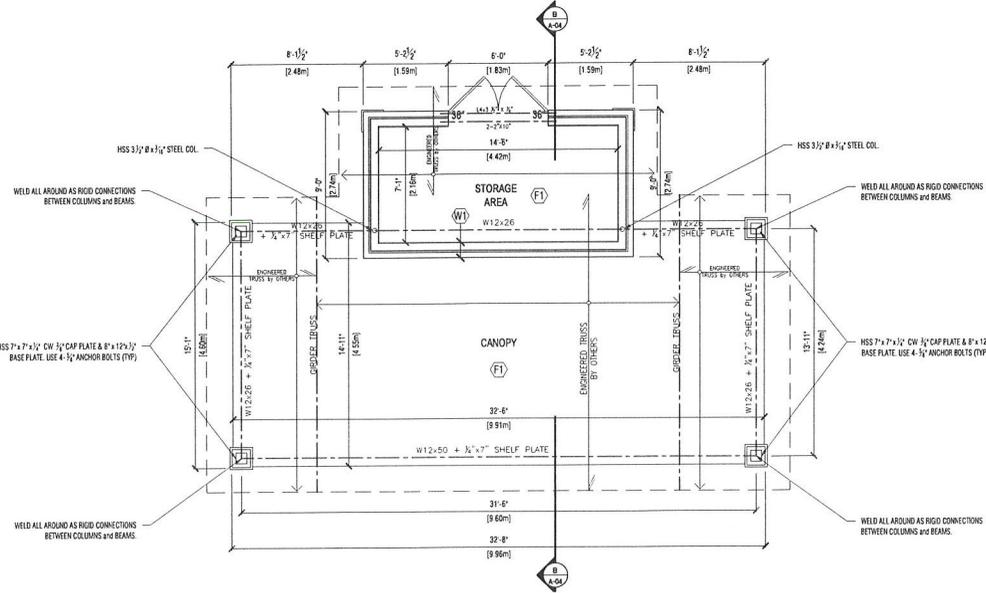
DATE: FEB 2025
DRAWN BY: G.F.
SCALE: 1/4" = 1'-0"
PROJECT NO: MD25-02
CHECKED BY: G.F.

A-03

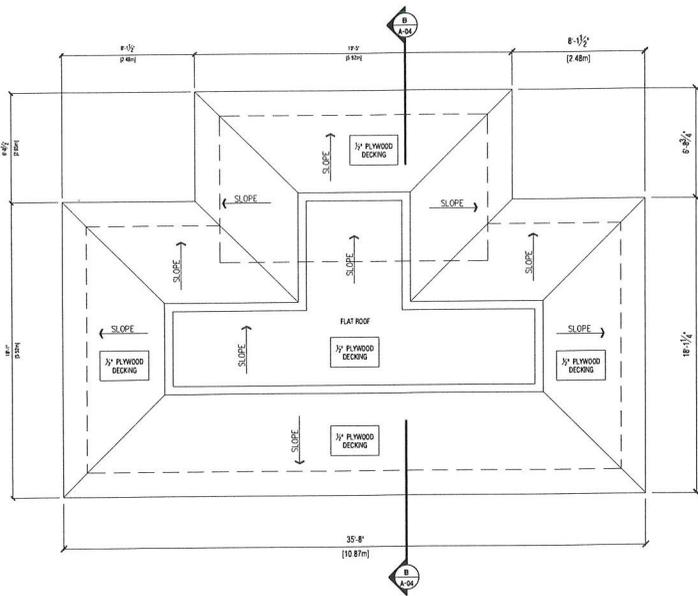




1 FOUNDATION PLAN
A-04 SCALE: 1/4" = 1'-0"



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



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

GENERAL NOTES

WALLS

- (W1) FOUNDATION WALLS & FOOTINGS (STORAGE AREAS)
20#4 CONTINUOUS REINFORCED POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL 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. 20#4 AIR ENTRAINED 5% T&K EXTERIOR SURFACE OF CONCRETE WALLS TO BE WATERPROOFED FROM THE FOOTINGS TO THE FINISHED GRADE LINE. USE 2 LAYERS OF BITUMEN SATURATED MEMBRANE EACH LAYER CEMENTED IN WITH BITUMEN. 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#4 CONTINUOUS REINFORCED POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL 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. 20#4 AIR ENTRAINED 5% T&K EXTERIOR SURFACE OF CONCRETE WALLS TO BE WATERPROOFED FROM THE FOOTINGS TO THE FINISHED GRADE LINE. USE 2 LAYERS OF BITUMEN SATURATED MEMBRANE EACH LAYER CEMENTED IN WITH BITUMEN 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. 2" EXTERIOR TYPE D SHEATHING GIBBS POLYWOOD ON 2x6 SPLICE STUDS @ 16" O.C., 6 mil. VAPOR BARRIER & 3" GIBBS EXTERIOR FINISH.

STRUCTURAL SPECIFICATIONS & GENERAL NOTES

1. ALL EXTERIOR WOOD IS PRESSURE TREATED PINE
2. SOIL BEARING FOR FOOTINGS ASSUMED 75 KPA (1,500 PSF) SLS
3. FOOTING CONCRETE 30 MPa and FLOOR SLAB 25 MPa AIR ENTRAINED 5% TO 8%
4. STEEL COLUMNS WELD ALL BEAMS TO TOP PLATES. AT COLUMNS BEARING ON BEAMS, WELD 1/2" STIFFENER PLATES IN THE WEB EACH SIDE UNDER LOWER 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, 50 KSI AND PLATES 44 KSI YIELD. WELDS TO CSA W58 LATEST EDITION
5. TRUSSES SPANNING OVER 40'-0" SHALL BE DESIGNED FOR PART 4 SNOW LOADS
6. LUMBER SHALL BE SPF No. 1-2 OR BETTER UNLESS NOTED OTHERWISE. MOISTURE CONTENT SHALL BE 19% OR LESS
7. USE PRESSURE TREATED LUMBER (CWPV APPROVED) OR APPLY SUITABLE WOOD PRESERVATIVE TO ALL WOOD IN CONTACT WITH SOIL
8. 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
9. USE JOIST HANGERS WHERE FRAMING MEMBERS CONNECT INTO THE SIDES OF SUPPORTING MEMBERS
10. ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD ARE TO BE HOT DIP GALVANIZED (TO CSA G-116) OR STAINLESS STEEL

FLOORS

- (F1) CONCRETE SLAB
150mm (6") THICK CONCRETE SLAB 25MPa. INCLUDE 56# 40W W/ 150mm (6") MIN. CRUSHED STONE BELOW APPLY LAYER OF 60ml POLYETHYLENE BELOW SLAB FOR DAMPROOFING. USE PREMOULDED JOINT FILLER BETWEEN WALLS AND ALL MATERIALS

ROOFS

- (R1) ROOF CONSTRUCTION (SLOPED - TRUSSES)
PRE-FINISHED ASPHALT SHINGLES ON 1/2" SPRUCE PLYWOOD 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 BY 50% (min) AT GABLE END. 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 SEPARATION

WOOD FRAMING NOT TREATED WITH 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
LINEN CLOSET TO BE MINIMUM 1/2" DEEP W/ FOUR SHELVES

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION: PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ENGINEER
GABRIEL FRASSON 33718
NAME SIGNATURE
REGISTRATION INFORMATION
REGISTERED DESIGNER (S) DESIGN C-23241 OF THE 2015 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 VERIFY 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
(416) 822-4223
WWW.MORETTODESIGN.COM
gabrie@morettodesign.com
#MORETTODESIGN

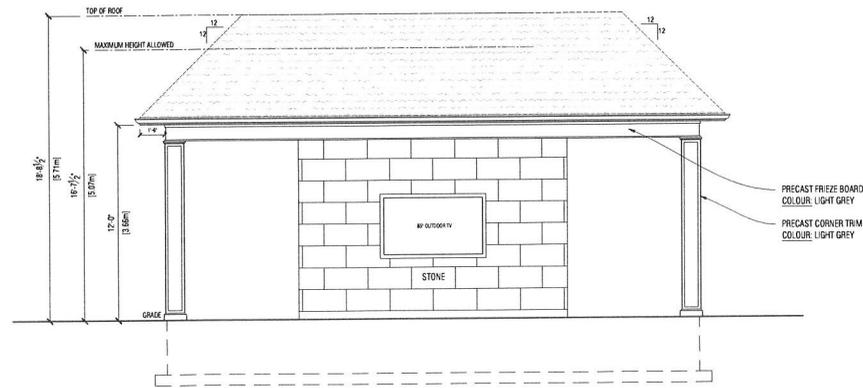
PROJECT ACCESS:
PRIVATE RESIDENCE
10 GRAFTON CRES
CITY OF BRAMPTON
L6P 0M1

LOT INFORMATION:
LOT: 64
REGD PLAN: M-304

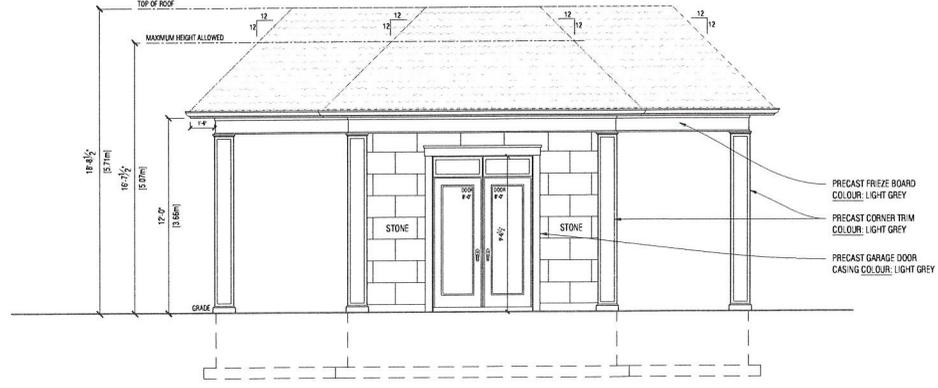
DATE: FEB 2025
DRAWN BY: G.F.
SCALE: 1/4" = 1'-0"
PROJECT No: MD25-02
CHECKED BY: G.F.

PROJECT No: MD25-02
CHECKED BY: G.F.

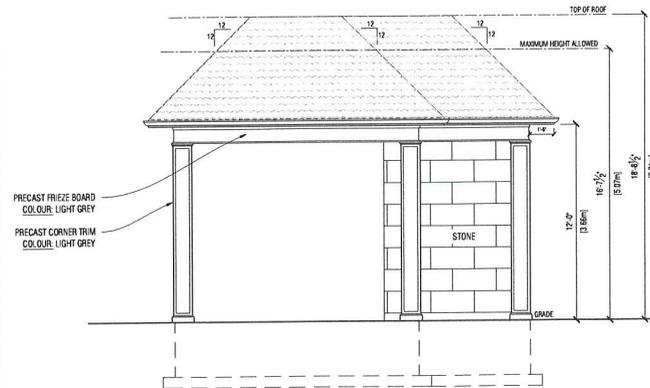




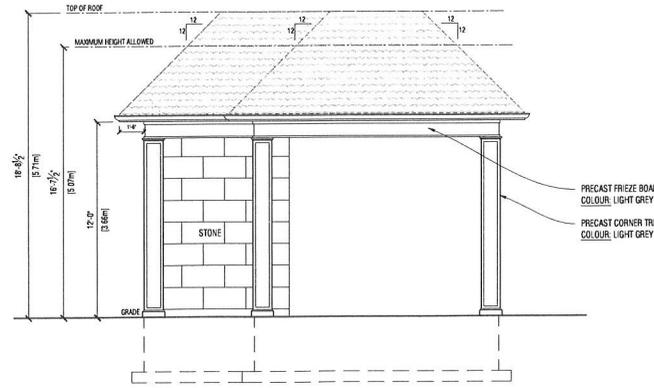
1 FRONT ELEVATION
A-05 SCALE: 1/4" = 1'-0"



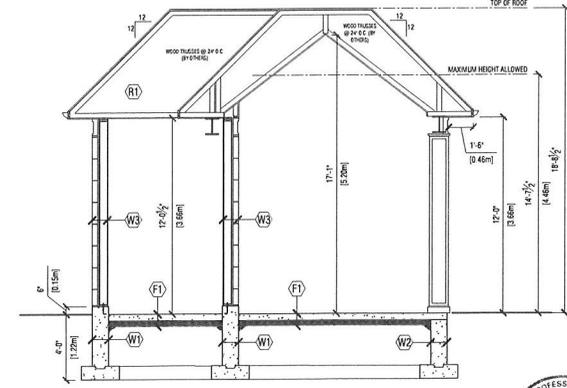
2 REAR ELEVATION
A-05 SCALE: 1/4" = 1'-0"



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 USE THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ARCHITECT
REGISTERED PROFESSIONAL DESIGNER

GABRIEL FRASSON
NAME
SIGNATURE
23718
BCR

REGISTRATION INFORMATION
REGISTERED UNDER C. 23.1.1 OF THE ONTARIO BUILDING CODE
MORETTO DESIGN
FIRM NAME
130918
BCR

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 VERIFY 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

PRIVATE RESIDENCE

10 GRAFTON CRES
CITY OF BRAMPTON
L6P 0M1

LOT: 64

REGD PLAN: M-304

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



SWS#25042
for structural

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

SCALE 1:400

0 5 10 20 METRES

YOUNG & YOUNG SURVEYING INC.
ONTARIO LAND SURVEYORS
IC 3022

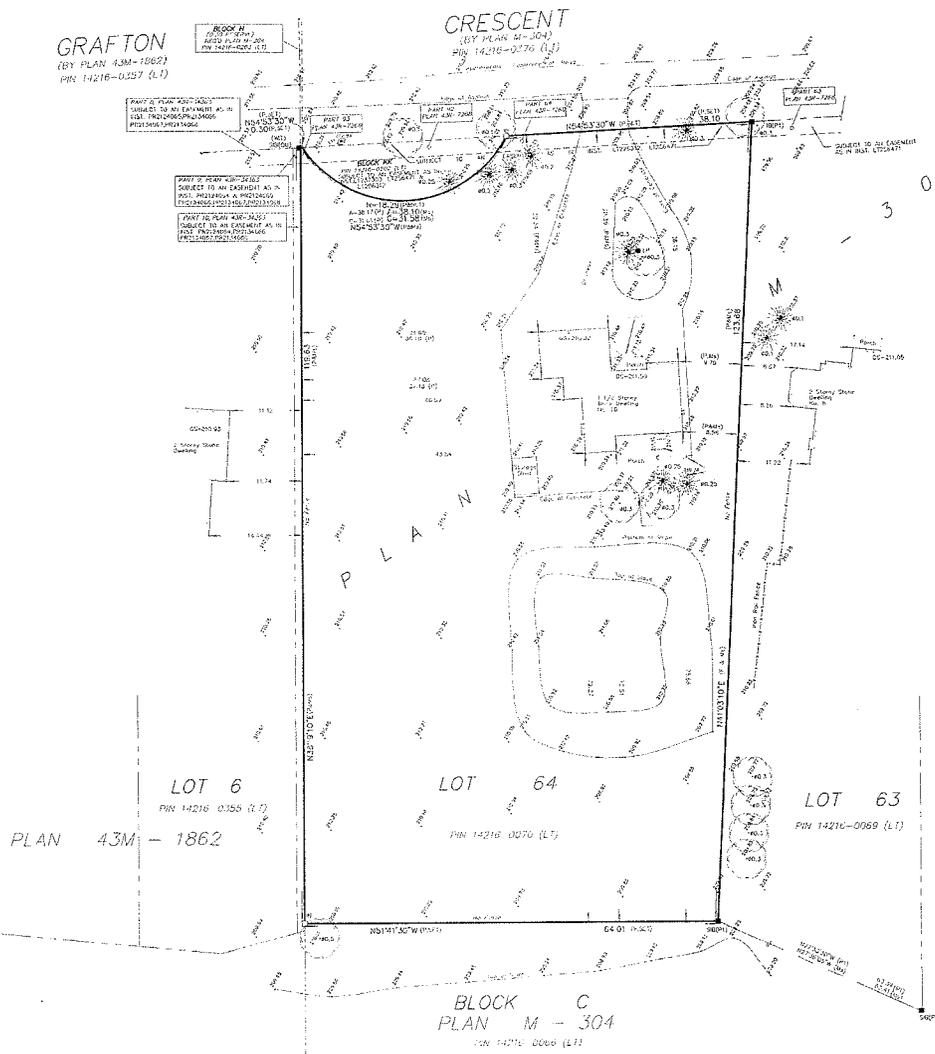
METRIC

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 L127031 & L126647	
ADDITIONAL RELEASES	
NOTE THE LOCATION OF SPICES IN RELATION TO THE PROPERTY LIMITS	

GRAFTON
(BY PLAN 43M-1862)
PIN 14216-0257 (L1)

CRESCENT
(BY PLAN M-304)
PIN 14216-0270 (L1)



BEARING NOTE

BEARINGS ARE TAKEN BY REAL TIME NETWORK (RTNET) OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL(1987.0))

BEARING ROTATION NOTE

FOR BEARING COMPASS, A ROTATION OF 90°/130° COUNTER CLOCKWISE WAS APPLIED TO P, PI TO CONVERT TO GRS BEARINGS.

BENCHMARK NOTE

ELEVATIONS HEREON ARE RELECTIC IN OHM AND WERE OBTAINED FROM THE CITY OF BRAMPTON BENCHMARK #242200360 HAVING AN ELEVATION 216.92 METRES.

LEGEND

- DENOTES FOUND BAR
- DENOTES PLAINED BAR
- SB DENOTES STANDARD IRON BAR
- SOB DENOTES SHORT STANDED IRON BAR
- IB DENOTES IRON BAR
- CU DENOTES CUP
- Ms DENOTES MEASURED
- WIT DENOTES WITNESS
- P DENOTES PLAN BY FAZIO & PAPA LTD., O.L.S. DATED JUNE 12TH, 1981.
- PI DENOTES PLAN M-304
- P2 DENOTES PLAN M-1862
- US DENOTES DRIVE SILL
- US DENOTES GARAGE SILL
- 90° DENOTES FIRE HYDRANT
- 90° DENOTES BELL BOX
- DENOTES LIGHT POLE
- DENOTES DECIDUOUS TREE WITH DIAMETER
- DENOTES CONIFEROUS TREE WITH DIAMETER
- DENOTES CENTRE LINE
- N DENOTES NORTH
- E DENOTES EAST
- W DENOTES WEST
- S DENOTES SOUTH

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS 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
GANESH SUNDAR O.Eng.
GRAFTON 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 702B, Section 21(3).



YOUNG & YOUNG SURVEYING INC.
A Subsidiary of Moore Group Inc.

2 MIDLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E4
PHONE 905.951.6000 FAX 905.957.4611
www.youngandsurveying.com info@youngandsurveying.com

PLANNY CHECKED BY: TA DRAWN BY: TA CHECKED BY: GS

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