Flower City



FILE NUMBER: A- 2025-0049

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

	APPLICATION Minor Variance or Special Permission
	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 <u>Planning Act</u> , 1990, for relief as described in this application from By-Law 270-2004 .
1.	Name of Owner(s) Tejinderpal Bedi & Sukhdeep Kaur Address 31 Rosegarden Dr, Brampton, ON L6P 0C9
	Phone # tbedi@connexinsurance.com Fax # Email 289-966-2500
2.	Name of Agent Shane Edwards / Kurtis Van Keulen (Huis Design Studio LTD.) Address 1A Conestoga Drive (Unit 301), Brampton, ON L6Z 4N5
	Phone # 647-206-9655 / 1-833-456-4847 (ext.2) Fax # Email kurtis@huisdesigns.ca / shane@huisdesigns.ca
3.	Nature and extent of relief applied for (variances requested): Proposed Two Storey (Partial Third Storey) detached single family dwelling:
	Zoning By-law Section 10.5 (a) - Attached garage door height shall not exceed 2.4 metres. The proposed garage door total height is 2.74 metres; seeking a relief of 0.34 metres. Zoning By-law Section 11.2.2 (h) - Maximum building height (10.6 metres). The proposed building height is 14.87 metres; requiring a relief of 4.27 metres.
4.	Why is it not possible to comply with the provisions of the by-law? Proposed Two Storey (Partial Third Storey) detached single family dwelling: Section 10.5 (a) - The proposed garage door height is desired to better aesthetically and functionally suit this style and size of dwelling. Section 11.2.2 (h) - Due to the proposed width and sprawling nature of the dwelling an appropriate roof style/slope was designed to suit the architectural aesthetics. The steeper slope results in a height that exceeds what is permitted by the by-law.
5.	Legal Description of the subject land: Lot Number 21 Plan Number/Concession Number Registered Plan M-350 Municipal Address 31 Rosegarden Dr, Brampton, ON L6P 0C9
6.	Dimension of subject land (in metric units) Frontage 72.31 m Depth 110.53 m Area 8466.18 SQ.M (0.846619 HA)
7.	Access to the subject land is by: Provincial Highway Municipal Road Maintained All Year Private Right-of-Way Water

0. Particulars of all buildings and structures on or proposed for the subject land: (specify in <u>metric units</u> ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: Existing two storey single family dwelling: Dwelling (To be Demolished) Ground Floor Area = 163.87 sq.m, Gross Floor Area = 327.74 sq.m Building Height = 9.60 m (Estimated) , Building Length & Width = 16.48 m & 22.18 m	
PROPOSED BUILDINGS/STRUCTURES on the subject land: Proposed two storey (partial third storey) Single Family Dwelling: Ground Floor Area = 719.84 sq.m, Gross Floor Area = 1478.58 sq.m	
Proposed two storey (partial third storey) Single Family Dwelling:	

1. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in <u>metric units</u>)

	EXISTING Dwelling	(To be Demolished)		
	Front yard setback			
	Rear yard setback	69.50 m		
	Side yard setback		Yard - Towards Morris Court)	
	Side yard setback	12.21m (Interior Side Y	ard)	
	PROPOSED			
	Front yard setback			
	Rear yard setback			
	Side yard setback		erior Side Yard - Towards Morris C	ourt)
	Side yard setback	Dwelling: 9.39 m (Interi	or Side Yard)	
0	Date of Acquisition o	f subject land:	2023	
0.	Date of Acquisition o	i subject land.	2023	
1.	Existing uses of subj	ect property:	Residential Single Family Dwelling	g
-				
2.	Proposed uses of sul	oject property:	Residential Single Family Dwelling	3
2	Existing uses of abut	ting proportios:		
э.	Existing uses of abu	ting properties.	All abutting properties are residen	tial dwellings.
	Data of construction	of all huildings 9 struct	ures on subject lands 199	5 (assumed)
4.	Date of construction	of all buildings & struct		5 (assumed)
5	Length of time the ex	risting uses of the subje	ect property have been continue	d: 30 years
J.	Length of time the ex	tisting uses of the subje	to property have been continue.	
16. (a) V	Vhat water supply is ex	isting/proposed?		
	Municipal 🔀	0	Other (specify)	
	Well			
(b)	What sewage dispe	osal is/will be provided		
	Municipal 📃		Other (specify)	
	Septic 🛛 🗙			
(c)	_ •	system is existing/pro	posed?	
	Sewers			
	Ditches X		Other (specify)	
	Swales X			

17.	Is the subject prosubdivision or c		of an ap	oplication under t	he Planning A	ct, for approval of a	a plan of
	Yes 🗌	Νο 🔀					
	lf answer is yes,	provide details:	File	#		_ Status	
18.	Has a pre-consu	Itation application I	been fil	ed?			
	Yes 🔲	No 🔀					
19.	Has the subject	property	_	_	ever been t	he	
		olication for minor	varianc				
	Yes			Unknown 🔀			
	lf answer is yes,	-					
	File # File #	Decision Decision			Relief Relief		
	File #	Decision		<u></u>	Relief		
					\sim	$\langle \cdot \rangle$	
					~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		
				Signatu	re of Applicant	(s) or Authorized Age	ent
DATE	DAT THE <u>City</u>		OF	Brampton			
TH	IS_12th DA`	OF March		_ , 20 <u>25 _</u> .			
THE AP	PLICANT IS A C ATION AND THE		E APP EAL SI	LICATION SHAL HALL BE AFFIXE	.L BE SIGNE D.	MPANY THE APPL D BY AN OFFICE	
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IN THE	Region	OF Peel		_SOLEMNLY DE	CLARE THAT:		
						ARATION CONSCI	
City	ED BEFORE ME AT	mpton					
	Keguer	OF				$\bigcirc$	
Pet	THIS	DAY OF			$\sim$		
Ma	<u>, 20</u>	25		Sign	ature of Applica	ant or Authorized Age	ent
	Maria	Clara Va		er, etc.,			
	A Commissione	Banding	e of On	tario,			
	A Commissione	for the C	Corpora	tion of the			
		Expires		mber 20, 2026 FICE USE ONLY			
	Present Official	Plan Designation:	on or				_
		By-law Classification	on:		RE	2-1500	
	-	has been reviewed		spect to the varian	ices required a	nd the results of the	
	της αρριτατιοι	said review a	are outli	ned on the attache	ed checklist.		
	.In	hn C. Cabral			2025-0	5-12	
		Zoning Officer				Date	—

DATE RECEIVED

May 15, DUB Backer 2023/01/12

#### APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: <u>31 Rosegarden Dr, Brampton, ON L6P 0C9</u>

I/We, Tejinderpal Bedi and Sukhdeep Kaur please print/type the full name of the owner(s)

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

Shane Edwards / Kurtis Van Keulen (Huis Design Studio LTD.) please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this	12th day of March	, <b>20</b> <u>25</u> .
(signations	the owner(s), or where the owner is a tirm or	corporation, the signature of ampliticer 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.

#### PERMISSION TO ENTER

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

LOCATION OF THE SUBJECT LAND: 31 Rosegarden Dr Brampton, ON L6P 0C9

I/We, Tejinderpal Bedi and Sukhdeep Kaur 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 12th day of March , 20 25 . < irm or corporation, the signal

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

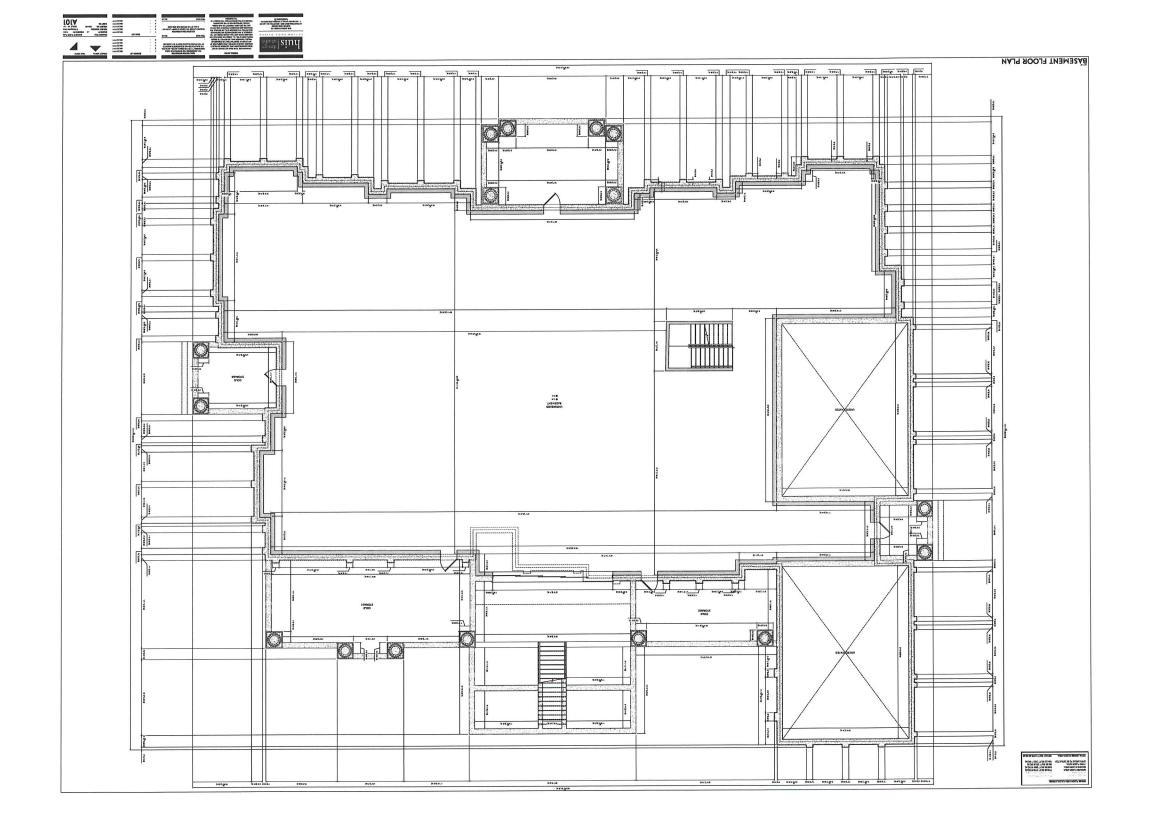
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

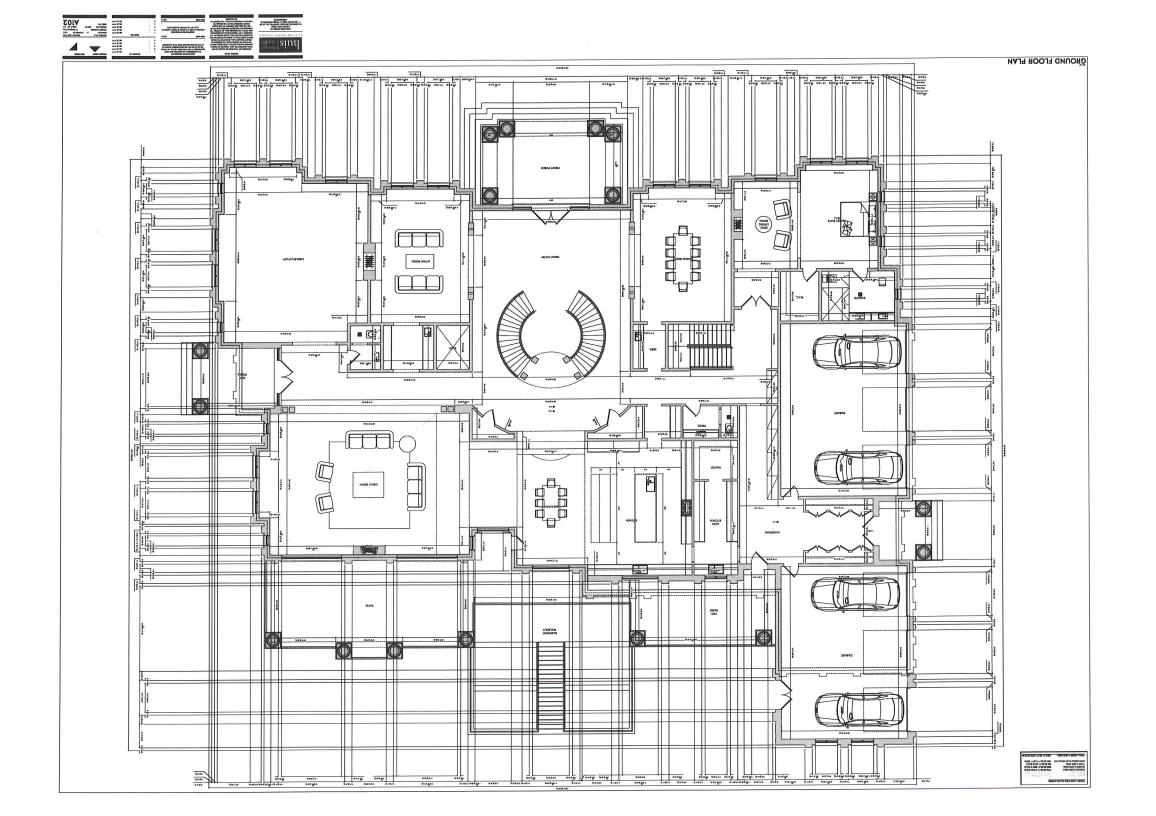
NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

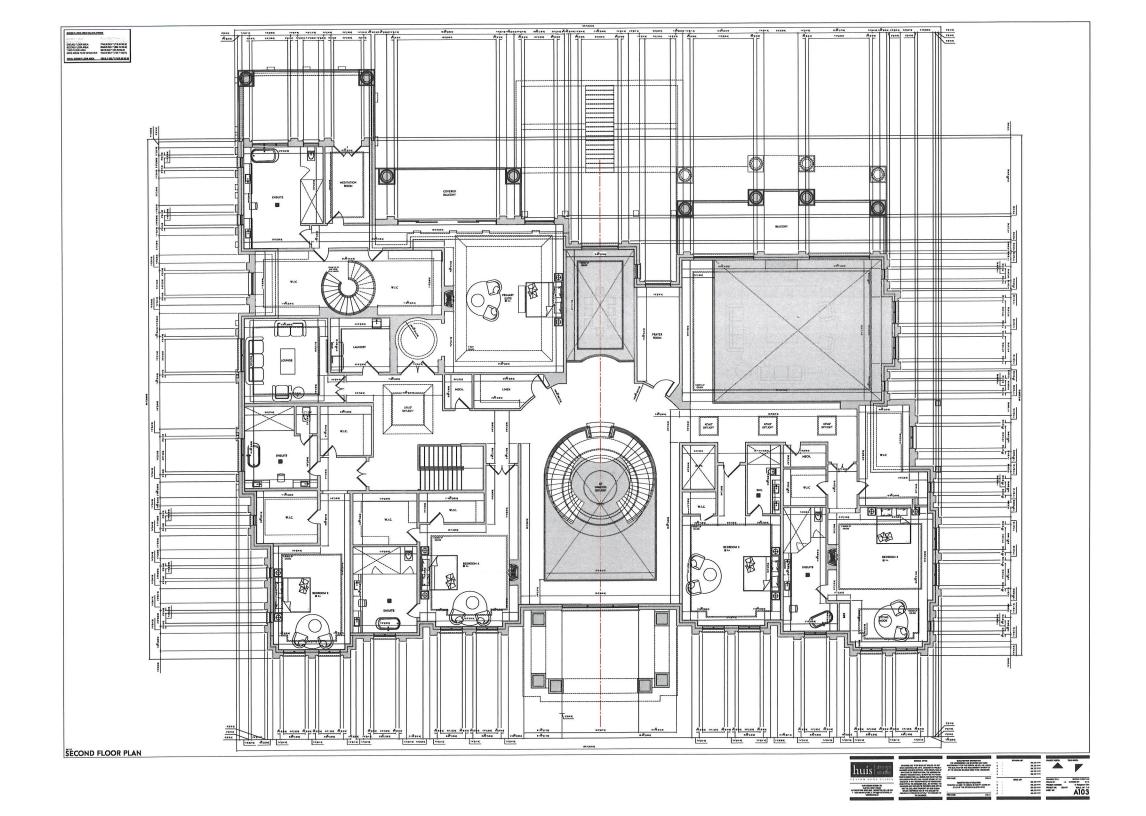


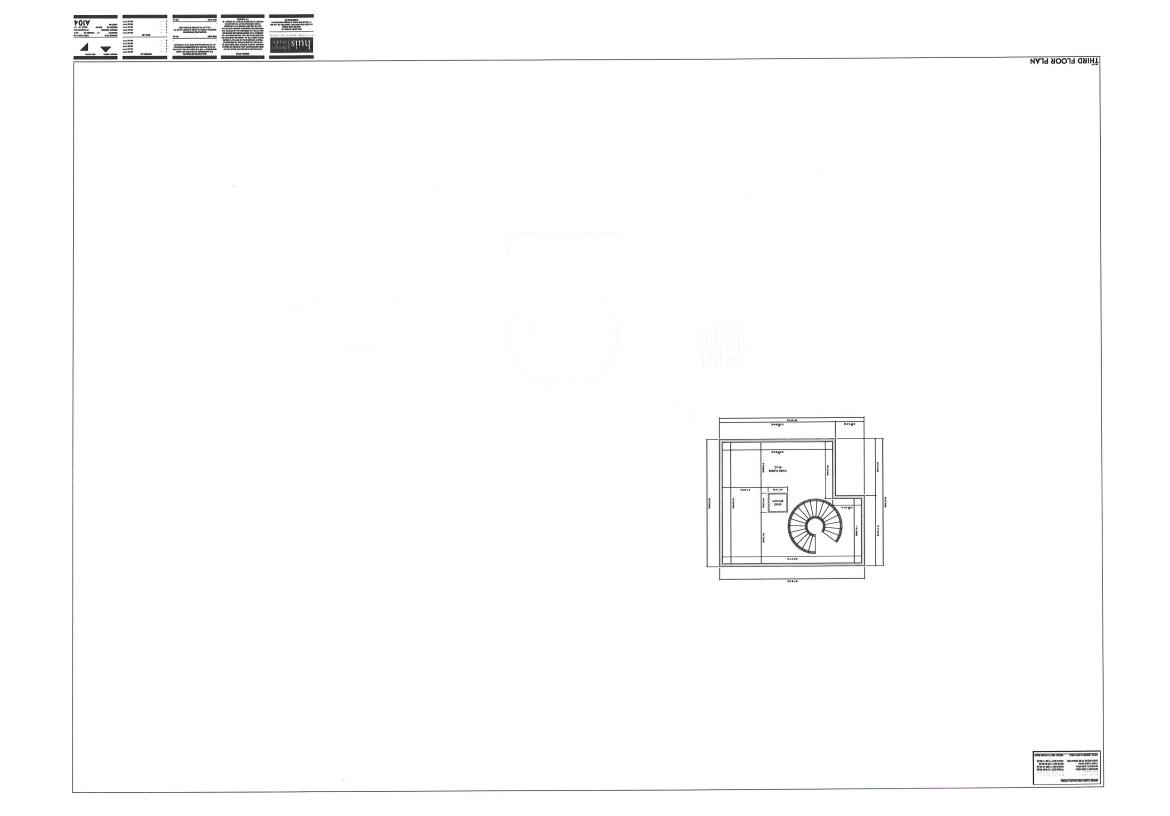
NOTE:3D COLOUR ELEVATIONS SHOWN ONLY TO DEPICT PROPOSED COLOUR SCHEME OF EXTERIOR FINISHES. REFER TO ARCHITECTURAL ELEVATIONS FOR EXTERIOR FINISH DESCRIPTIONS

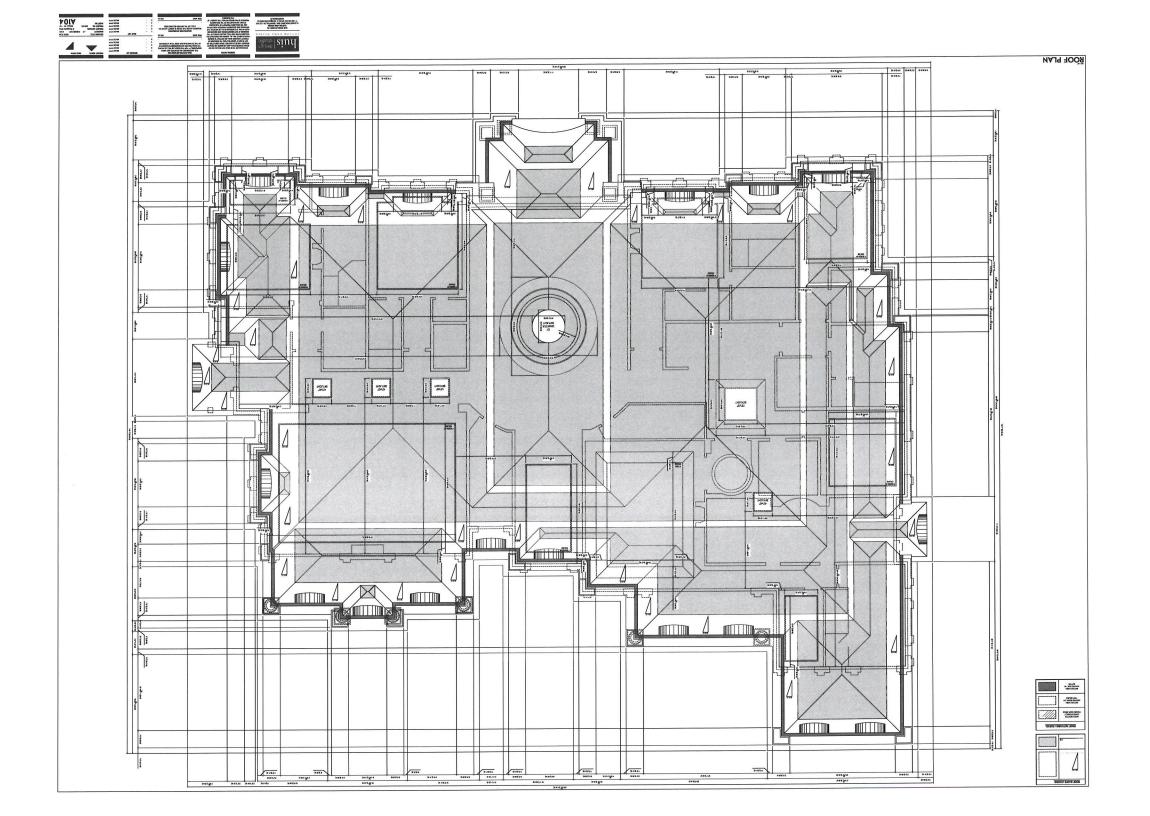


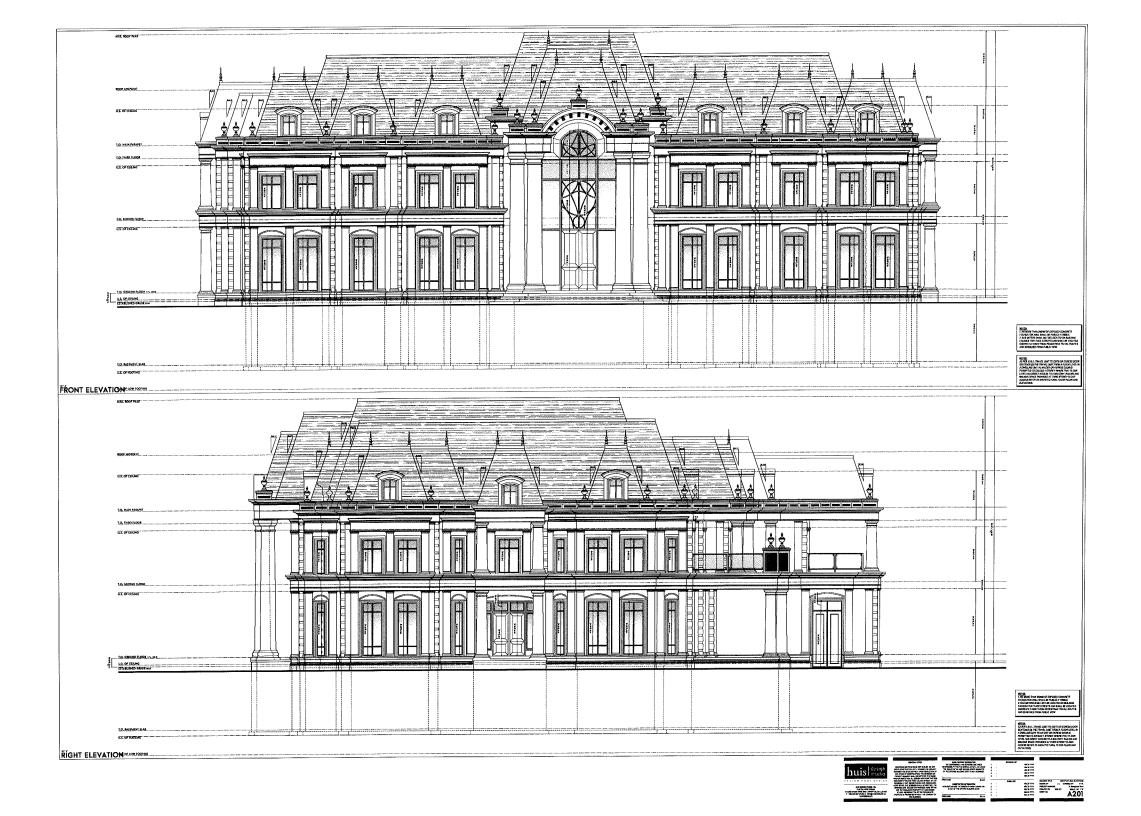






















## **Zoning Non-compliance Checklist**

File No. 7-2025-004

Applicant: Tejinderpal Bedi & Sukhdeep Kau Address: 31 Rosegarden Dr, Brampton, ON L6P 0C9 Zoning: RE2-1500 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS			
BUILDING HEIGHT	To permit a proposed single detached dwelling having a maximum building height of 14.87m	Whereas the by-law permits a maximum building height of 10.6m.	11.2.2(h)
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT	To permit a maximum garage door height of 2.74m for the attached garages.	Whereas the by-law permits a maximum garage door height of 2.4m	10.5(a)

John C. Cabral Reviewed by Zoning

____2025-05-12_____

Date

LOT COVERAGE PROPOSED DWELLING PROPOSED FRONT PORCH PROPOSED SIDE PORCHES PROPOSED REAR PORCHES PROPOSED CABANA COVERAGE TOTAL PERCENTAGE OF LOT COVERAGE GROSS FLOOR AREA ATTACHED GARAGE (NOT INCL.) BASEMENT AREA (NOT INCL.) GROUND FLOOR AREA SECOND FLOOR AREA THIRD FLOOR AREA SUBTOTAL: OPEN AREAS (SUBTRACTED):	91128.91 SQ.FT (8466.18 SQ.M)(0.846619 HA) 72.31 M 14.87 M PROPOSED 9349.42 SQ.FT (868.59 SQ.M) 401.24 SQ.FT (37.27 SQ.M) 290.62 SQ.FT (26.99 SQ.M) 1166.83 SQ.FT (108.40 SQ.M) N/A 1041.25 SQ.M 12.29% PROPOSED 1601.13 SQ.FT (148.75 SQ.M) 7798.04 SQ.FT (724.46 SQ.M) 7748.28 SQ.FT (719.84 SQ.M) 9258.63 SQ.FT (860.15 SQ.M) 562.93 SQ.FT (52.29 SQ.M) 17569.84 SQ.FT (1632.29 SQ.M)
SITE FRONTAGE BUILDING HEIGHT LOT COVERAGE PROPOSED DWELLING PROPOSED FRONT PORCH PROPOSED SIDE PORCHES PROPOSED REAR PORCHES PROPOSED CABANA COVERAGE TOTAL PERCENTAGE OF LOT COVERAGE GROSS FLOOR AREA ATTACHED GARAGE (NOT INCL.) BASEMENT AREA (NOT INCL.) GROUND FLOOR AREA SECOND FLOOR AREA THIRD FLOOR AREA SUBTOTAL: OPEN AREAS (SUBTRACTED):	72.31 M 14.87 M PROPOSED 9349.42 SQ.FT (868.59 SQ.M) 401.24 SQ.FT (37.27 SQ.M) 290.62 SQ.FT (26.99 SQ.M) 1166.83 SQ.FT (108.40 SQ.M) N/A 1041.25 SQ.M 12.29% PROPOSED 1601.13 SQ.FT (148.75 SQ.M) 7798.04 SQ.FT (724.46 SQ.M) 7798.04 SQ.FT (719.84 SQ.M) 9258.63 SQ.FT (860.15 SQ.M) 562.93 SQ.FT (52.29 SQ.M)
BUILDING HEIGHT  BUILDING HEIGHT  LOT COVERAGE  PROPOSED DWELLING  PROPOSED FRONT PORCH  PROPOSED SIDE PORCHES  PROPOSED REAR PORCHES  PROPOSED CABANA  COVERAGE TOTAL  PERCENTAGE OF LOT COVERAGE  GROSS FLOOR AREA  ATTACHED GARAGE (NOT INCL.)  BASEMENT AREA (NOT INCL.)  GROUND FLOOR AREA  SECOND FLOOR AREA  THIRD FLOOR AREA  SUBTOTAL:  OPEN AREAS (SUBTRACTED):	14.87 M         PROPOSED         9349.42 SQ.FT (868.59 SQ.M)         401.24 SQ.FT (37.27 SQ.M)         290.62 SQ.FT (26.99 SQ.M)         1166.83 SQ.FT (108.40 SQ.M)         N/A         1041.25 SQ.M         12.29%         PROPOSED         1601.13 SQ.FT (148.75 SQ.M)         7798.04 SQ.FT (724.46 SQ.M)         7748.28 SQ.FT (860.15 SQ.M)         9258.63 SQ.FT (52.29 SQ.M)
SECOND FLOOR AREA	PROPOSED         9349.42 SQ.FT (868.59 SQ.M)         401.24 SQ.FT (37.27 SQ.M)         290.62 SQ.FT (26.99 SQ.M)         1166.83 SQ.FT (108.40 SQ.M)         N/A         1041.25 SQ.M         12.29%         PROPOSED         1601.13 SQ.FT (148.75 SQ.M)         7798.04 SQ.FT (724.46 SQ.M)         7748.28 SQ.FT (719.84 SQ.M)         9258.63 SQ.FT (52.29 SQ.M)
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PERCENTAGE OF LOT COVERAGE GROSS FLOOR AREA ATTACHED GARAGE (NOT INCL.) BASEMENT AREA (NOT INCL.) GROUND FLOOR AREA SECOND FLOOR AREA THIRD FLOOR AREA SUBTOTAL: OPEN AREAS (SUBTRACTED):	12.29%         PROPOSED         1601.13 SQ.FT (148.75 SQ.M)         7798.04 SQ.FT (724.46 SQ.M)         7748.28 SQ.FT (719.84 SQ.M)         9258.63 SQ.FT (860.15 SQ.M)         562.93 SQ.FT (52.29 SQ.M)
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BASEMENT AREA (NOT INCL.) GROUND FLOOR AREA SECOND FLOOR AREA THIRD FLOOR AREA SUBTOTAL: OPEN AREAS (SUBTRACTED):	7798.04 SQ.FT (724.46 SQ.M) 7748.28 SQ.FT (719.84 SQ.M) 9258.63 SQ.FT (860.15 SQ.M) 562.93 SQ.FT (52.29 SQ.M)
GROUND FLOOR AREA SECOND FLOOR AREA THIRD FLOOR AREA SUBTOTAL: OPEN AREAS (SUBTRACTED):	7748.28 SQ.FT (719.84 SQ.M) 9258.63 SQ.FT (860.15 SQ.M) 562.93 SQ.FT (52.29 SQ.M)
SECOND FLOOR AREA THIRD FLOOR AREA SUBTOTAL: OPEN AREAS (SUBTRACTED):	9258.63 SQ.FT (860.15 SQ.M) 562.93 SQ.FT (52.29 SQ.M)
THIRD FLOOR AREA SUBTOTAL: OPEN AREAS (SUBTRACTED):	562.93 SQ.FT (52.29 SQ.M)
SUBTOTAL: OPEN AREAS (SUBTRACTED):	
OPEN AREAS (SUBTRACTED):	17569 84 SO ET (1632 29 SO M)
G.F.A. TOTAL	1654.53 SQ.FT (153.71 SQ.M)
	15915.31 SQ.FT (1478.58 SQ.M)
FRONT YARD LANDSCAPING	PROPOSED
FRONT YARD AREA	30879.11 SQ.FT (2868.77 SQ.M)
PROPOSED DRIVEWAY	8365.51 SQ.FT (777.18 SQ.M)
PROPOSED FRONT PORCH & STEPS	578.75 SQ.FT (53.76 SQ.M)
TOTAL HARD LANDSCAPED AREA	830.94 SQ.M (28.96%)
PROPOSED GRASS	2037.83 SQ.M
TOTAL SOFT LANDSCAPED AREA	2037.83 SQ.M (71.04%)
SOD	SOD DRIVEWAY
<ul> <li>ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF A BUILDING PERMIT APPLICATION SHALL BE IN CONFORMITY WITH THE APPROVED SITE PLAN DRAWINGS AS APPROVED BY THE DEVELOPMENT SERVICES DIVISION.</li> <li>THE OWNER IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING, PLACED AT THE DIP LINE OF THE TREES, IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DIVISION. NO MATERIALS (I.E. BUILDING MATERIALS, SOL, CONSTRUCTION VEHICLES, EQUIPMENT, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING.</li> <li>SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED, PLANNING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED, PLANNING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICIES REQUIRE MAINTENAM GRADES MUST BE MET WITHIN 33% MAXIMUM SLOPE AT THE POPRETY LINES AND WITHIN THE SITE.</li> <li>ALL UTILITY COMPANES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE CITY BOULEVARD AREA.</li> <li>THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES REMIT.</li> <li>THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES MOOTH AY RELOCATIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE CONTINUOUS THEORING WALL LOCATED ON A PROPERTY LINE IS SHOWN ON THE SITE PLAN AND GRADING PLAN AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.</li> <li>THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL</li> <li>ANT THAS SHALL BE RITARNES TO THE SITE.</li> <li>AT THE ENTRANCES TO THE PRIC</li></ul>	CAPE WORKS WILL BE GUARANTEED FOR ONE YEAR FOLLOWING N. PLANT MATERIAL, WHICH IS NOT IN HEALTHY GROWING I ONE YEAR AFTER INSPECTION, SHALL BE REPLACED TO THE ION OF THE CITY OF BRAMPTON WITH AN ADDITIONAL ONE-YEAR NCE GUARANTEE PERIOD. SUPPLY AND PLANT ALL ENTS IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS. IS DAMAGED OR MISSING ON THE PUBLIC BOULEVARD IS TO BE INSTALLED AT THE OWNER'S EXPENSE. LINK FENCING AND COMPONENTS THAT ARE INSTALLED ENT TO SITE PLAN APPROVAL SHALL HAVE A BLACK GLOSS ENAMEL POWDER COAT APPLICATION. PRIOR TO APPLICATION OF FINISH, H PARKER BONDERITE AND CHLOROTHENE SOLVENT APPLIED IN A S OF 4-5 MILS BY ELECTROSTATIC COAT AND OVEN CURED FOR A ND EVEN SURFACE. ALL CHAIN LINK FABRIC ALSO TO BE BLACK

**ARCHITECTURAL SITE PLAN** 

