Flower City

brampton.ca

Received / Revised

FEB 25 2026

Committeee of Adjustment

Revised Application

FILE NUMBER: A-2026-0009

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request. 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
(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)** Sundeep Anand & Ritu Hallan-Anand
   Address [redacted]

   Phone # [redacted] **Fax #** [redacted]
   Email [redacted]

2. **Name of Agent** Shane Edwards / Kurtis Van Keulen (Huis Design Studio Ltd.)
   Address [redacted]

   Phone # [redacted] **Fax #** [redacted]
   Email [redacted]

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

1. By-law Section 10.3 (i) - Gross Floor area of any individual accessory building shall not exceed 23 sq.m in the Residential Estate Zone.
The proposed pool cabana is 124.98 sq.m; seeking a relief of 101.98 sq.m.

2. By-law Section 10.3 (h) - In the Residential Estate Zone, the max. height of any accessory building shall not exceed 3.0m (flat roof)
The proposed pool cabana has a height of 7.62 metres; seeking a relief of 4.62 metres.

3. By-law Section 10.5 (a) - Attached garage door height shall not exceed 2.4 metres.
The proposed garage door height is 2.74 metres; seeking a relief of 0.34 metres.

4. By-law Section 11.1.2 (h) - Maximum building height (10.6 metres).
The proposed building height is 13.65 metres; seeking a relief 3.05 metres.

5. By-law Section 11.1.2 (j) - Minimum landscaped open space (70% of the front yard)
The proposed landscaped open space is 47.99%; seeking a relief 22.01%.

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

1. Section 10.3 (i) - The pool cabana has been designed to complement the dwelling and is sized appropriately when compared to the rear yard.

2. Section 10.3 (i) - The pool cabana has been designed to complement the dwelling and the height is proportional, as per the roof design.

3. Section 10.5 (a) - The proposed garage door height is desired to better aesthetically and functionally suit this style and size of dwelling.

4. Section 11.1.2 (h) - The proposed building height is a result of ceiling and roof styles that match the architectural aesthetic of the dwelling design.

5. Section 11.1.2 (j) - The proposed driveway design is required for access to the garages on each side of the dwelling.

5. **Legal Description of the subject land:**
   Lot Number 31
   Plan Number/Concession Number Registered Plan M-337
   Municipal Address 8 Huttonville Drive, Brampton, ON L6X 0C1

6. **Dimension of subject land (in metric units)**
   Frontage 49.01 M
   Depth 79.67 M
   Area 4,049.18 SQ.M

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

Provincial Highway	**Seasonal Road**
Municipal Road Maintained All Year X	**Other Public Road**
Private Right-of-Way	**Water**

Received / Revised
FEB 25 2026
Committee of Adjustment

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:

Existing two storey single-family dwelling: Dwelling (To be Demolished)
Ground Floor Area = 139.54 sq.m
Gross Floor Area = 260.39 sq.m
Building Height = 9.60m (Estimated)
Building Length & Width = 10.81m & 26.32m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed two storey single-family dwelling:
Ground Floor Area = 448.41 sq.m
Gross Floor Area = 973.22 sq.m
Building Height = 13.65m
Building Length & Width = 22.87m & 32.00m

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	Dwelling = 13.73m
Rear yard setback	Dwelling = 49.07m
Side yard setback	Dwelling (West) = 13.37m
Side yard setback	Dwelling (East) = 9.42m

PROPOSED

Front yard setback	Dwelling = 13.23m
Rear yard setback	Dwelling = 37.34m / (Dwelling Rear Porch) = 31.85m / Cabana = 23.70m
Side yard setback	Dwelling (West) = 9.02m / Cabana (West) = 4.10m
Side yard setback	Dwelling (East) = 8.13m

10. **Date of Acquisition of subject land:** 2024

11. **Existing uses of subject property:** Residential Single Family Dwelling.

12. **Proposed uses of subject property:** Residential Single Family Dwelling.

13. **Existing uses of abutting properties:** All abutting properties are residential dwellings.

14. **Date of construction of all buildings & structures on subject land:** 1996

15. **Length of time the existing uses of the subject property have been continued:** 30 years.

16. (a) **What water supply is existing/proposed?**
Municipal X
Well
Other (specify) _____

(b) **What sewage disposal is/will be provided?**
Municipal
Septic X
Other (specify) _____

(c) **What storm drainage system is existing/proposed?**
Sewers [X]
Ditches [ ]
Swales [ ]
Other (specify) _____

SITE STATISTICS - 8 HUTTONVILLE DRIVE

LOT: ZONE CODE: RE1-177
PLAN M337 LOT 31
CITY OF BRAMPTON

SITE AREA	43,584.93 SQ.FT (4,049.18 SQ.M) (0.037618 HA)
SITE FRONTAGE	49.01 M
BUILDING HEIGHT	13.65 M
LOT COVERAGE	PROPOSED
PROPOSED DWELLING	6,399.06 SQ.FT (594.49 SQ.M)
PROPOSED FRONT PORCH	710.87 SQ.FT (66.04 SQ.M)
PROPOSED COVERED PATHWAYS	309.76 SQ.FT (28.77 SQ.M)
PROPOSED REAR PORCHES	1,564.27 SQ.FT (145.32 SQ.M)
PROPOSED CABANA	1,345.33 SQ.FT (124.98 SQ.M)
COVERAGE TOTAL	**959.60 SQ.M**
PERCENTAGE OF LOT COVERAGE	**23.69%**
GROSS FLOOR AREA	PROPOSED
POOL CABANA (NOT INCL.)	
BASEMENT AREA (NOT INCL.)	
GROUND FLOOR AREA	4,826.69 SQ.FT (448.41 SQ.M)
SECOND FLOOR AREA	6,561.81 SQ.FT (609.61 SQ.M)
SUBTOTAL:	11,388.5 SQ.FT (1058.03 SQ.M)
OPEN AREAS (SUBTRACTED):	*512.91 SQ.FT (47.65 SQ.M)*
G.F.A. TOTAL	**10,875.59 SQ.FT (1010.37 SQ.M)**

TREE PROTECTION ZONE BARRIER

TREE PROTECTION ZONE BARRIER (HOARDING)
THE TREE PROTECTION ZONE BARRIER (HOARDING) SHALL BE PLYWOOD SHEETS FRAMED WITH 2x4 STUDS AND SUPPORTED BY T-BARS.

BARRIERS MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. THE PURPOSE OF THE BARRIER IS TO DEFINE THE TREE PROTECTION ZONE, WHICH IS TO BE PROTECTED FROM ANY ACTIVITY THROUGHOUT THE CONSTRUCTION AND LANDSCAPING PHASES.

ALL TREE PROTECTION ZONE BARRIERS SHOWN ON THIS PLAN AS PER THE TREE PRESERVATION PLAN.

LANDSCAPE NOTES - 8 HUTTONVILLE DRIVE.

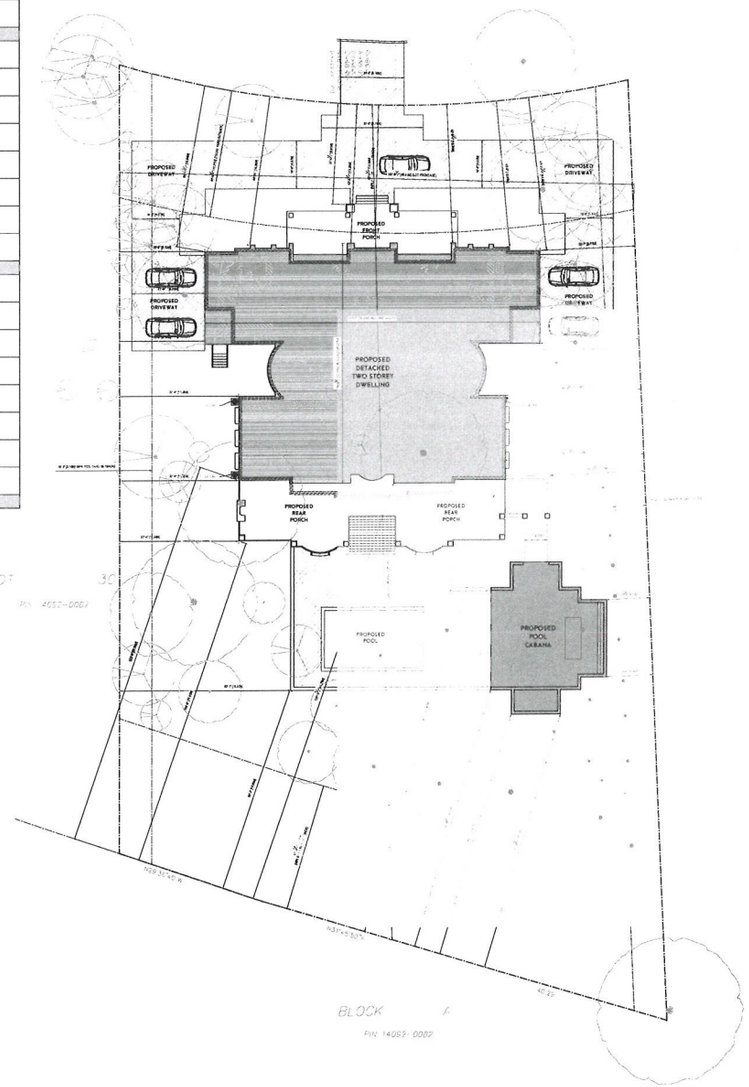
A. THE CONTRACTOR MUST NOTIFY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO COMMENCEMENT OF ANY PLANTING.
B. THE LOCATIONS OF ALL TREES ON STREET FRONTAGES MUST BE APPROVED BY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO THEIR INSTALLATION.
C. THE OWNER IS REQUIRED, UPON COMPLETION OF ALL LANDSCAPE WORKS, TO SUBMIT AN ACCEPTANCE CERTIFICATE PREPARED BY A CERTIFIED AND REGISTERED O.A.A LANDSCAPE ARCHITECT TO THE OPEN SPACE DEVELOPMENT SECTION AND TO REQUEST AN INSPECTION BY THE OPEN SPACE SECTION.
D. ALL LANDSCAPE WORKS WILL BE GUARANTEED FOR ONE YEAR FOLLOWING INSPECTION. PLANT MATERIAL, WHICH IS NOT IN HEALTHY GROWING CONDITION ONE YEAR AFTER INSPECTION, SHALL BE REPLACED TO THE SATISFACTION OF THE CITY OF BRAMPTON WITH AN ADDITIONAL ONE-YEAR MAINTENANCE GUARANTEE PERIOD. SUPPLY AND PLANT ALL REPLACEMENTS IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS.
E. SOD THAT IS DAMAGED OR MISSING ON THE PUBLIC BOULEVARD IS TO BE REPAIRED/INSTALLED AT THE OWNER'S EXPENSE.
F. ANY CHAIN LINK FENCING AND COMPONENTS THAT ARE INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL HAVE A BLACK GLOSS ENAMEL FINISH BY POWDER COAT APPLICATION. PRIOR TO APPLICATION OF FINISH, TREAT WITH PARKER BONDERITE AND CHLOROTHENE SOLVENT APPLIED IN A THICKNESS OF 4-6 MILS BY ELECTROSTATIC COAT AND OVEN CURED FOR A SMOOTH AND EVEN SURFACE. ALL CHAIN LINK FABRIC ALSO TO BE BLACK VINYL COATED.
G. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION OF TREE PITS AND SHRUB BEDS.
H. ALL T-BARS TO BE REMOVED AT THE CONCLUSION OF THE WARRANTEE PERIOD, UNLESS OTHERWISE SPECIFIED BY THE OPEN SPACE SECTION OF THE CITY OF BRAMPTON.
I. ANY TRANSFORMER INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL BE SCREENED WITH PLANT MATERIAL TO THE SATISFACTION OF THE CITY OF BRAMPTON AND MEET ALL REQUIREMENTS OF HYDRO ONE BRAMPTON PLANTING SETBACKS.
J. ANY DAMAGE DUE TO CONSTRUCTION IS REQUIRED TO BE REINSTATED AT THE OWNER'S EXPENSE. ALL DAMAGES WILL BE COMPLETED ACCORDINGLY TO THE SATISFACTION OF THE CITY OF BRAMPTON.

GENERAL NOTES - 8 HUTTONVILLE DRIVE.

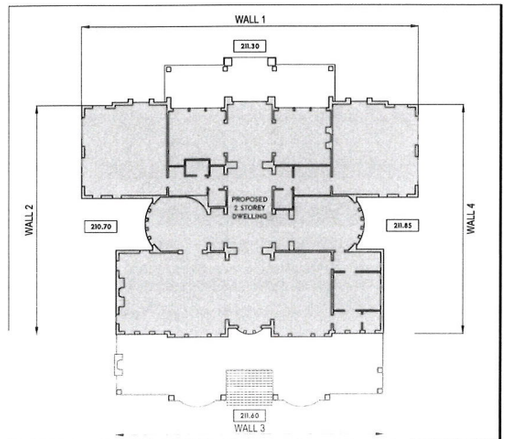
A. ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF A BUILDING PERMIT APPLICATION SHALL BE IN CONFORMITY WITH THE APPROVED SITE PLAN DRAWINGS AS APPROVED BY THE DEVELOPMENT SERVICES DIVISION.
B. THE OWNER IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING, PLACED AT THE DRIP 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, SOIL, CONSTRUCTION VEHICLES, EQUIPMENT, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING.
C. 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 THE VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.
D. THE EXISTING ON-SITE DRAINAGE PATTERN SHALL BE MAINTAINED.
E. GRADES MUST BE MET WITHIN 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
F. ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE CITY BOULEVARD AREA.
G. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY THE SITE PLAN APPROVAL AND BUILDING PERMIT.
H. THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.60m (2.00 ft.) IN HEIGHT OR ANY RETAINING 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.
I. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE OWNER AT THEIR OWN EXPENSE.
J. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
K. ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO TERMINATE AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.
L. CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR GARBAGE COLLECTION.
M. ALL DAMAGED LANDSCAPE AREAS WILL BE REINSTATED WITH TOPSOIL AND SOD FOLLOWING CONSTRUCTION ACTIVITY. ANY CITY BOULEVARD TREES DAMAGED OR REMOVED ARE TO BE REPLACED WITH 70mm CALIPER DECIDUOUS TREES TO THE SATISFACTION OF THE CITY AT THE OWNER'S EXPENSE.
N. ALL EXCESS EXCAVATED MATERIALS WILL BE REMOVED FROM THE SITE AT THE OWNER'S EXPENSE.

OPEN SPACE NOTES - 28 ROSEGARDEN DR.

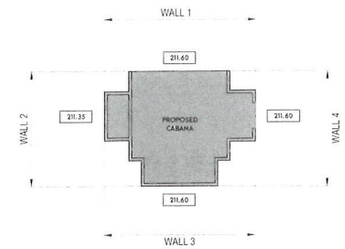
A. ALL EXISTING TREES, WHICH ARE TO REMAIN, MUST BE FULLY PROTECTED WITH HOARDING WHICH SHALL BE ERECTED BEYOND THE DRIP LINE. ALL TREE PRESERVATION MEASURES HAVE BEEN PERFORMED PRIOR TO ISSUANCE OF TOPSOIL, STRIPPING AND GRADING PERMIT.
B. NOT MOVEMENT OF VEHICLES IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
C. THE AREAS WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIMES.
D. ANY BACKFILLING OR TOPSOIL/STORAGE OF MATERIALS MUST NOT BE PLACED WITHIN THE LIMITS OF THE TREE PROTECTION ZONE.
E. ANY ROOTS OR BRANCHES THAT EXTEND BEYOND THE TREE PROTECTION ZONE WHICH REQUIRE PRUNING, MUST BE PRUNED BY A QUALIFIED ARBORIST AND MUST BE PERFORMED IN ACCORDANCE WITH FOOD ARBORICULTURE STANDARDS.
F. TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR, WILL BE REMOVED AND REPLACED WITH TREES OF A SIZE AND SPECIES AS APPROVED BY THE CITY.
G. TREE PROTECTION HOARDING MUST NOT BE REMOVED UNTIL THE COMPLETION OF BUILDING CONSTRUCTION.



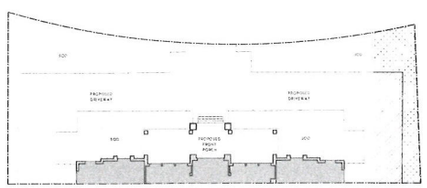
DWELING EST. GRADE CALCULATION		CABANA EST. GRADE CALCULATION	
ELEVATION CHANGE	ELEVATION	ELEVATION CHANGE	ELEVATION
WALL 1	211.30	WALL 1	211.60
WALL 2	210.70	WALL 2	211.35
WALL 3	211.60	WALL 3	211.60
WALL 4	211.85	WALL 4	211.60
TOTAL:	845.45	TOTAL:	846.15
EST. GRADE:	211.36	EST. GRADE:	211.53



ESTABLISHED GRADE CALCULATION



ESTABLISHED GRADE CALCULATION



FRONT YARD LANDSCAPING DIAGRAM SOFT LANDSCAPED AREA (NOTE FOR NOT TO SCALE FOR DISPLAY PURPOSES ONLY)

SETBACKS		FRONT YARD LANDSCAPING	PROPOSED
FRONT YARD (23.0 M)	13.24 M	FRONT YARD AREA	7829.07 SQ.FT (727.34 SQ.M)
INT. SIDE YARD (7.5 M)	8.13 M	PROPOSED DRIVEWAY	3361.27 SQ.FT (312.27 SQ.M)
REAR YARD (23.0 M)	37.34	PROPOSED FRONT PORCH & STEPS	710.87 SQ.FT (66.04 SQ.M)
INT. SIDE YARD (7.5 M)	9.02 M	TOTAL HARD LANDSCAPED AREA	378.31 SQ.M (52.01%)
VARIANCE REQ'D	HEIGHT	PROPOSED GRASS	349.03 SQ.M
MAX. 10.6M	13.34 M	TOTAL SOFT LANDSCAPED AREA	349.03 SQ.M (47.99%)

ARCHITECTURAL SITE PLAN

huis design studio

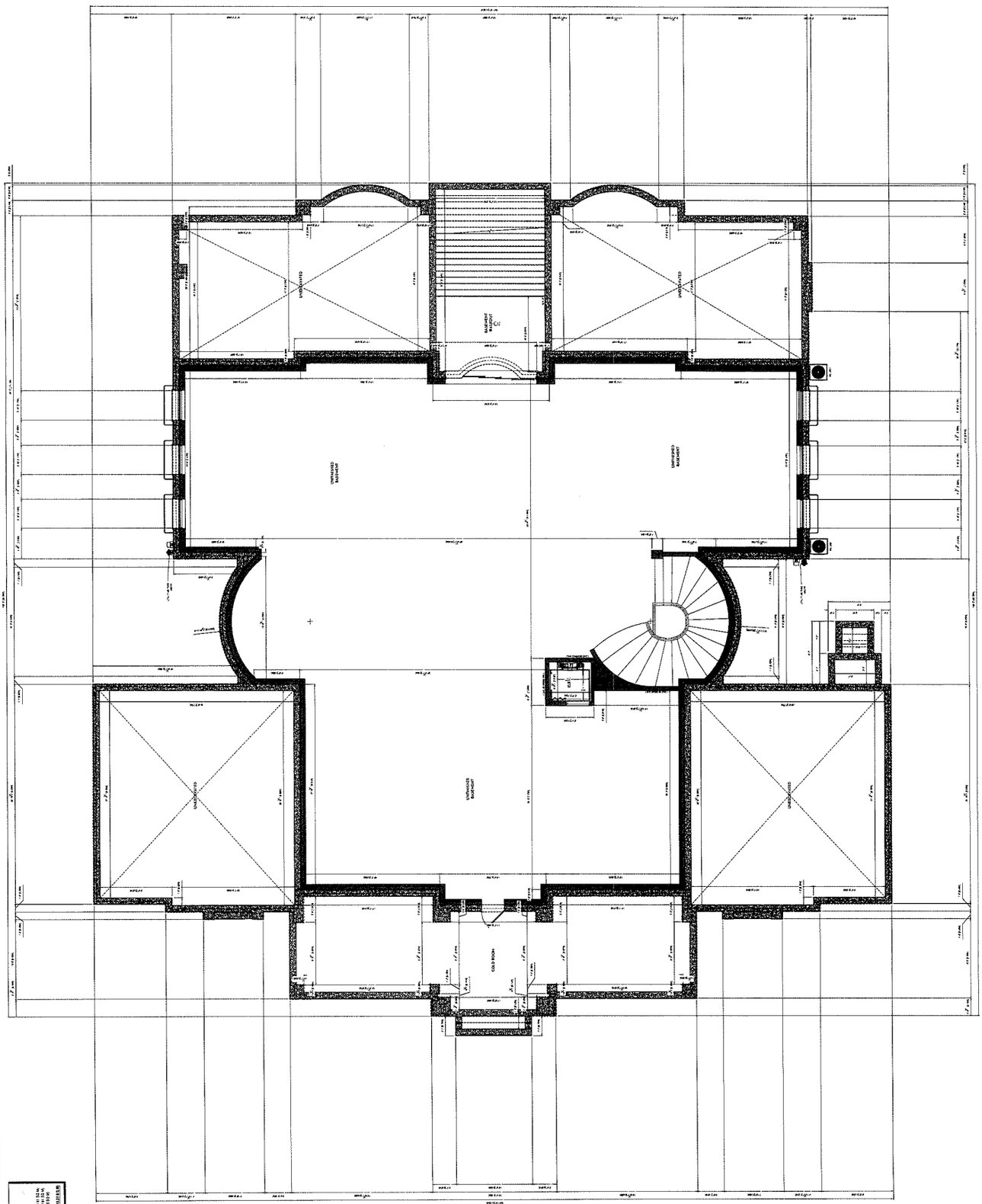
ASP

Received / Revised
FEB 25 2026
Committeee of Adjustment

Received / Revised

FEB 25 2026

Committeee of Adjustment



FLOOR AREA CALCULATIONS:

GROUND FLOOR AREA: 4018.25 FT² (373.31 M²)
BASEMENT AREA: 3911.53 FT² (363.41 M²)
SPECIFIED BUILDING AREA: 3911.53 FT² (363.41 M²)

TOTAL FLOOR AREA: 7929.78 FT² (736.72 M²)

huis design studio

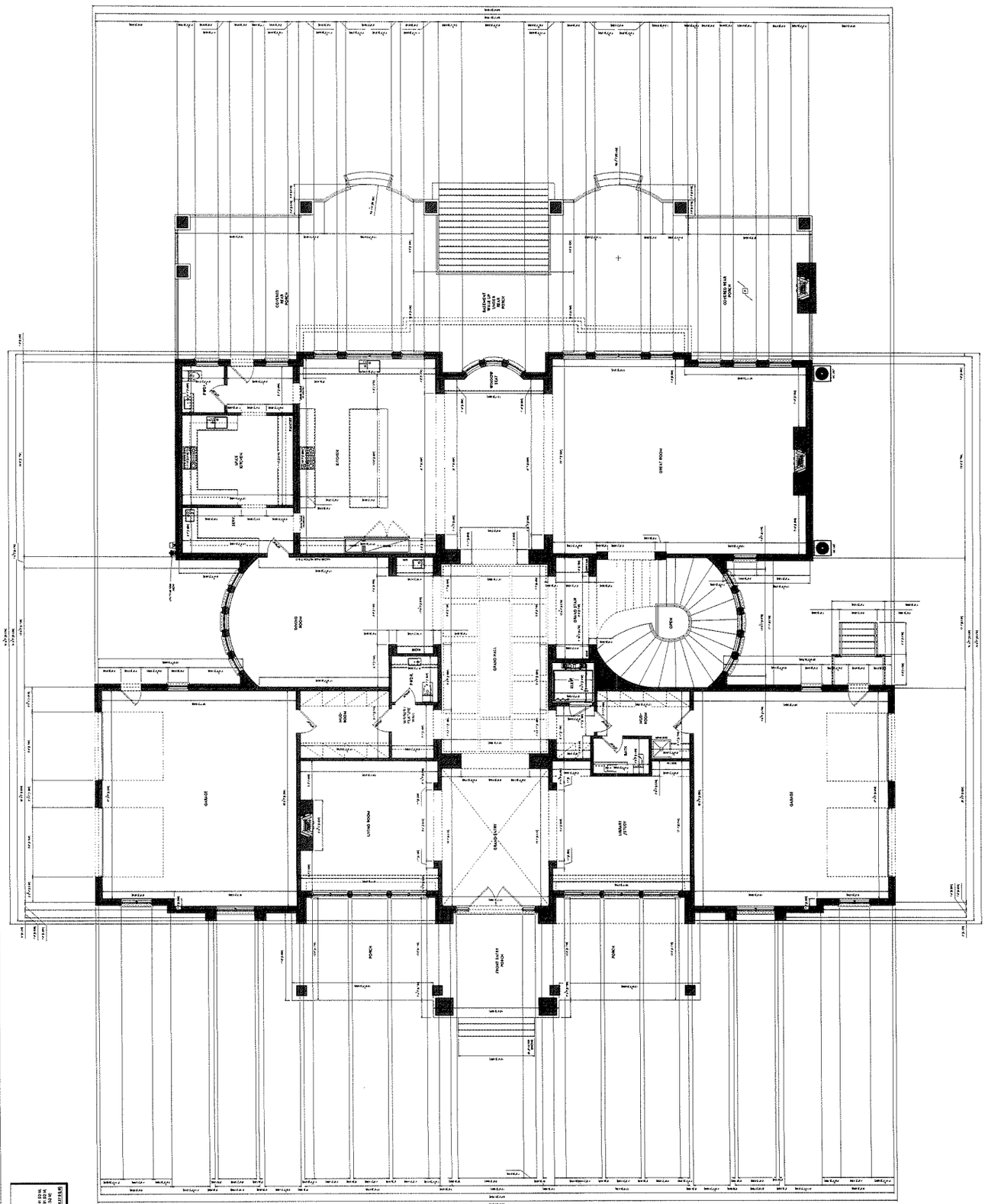
A101

BASEMENT FLOOR PLAN

Received / Revised

FEB 25 2026

Committeee of Adjustment



FLOOR AREA CALCULATIONS	
GROUND FLOOR AREA	464.98 SQ.M (5,004.42 SQ.FT)
BASEMENT AREA	464.98 SQ.M (5,004.42 SQ.FT)
OPEN AREAS (SCREENED)	17.21 SQ.M (185.26 SQ.FT)
TOTAL FLOOR AREA	947.18 SQ.M (10,194.10 SQ.FT)

huis design studio

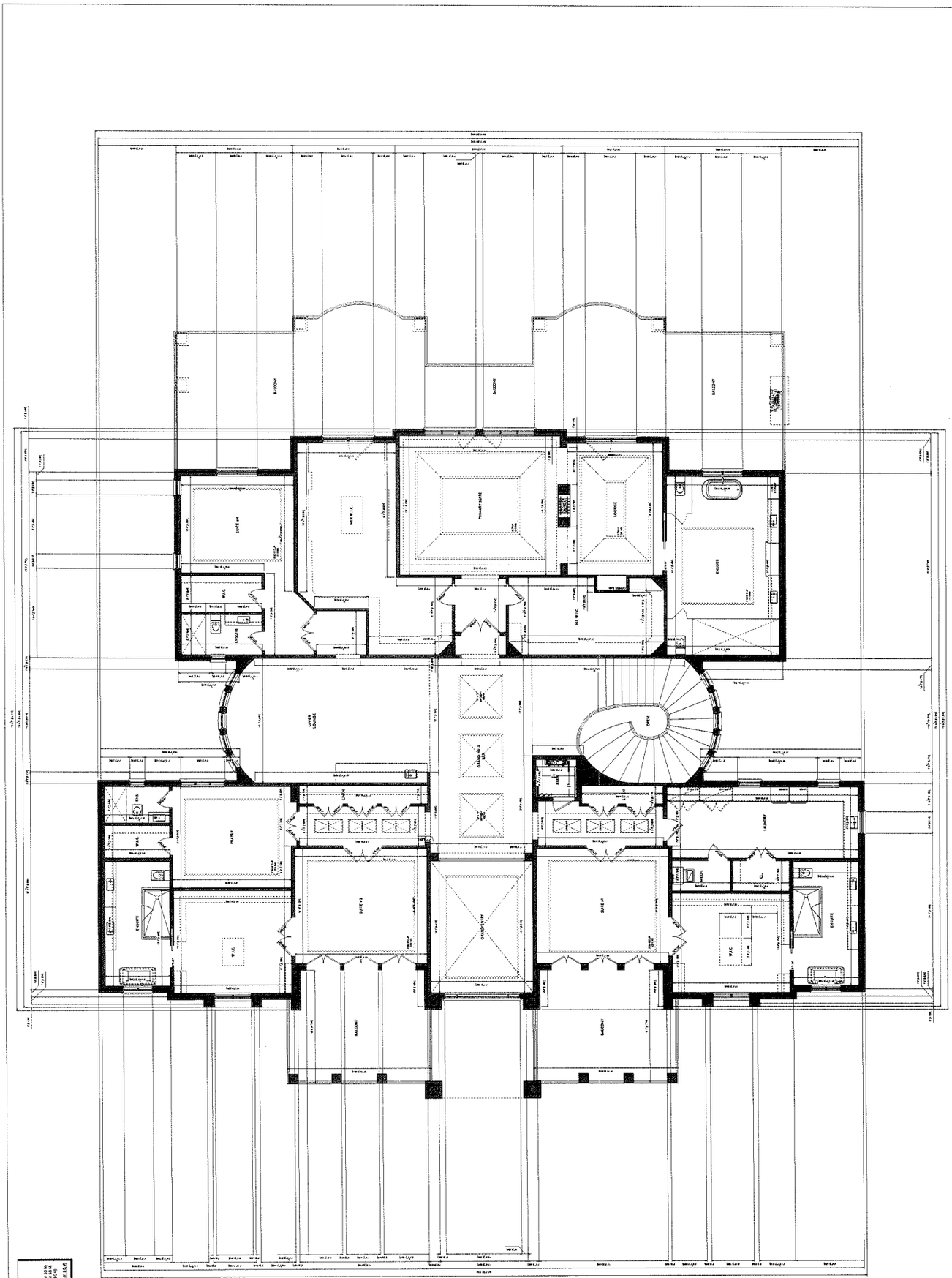
A102

GROUND FLOOR PLAN

Received / Revised

FEB 25 2026

Committeee of Adjustment



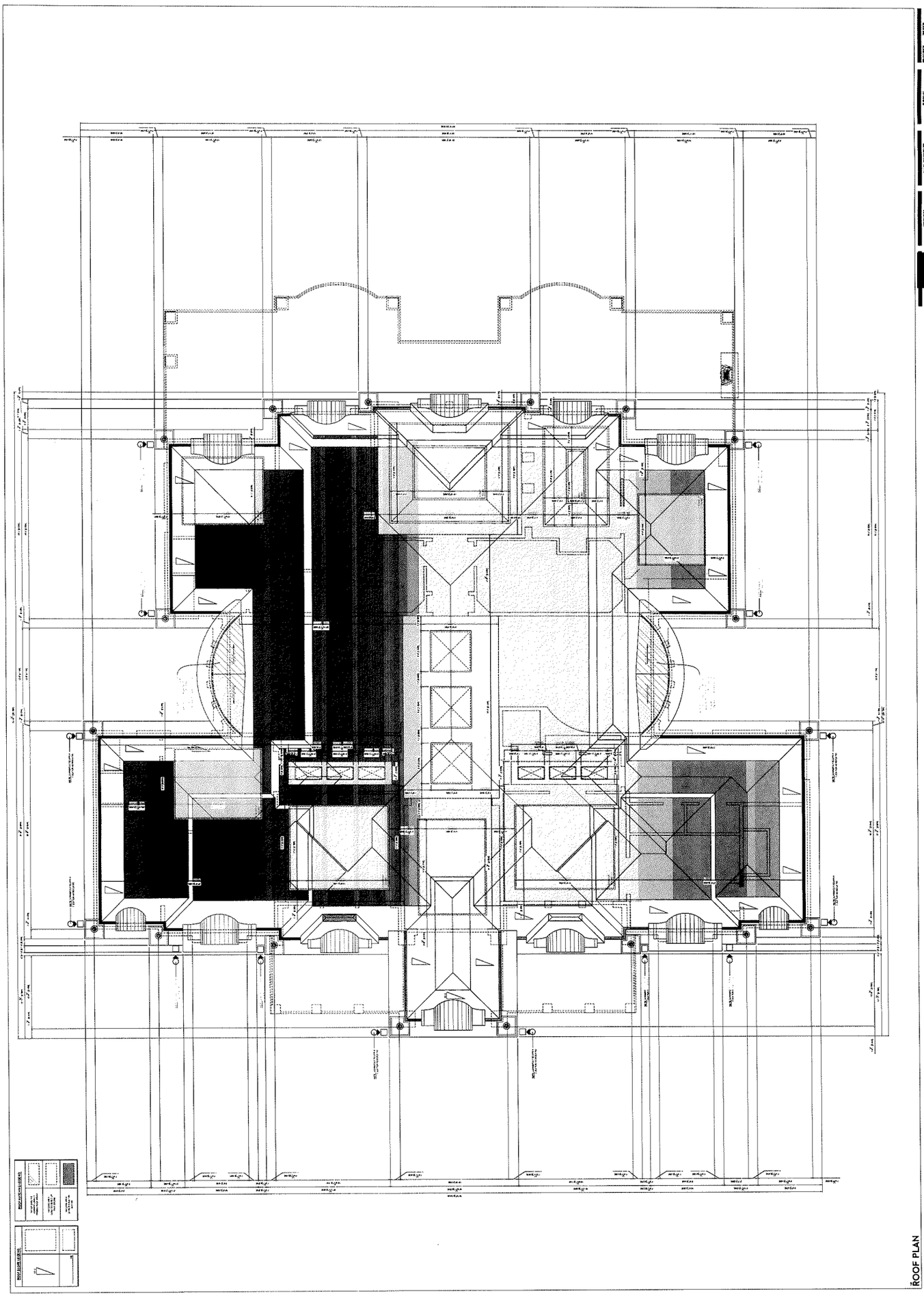
SECOND FLOOR PLAN

A103

Received / Revised

FEB 2 5 2026

Committeee of Adjustment

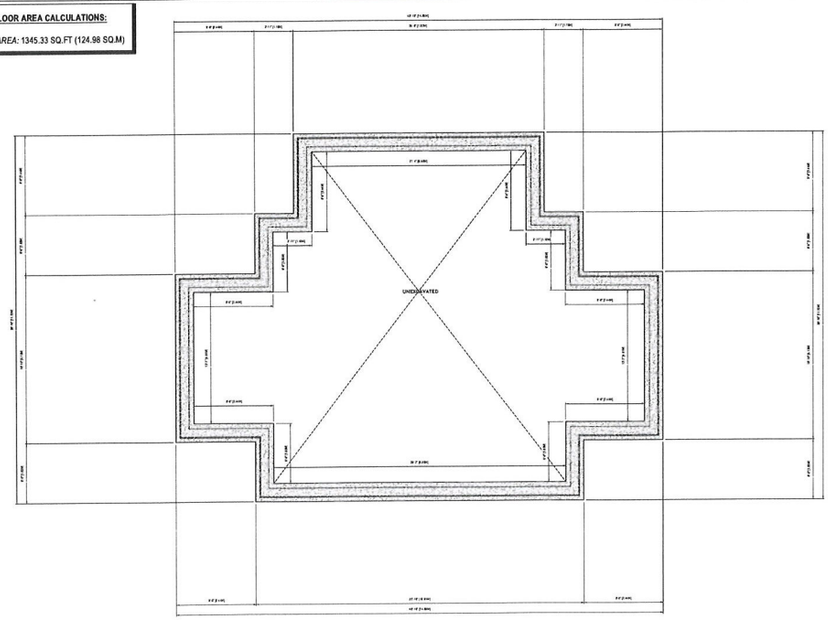


ROOF PLAN

A104

GROSS FLOOR AREA CALCULATIONS:

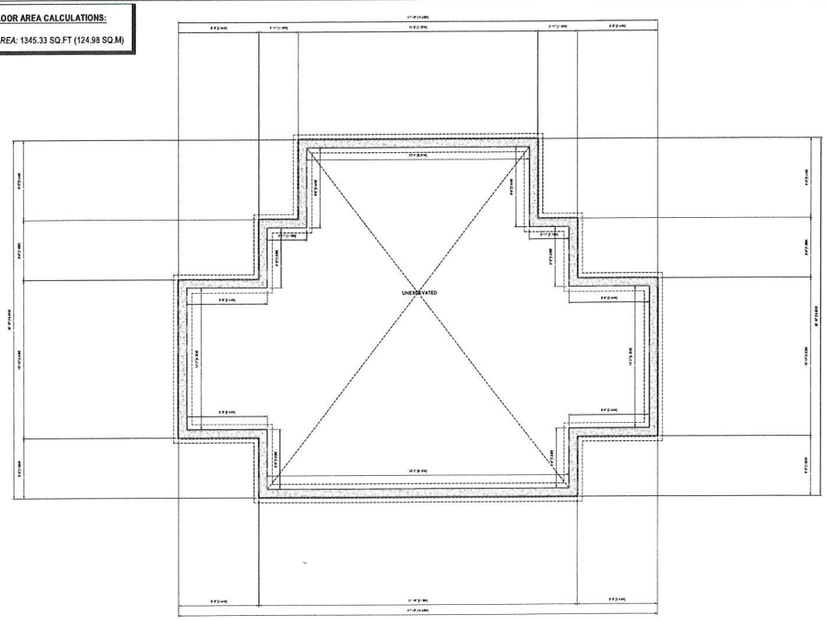
CABANA AREA: 1345.33 SQ.FT (124.98 SQ.M)



POOL CABANA FOOTING PLAN

GROSS FLOOR AREA CALCULATIONS:

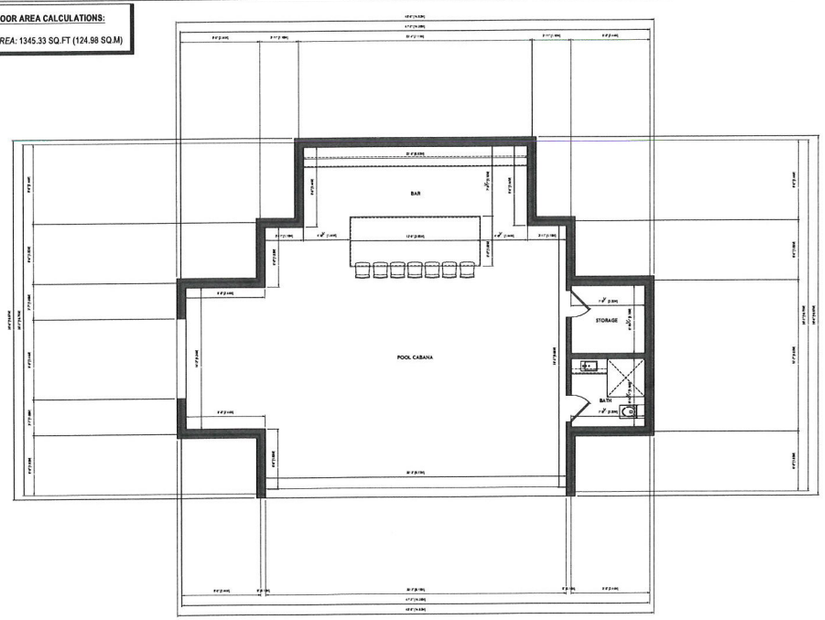
CABANA AREA: 1345.33 SQ.FT (124.98 SQ.M)



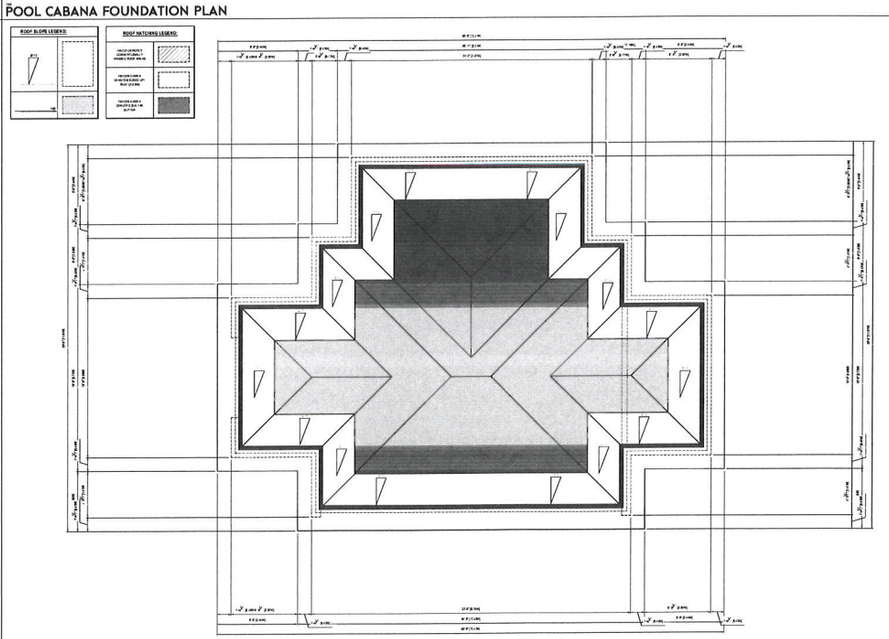
POOL CABANA FOUNDATION PLAN

GROSS FLOOR AREA CALCULATIONS:

CABANA AREA: 1345.33 SQ.FT (124.98 SQ.M)



POOL CABANA FLOOR PLAN



POOL CABANA ROOF PLAN

huis design studio

[redacted]

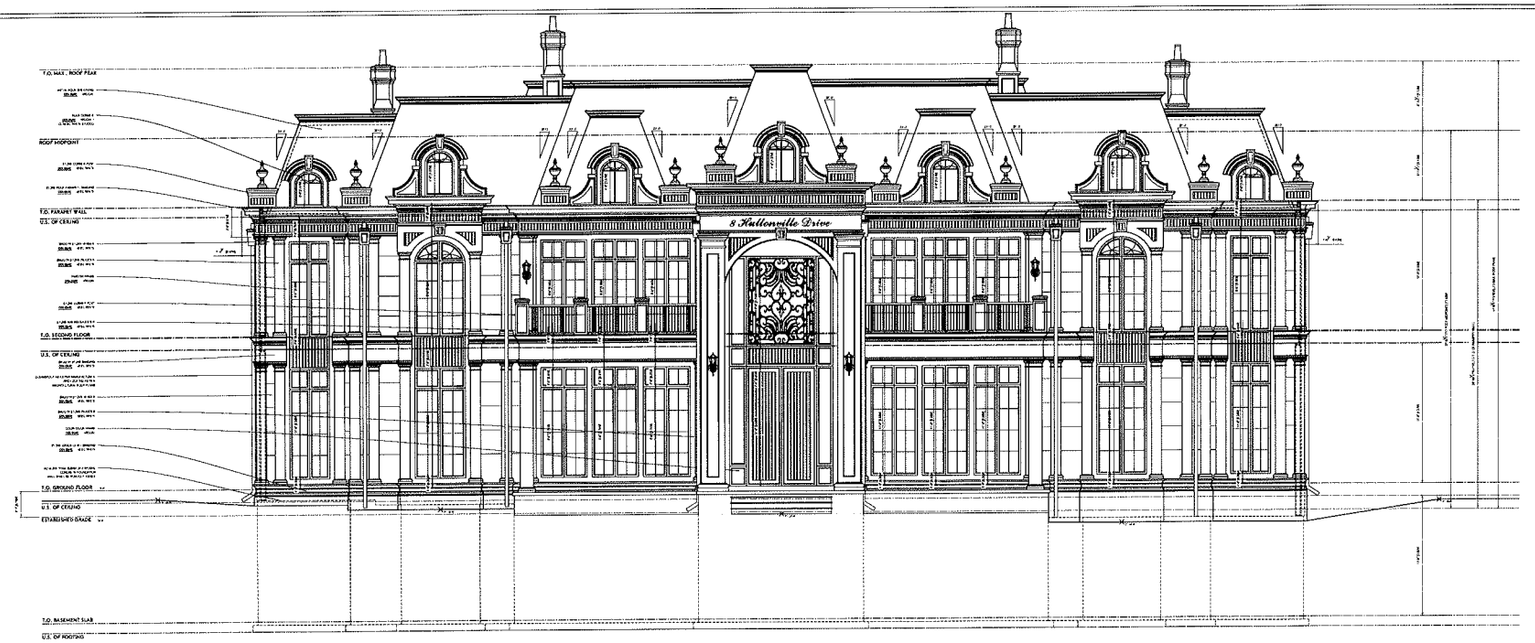
A105

Received / Revised
FEB 25 2026
Committeee of Adjustment

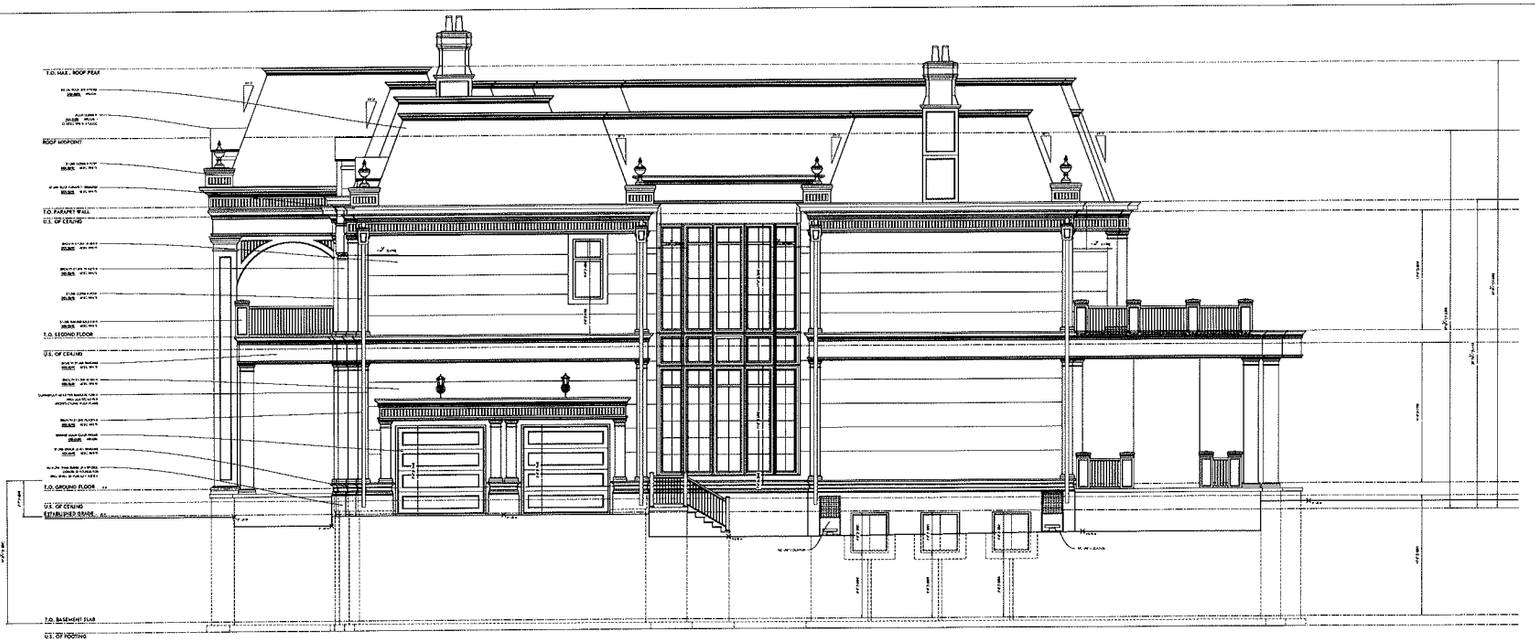


3D EXTERIOR RENDER - INTENDED TO ILLUSTRATE COLOUR & MATERIAL CONCEPT

Received / Revised
FEB 25 2026
Committeee of Adjustment



FRONT

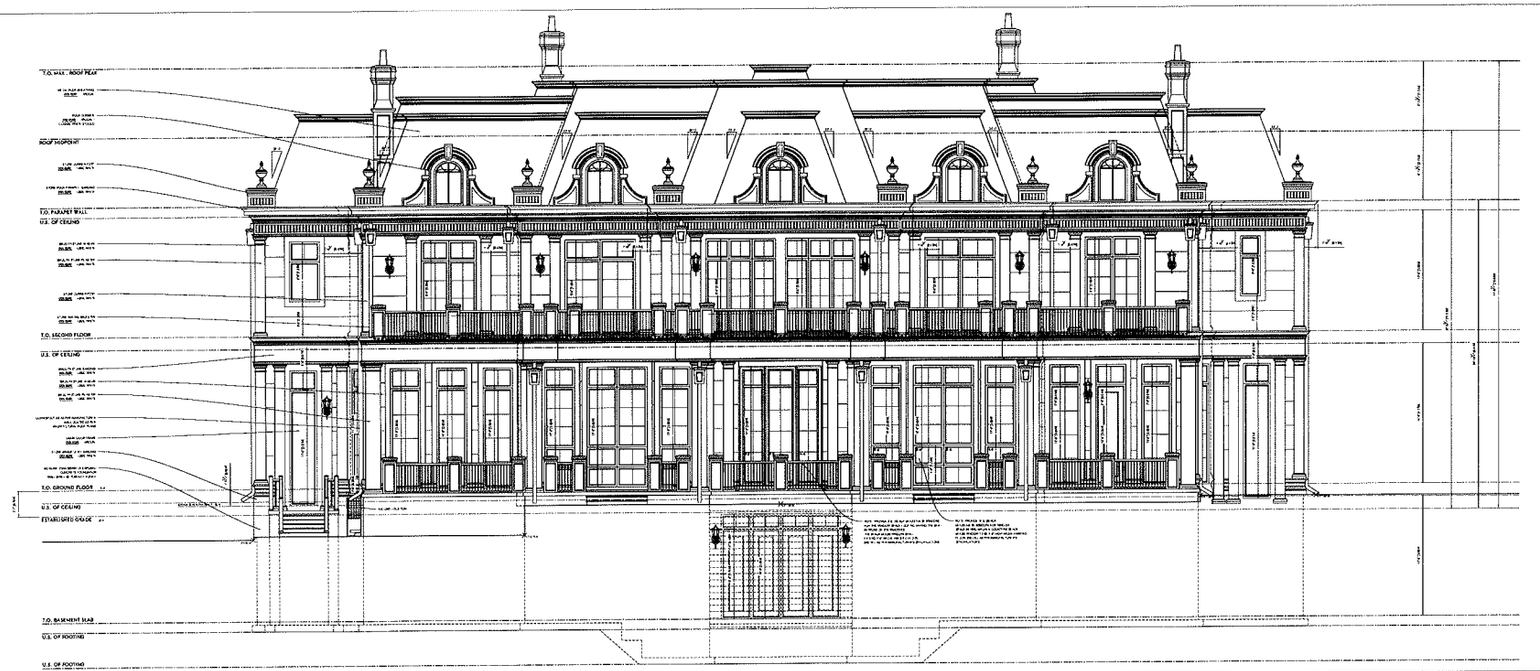


RIGHT ELEVATION

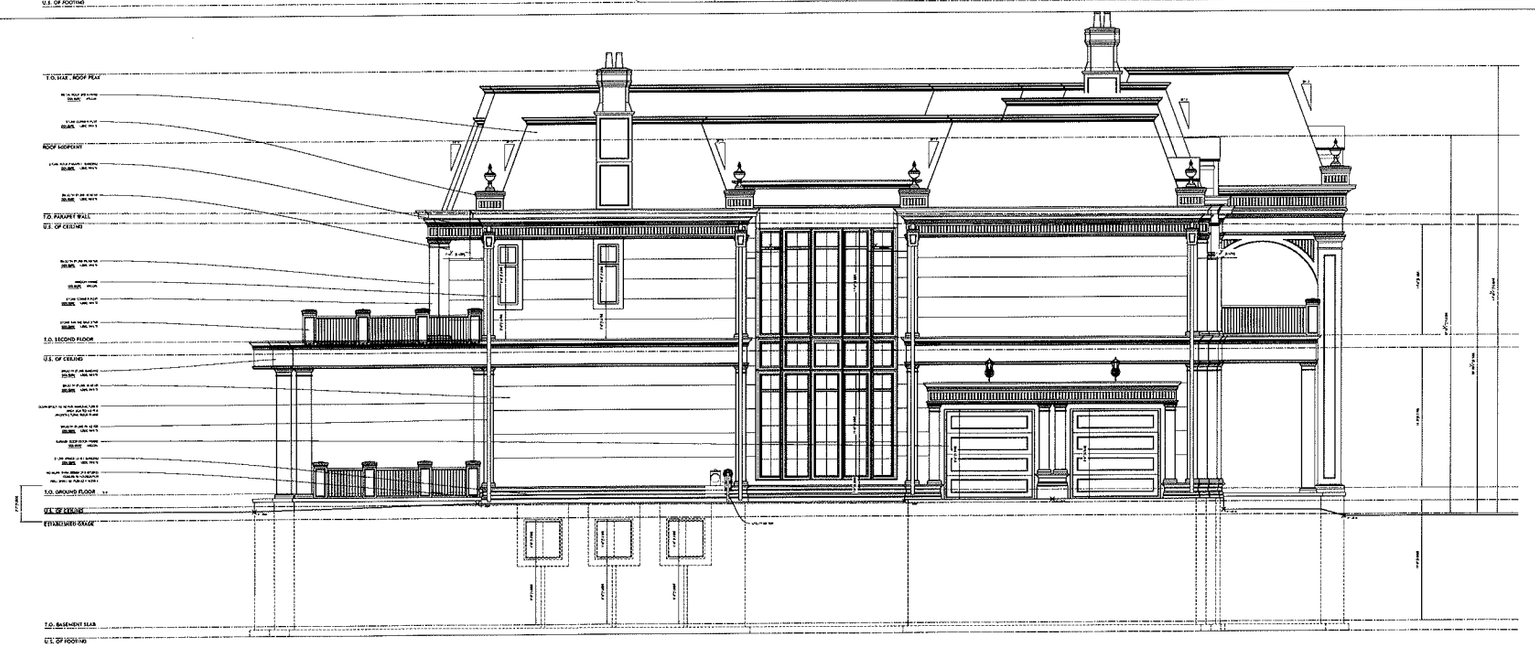
huis design studio

A201

Received / Revised
FEB 25 2026
Committeee of Adjustment



REAR ELEVATION

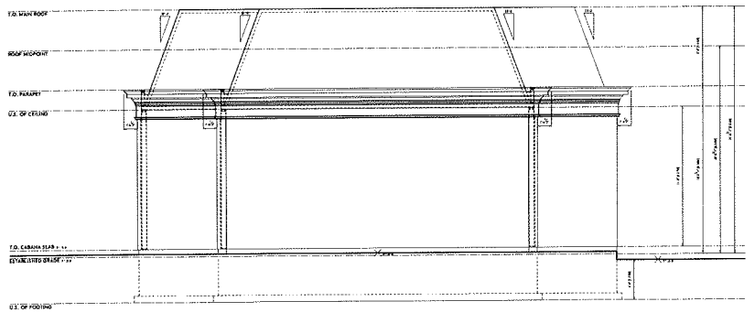


LEFT ELEVATION

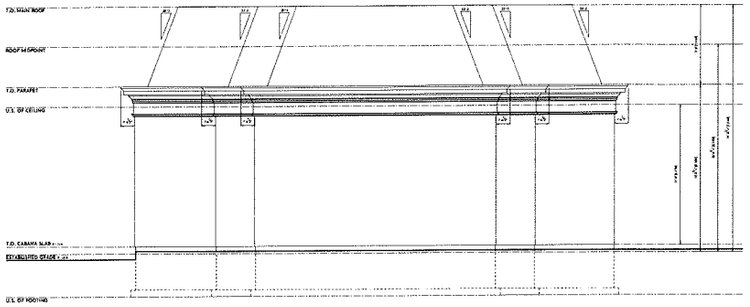
huis design studio

A202

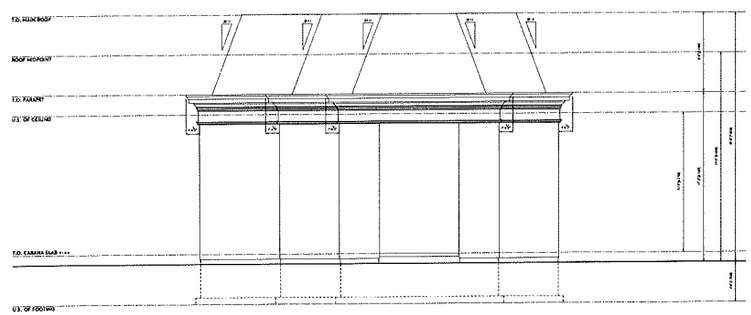
Received / Revised
FEB 25 2026
Committeee of Adjustment



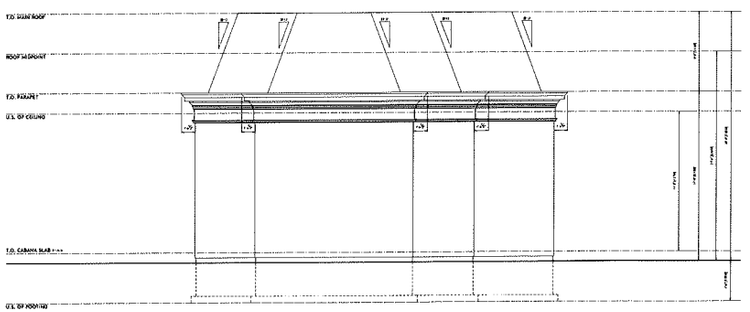
POOL CABANA FRONT ELEVATION



POOL CABANA REAR ELEVATION



POOL CABANA LEFT ELEVATION

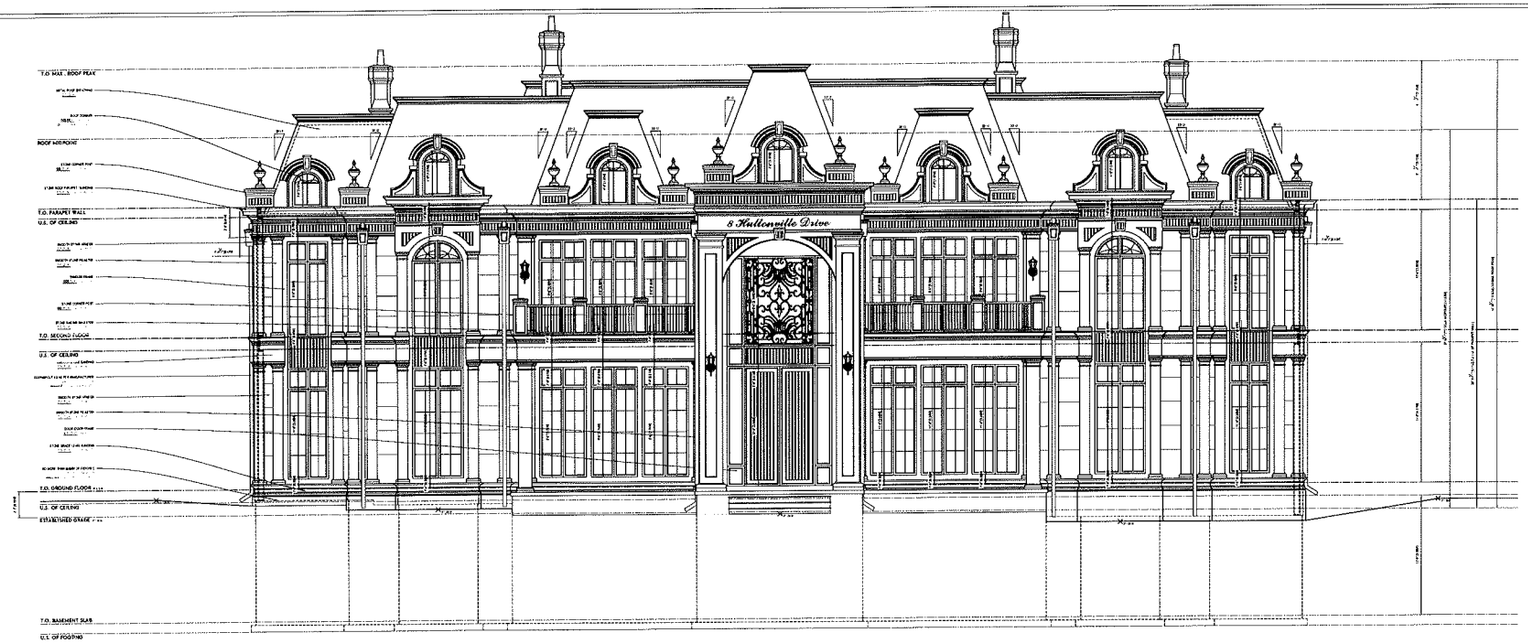


POOL CABANA RIGHT ELEVATION

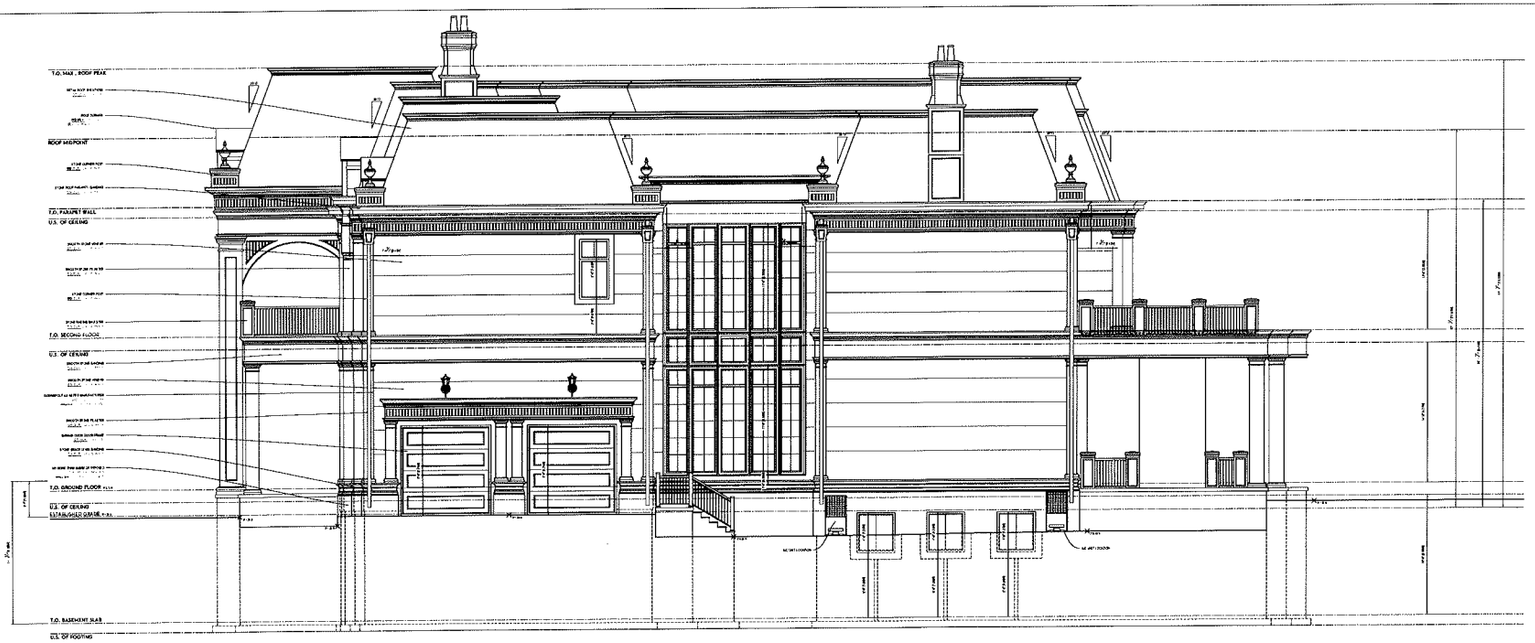
huis design studio

A203

Received / Revised
FEB 25 2026
Committee of Adjustment



FRONT



RIGHT ELEVATION

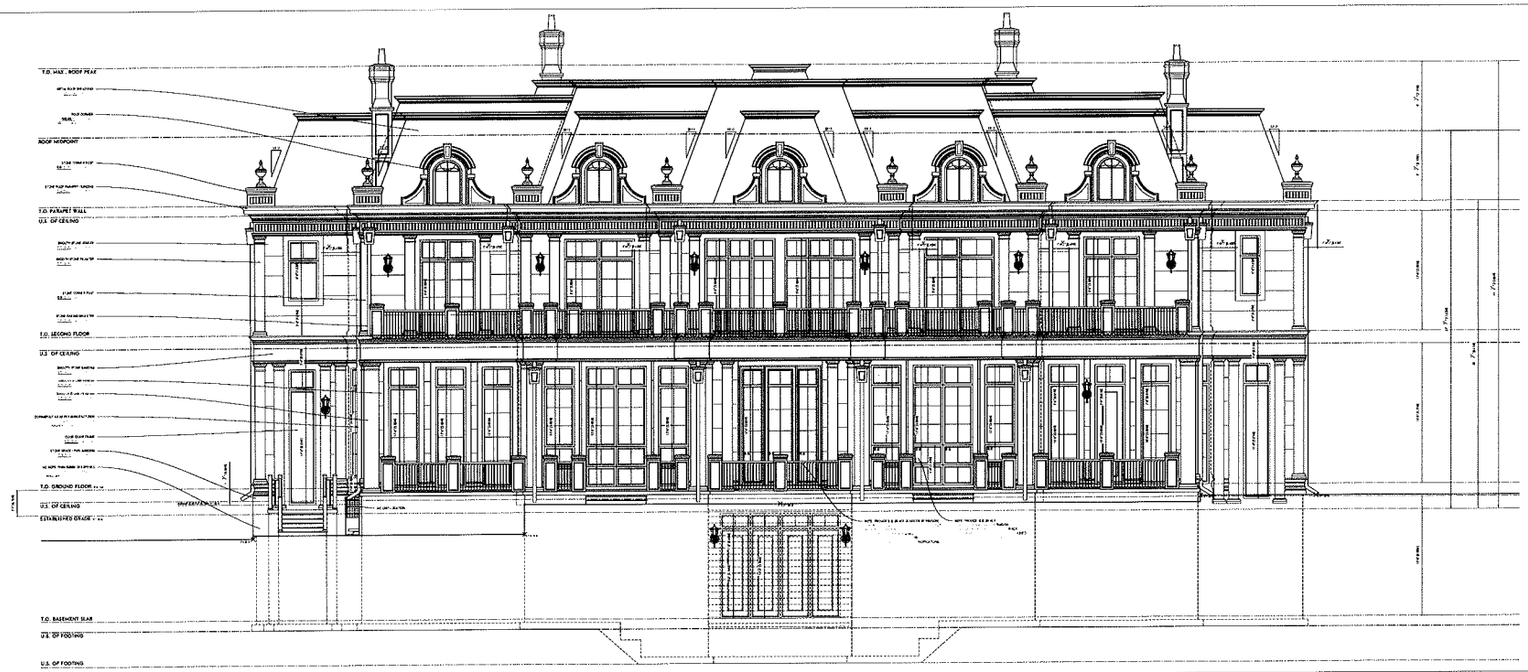
Received / Revised

MAR 0 3 2026

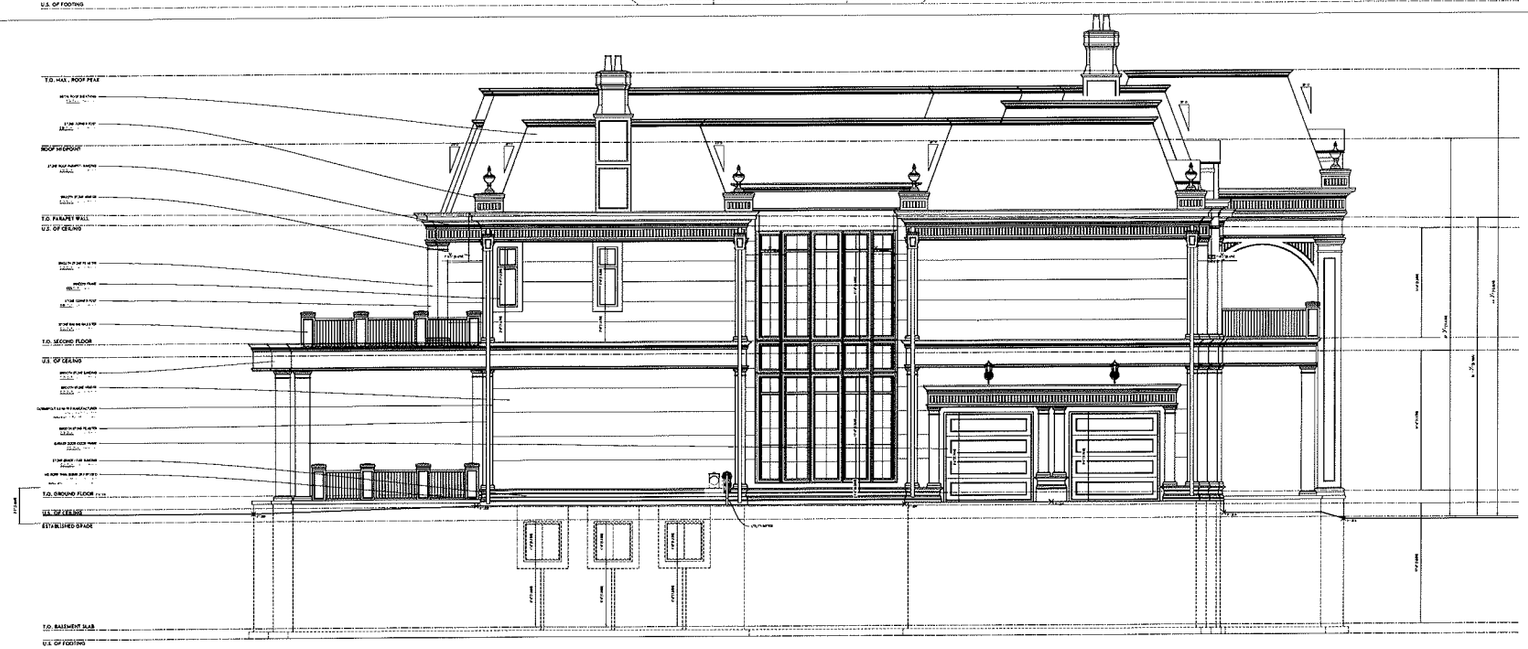
Committeee of Adjustment

huis design studio

A201



REAR ELEVATION

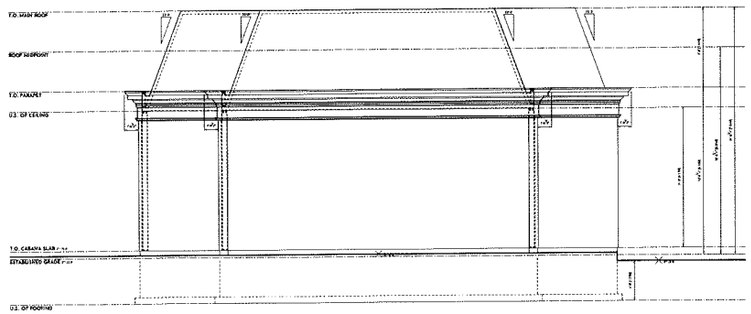


LEFT ELEVATION

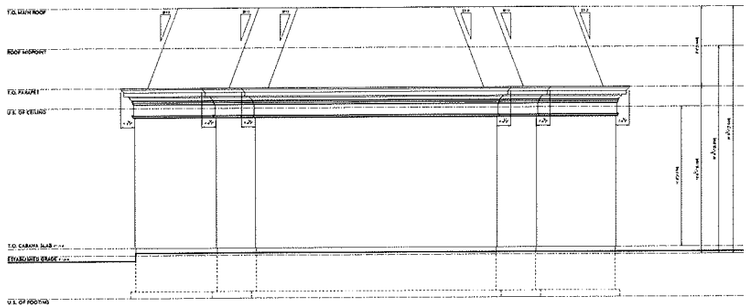
Received / Revised
MAR 0 3 2026
Committeee of Adjustment

huis design studio

A202



POOL CABANA FRONT ELEVATION

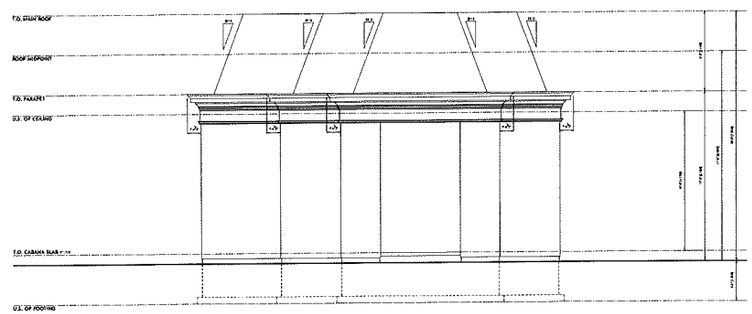


POOL CABANA REAR ELEVATION

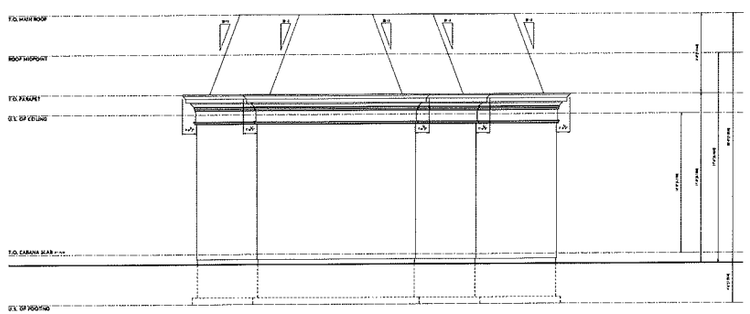
Received / Revised

MAR 0 3 2026

Committeee of Adjustment



POOL CABANA LEFT ELEVATION



POOL CABANA RIGHT ELEVATION

[redacted]

A203

SITE STATISTICS - 8 HUTTONVILLE DRIVE

LOT: ZONE CODE: RE1-177
PLAN M337 LOT 31
CITY OF BRAMPTON

SITE AREA	43,584.93 SQ.FT (4,049.18 SQ.M) (0.037618 HA)
SITE FRONTAGE	49.01 M
BUILDING HEIGHT	13.65 M
LOT COVERAGE	PROPOSED
PROPOSED DWELLING	6,399.06 SQ.FT (594.49 SQ.M)
PROPOSED FRONT PORCH	710.87 SQ.FT (66.04 SQ.M)
PROPOSED COVERED PATHWAYS	309.76 SQ.FT (28.77 SQ.M)
PROPOSED REAR PORCHES	1,564.27 SQ.FT (145.32 SQ.M)
PROPOSED CABANA	1,345.33 SQ.FT (124.98 SQ.M)
COVERAGE TOTAL	**959.60 SQ.M**
PERCENTAGE OF LOT COVERAGE	**23.69%**
GROSS FLOOR AREA	PROPOSED
POOL CABANA (NOT INCL.)	[illegible]
BASEMENT AREA (NOT INCL.)	[illegible]
GROUND FLOOR AREA	4,826.69 SQ.FT (448.41 SQ.M)
SECOND FLOOR AREA	6,561.81 SQ.FT (609.61 SQ.M)
SUBTOTAL:	11,388.5 SQ.FT (1058.03 SQ.M)
OPEN AREAS (SUBTRACTED):	*512.91 SQ.FT (47.65 SQ.M)*
G.F.A. TOTAL	**10,875.59 SQ.FT (1010.37 SQ.M)**

TREE PROTECTION ZONE BARRIER

TREE PROTECTION ZONE BARRIER (HOARDING)
THE TREE PROTECTION ZONE BARRIER (HOARDING) SHALL BE PLYWOOD SHEETS FRAMED WITH 2x4 STUDS AND SUPPORTED BY T-BARS

BARRIERS MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. THE PURPOSE OF THE BARRIER IS TO DEFINE THE TREE PROTECTION ZONE, WHICH IS TO BE PROTECTED FROM ANY ACTIVITY THROUGHOUT THE CONSTRUCTION AND LANDSCAPING PHASES

ALL TREE PROTECTION ZONE BARRIERS SHOWN ON THIS PLAN AS PER THE TREE PRESERVATION PLAN

LANDSCAPE NOTES - 8 HUTTONVILLE DRIVE.

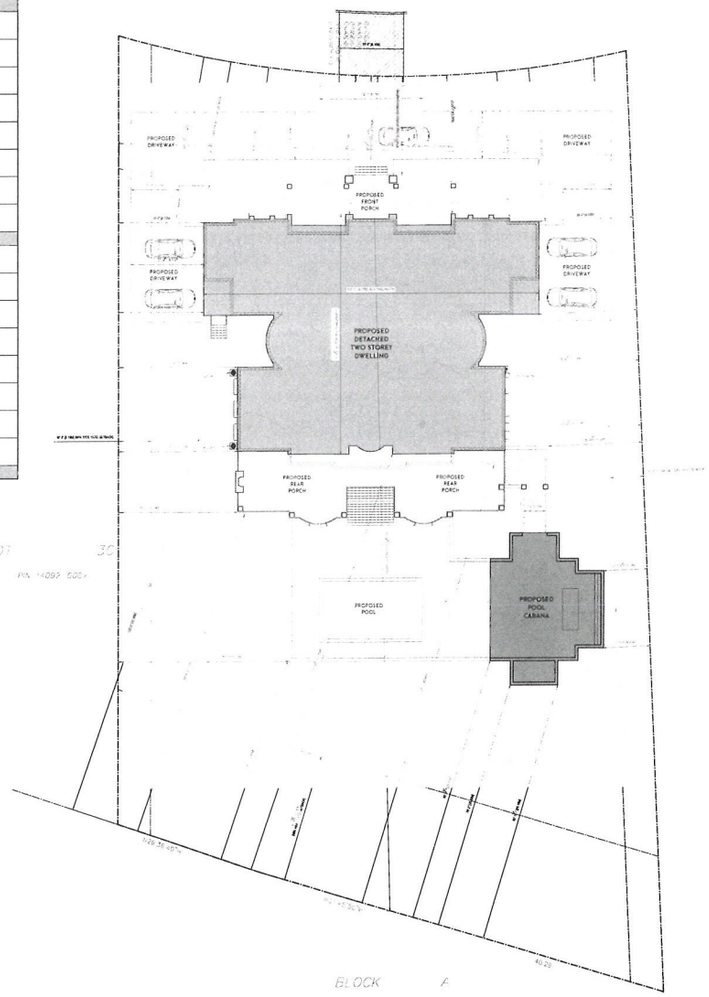
A. THE CONTRACTOR MUST NOTIFY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO COMMENCEMENT OF ANY PLANTING.
B. THE LOCATIONS OF ALL TREES ON STREET FRONTAGES MUST BE APPROVED BY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO THEIR INSTALLATION.
C. THE OWNER IS REQUIRED, UPON COMPLETION OF ALL LANDSCAPE WORKS TO SUBMIT AN ACCEPTANCE CERTIFICATE PREPARED BY A CERTIFIED AND REGISTERED O.A.A LANDSCAPE ARCHITECT TO THE OPEN SPACE DEVELOPMENT SECTION AND TO REQUEST AN INSPECTION BY THE OPEN SPACE SECTION.
D. ALL LANDSCAPE WORKS WILL BE GUARANTEED FOR ONE YEAR FOLLOWING INSPECTION. PLANT MATERIAL, WHICH IS NOT IN HEALTHY GROWING CONDITION ONE YEAR AFTER INSPECTION, SHALL BE REPLACED TO THE SATISFACTION OF THE CITY OF BRAMPTON WITH AN ADDITIONAL ONE-YEAR MAINTENANCE GUARANTEE PERIOD. SUPPLY AND PLANT ALL REPLACEMENTS IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS.
E. SOD THAT IS DAMAGED OR MISSING ON THE PUBLIC BOULEVARD IS TO BE REPAIRED/INSTALLED AT THE OWNER'S EXPENSE.
F. ANY CHAIN LINK FENCING AND COMPONENTS THAT ARE INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL HAVE A BLACK GLOSS ENAMEL FINISH BY POWDER COAT APPLICATION. PRIOR TO APPLICATION OF FINISH, TREAT WITH PARKER SONDERITE AND CHLOROTHENE SOLVENT APPLIED IN A THICKNESS OF 4-6 MILS BY ELECTROSTATIC COAT AND OVEN CURED FOR A SMOOTH AND EVEN SURFACE. ALL CHAIN LINK FABRIC ALSO TO BE BLACK VINYL COATED.
G. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION OF TREE PITS AND SHRUB BEDS.
H. ALL T-BARS TO BE REMOVED AT THE CONCLUSION OF THE WARRANTEE PERIOD, UNLESS OTHERWISE SPECIFIED BY THE OPEN SPACE SECTION OF THE CITY OF BRAMPTON.
I. ANY TRANSFORMER INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL BE SCREENED WITH PLANT MATERIAL TO THE SATISFACTION OF THE CITY OF BRAMPTON AND MEET ALL REQUIREMENTS OF HYDRO ONE BRAMPTON PLANTING SETBACKS.
J. ANY DAMAGE DUE TO CONSTRUCTION IS REQUIRED TO BE REINSTATED AT THE OWNER'S EXPENSE. ALL DAMAGES WILL BE COMPLETED ACCORDINGLY TO THE SATISFACTION OF THE CITY OF BRAMPTON.

GENERAL NOTES - 8 HUTTONVILLE DRIVE.

A. 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.
B. THE OWNER IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING, PLACED AT THE DRIP 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, SOIL, CONSTRUCTION VEHICLES, EQUIPMENT, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING.
C. SHOULD THE INSTALLATION OF SELOW 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 SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.
D. THE EXISTING ON-SITE DRAINAGE PATTERN SHALL BE MAINTAINED.
E. GRADES MUST BE MET WITHIN 5% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
F. ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE CITY BOULEVARD AREA.
G. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY THE SITE PLAN APPROVAL AND BUILDING PERMIT.
H. THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.60m (2.00 ft.) IN HEIGHT OR ANY RETAINING 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.
I. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE OWNER AT THEIR OWN EXPENSE.
J. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
K. ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO TERMINATE AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.
L. CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR GARBAGE COLLECTION.
M. ALL DAMAGED LANDSCAPE AREAS WILL BE REINSTATED WITH TOPSOIL AND SOD FOLLOWING CONSTRUCTION ACTIVITY. ANY CITY BOULEVARD TREES DAMAGED OR REMOVED ARE TO BE REPLACED WITH 70mm CALIPER DECIDUOUS TREES TO THE SATISFACTION OF THE CITY AT THE OWNER'S EXPENSE.
N. ALL EXCESS EXCAVATED MATERIALS WILL BE REMOVED FROM THE SITE AT THE OWNER'S EXPENSE.

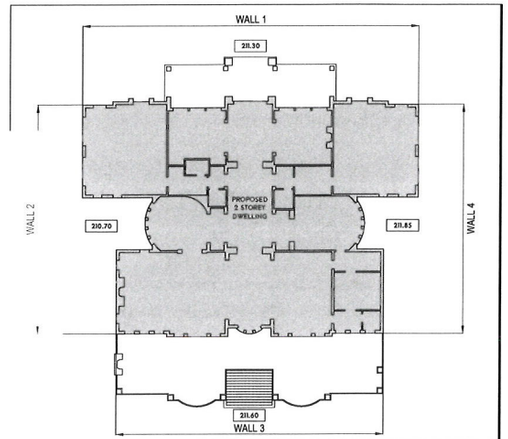
OPEN SPACE NOTES - 28 ROSEGARDEN DR.

A. ALL EXISTING TREES, WHICH ARE TO REMAIN, MUST BE FULLY PROTECTED WITH HOARDING WHICH SHALL BE ERECTED BEYOND THE DRIP LINE. ALL TREE PRESERVATION MEASURES HAVE BEEN PERFORMED PRIOR TO ISSUANCE OF TOPSOIL STRIPPING AND GRADING PERMIT.
B. NOT MOVEMENT OF VEHICLES IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
C. THE AREAS WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIMES.
D. ANY BACKFILLING OF TOPSOIL/SUBSTORAGE OF MATERIALS MUST NOT BE PLACED WITHIN THE LIMITS OF THE TREE PROTECTION ZONE.
E. ANY ROOTS OR BRANCHES THAT EXTEND BEYOND THE TREE PROTECTION ZONE WHICH REQUIRE PRUNING, MUST BE PRUNED BY A QUALIFIED ARBORIST AND MUST BE PERFORMED IN ACCORDANCE WITH GOOD ARBORICULTURE STANDARDS.
F. TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR, WILL BE REMOVED AND REPLACED WITH TREES OF A SIZE AND SPECIES AS APPROVED BY THE CITY.
G. TREE PROTECTION HOARDING MUST NOT BE REMOVED UNTIL THE COMPLETION OF BUILDING CONSTRUCTION.

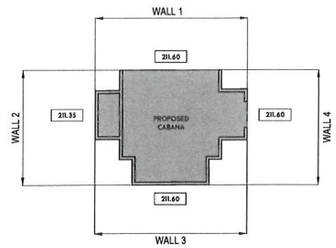


ARCHITECTURAL SITE PLAN

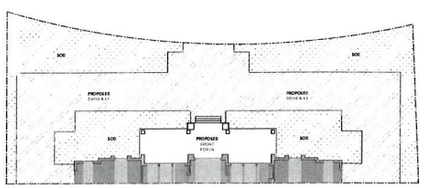
DWELING EST. GRADE CALCULATION		CABANA EST. GRADE CALCULATION	
ELEVATION CHANGE	ELEVATION	ELEVATION CHANGE	ELEVATION
WALL 1	211.30	WALL 1	211.60
WALL 2	210.70	WALL 2	211.35
WALL 3	211.60	WALL 3	211.60
WALL 4	211.85	WALL 4	211.60
TOTAL:	845.45	TOTAL:	846.15
EST. GRADE:	211.36	EST. GRADE:	211.53



ESTABLISHED GRADE CALCULATION



ESTABLISHED GRADE CALCULATION



FRONT YARD LANDSCAPING DIAGRAM SOFT LANDSCAPED AREA (NOTE FOR NOT TO SCALE FOR DISPLAY PURPOSES ONLY)

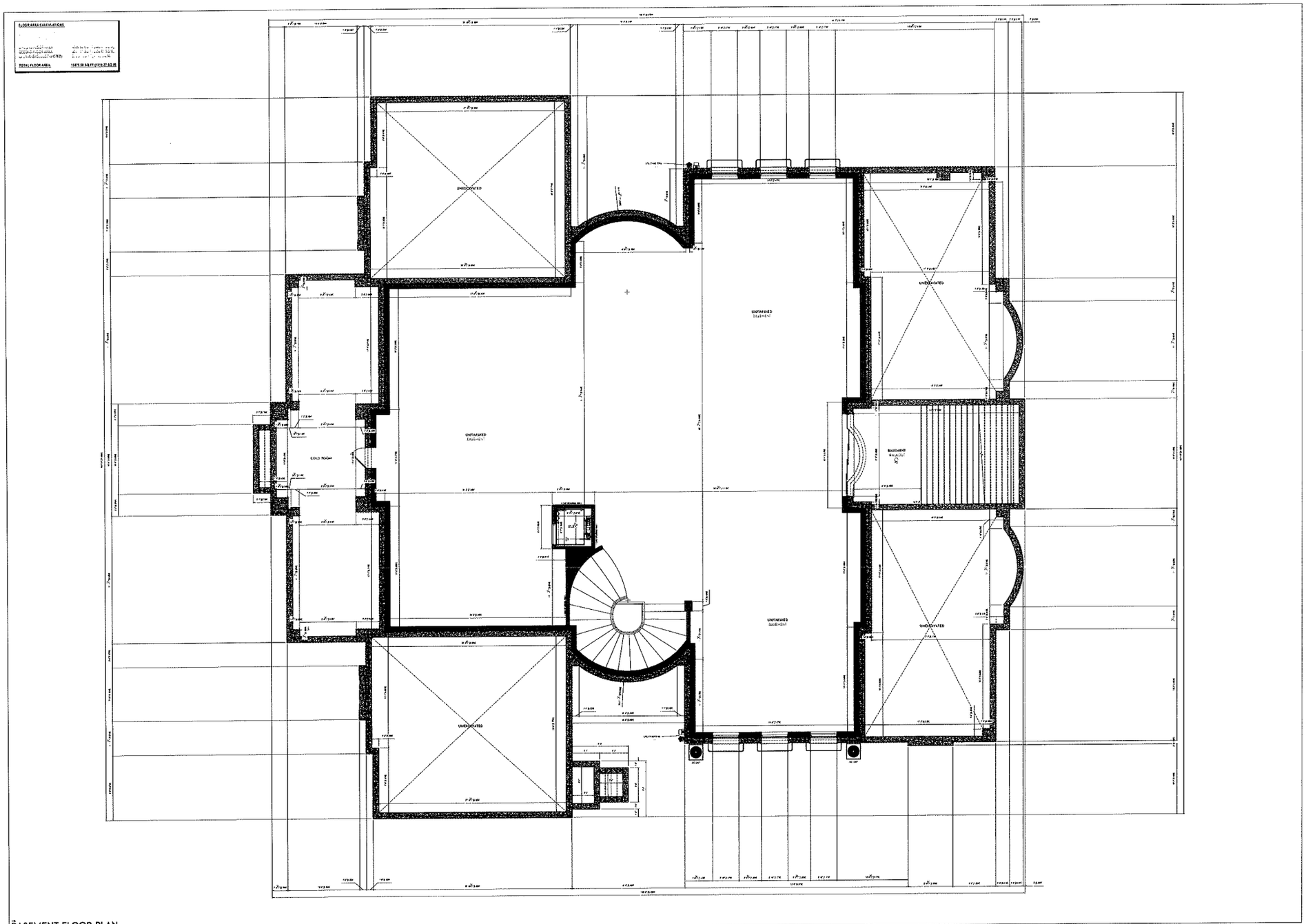
SETBACKS		FRONT YARD LANDSCAPING	PROPOSED
FRONT YARD (23.0 M)	13.24 M	FRONT YARD AREA	7829.07 SQ.FT (727.34 SQ.M)
INT. SIDE YARD (7.5 M)	8.13 M	PROPOSED DRIVEWAY	3361.27 SQ.FT (312.27 SQ.M)
REAR YARD (23.0 M)	37.34	PROPOSED FRONT PORCH & STEPS	710.87 SQ.FT (66.04 SQ.M)
INT. SIDE YARD (7.5 M)	9.02 M	TOTAL HARD LANDSCAPED AREA	378.31 SQ.M (52.01%)
VARIANCE REQ'D	HEIGHT	PROPOSED GRASS	349.03 SQ.M
MAX. 10.6M	13.65 M	TOTAL SOFT LANDSCAPED AREA	349.03 SQ.M (47.99%)

Received / Revised
MAR 0 3 2026
Committeee of Adjustment

huis design studio

ASP

Received / Revised
MAR 0 3 2026
Committeee of Adjustment



BASEMENT FLOOR PLAN

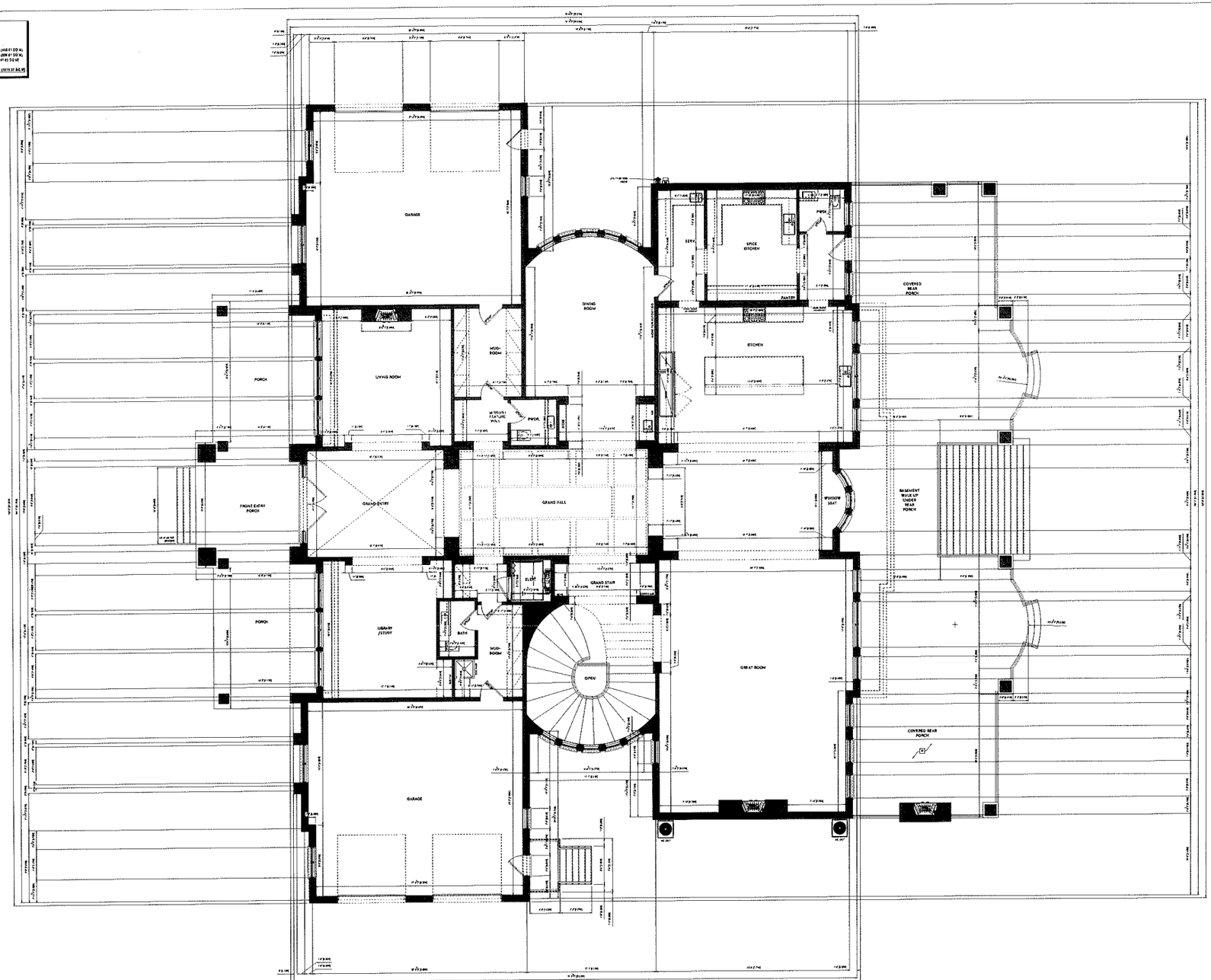
huis design studio

A101

Received / Revised
MAR 0 3 2026
Committeee of Adjustment

FLOOR AREA CALCULATIONS:

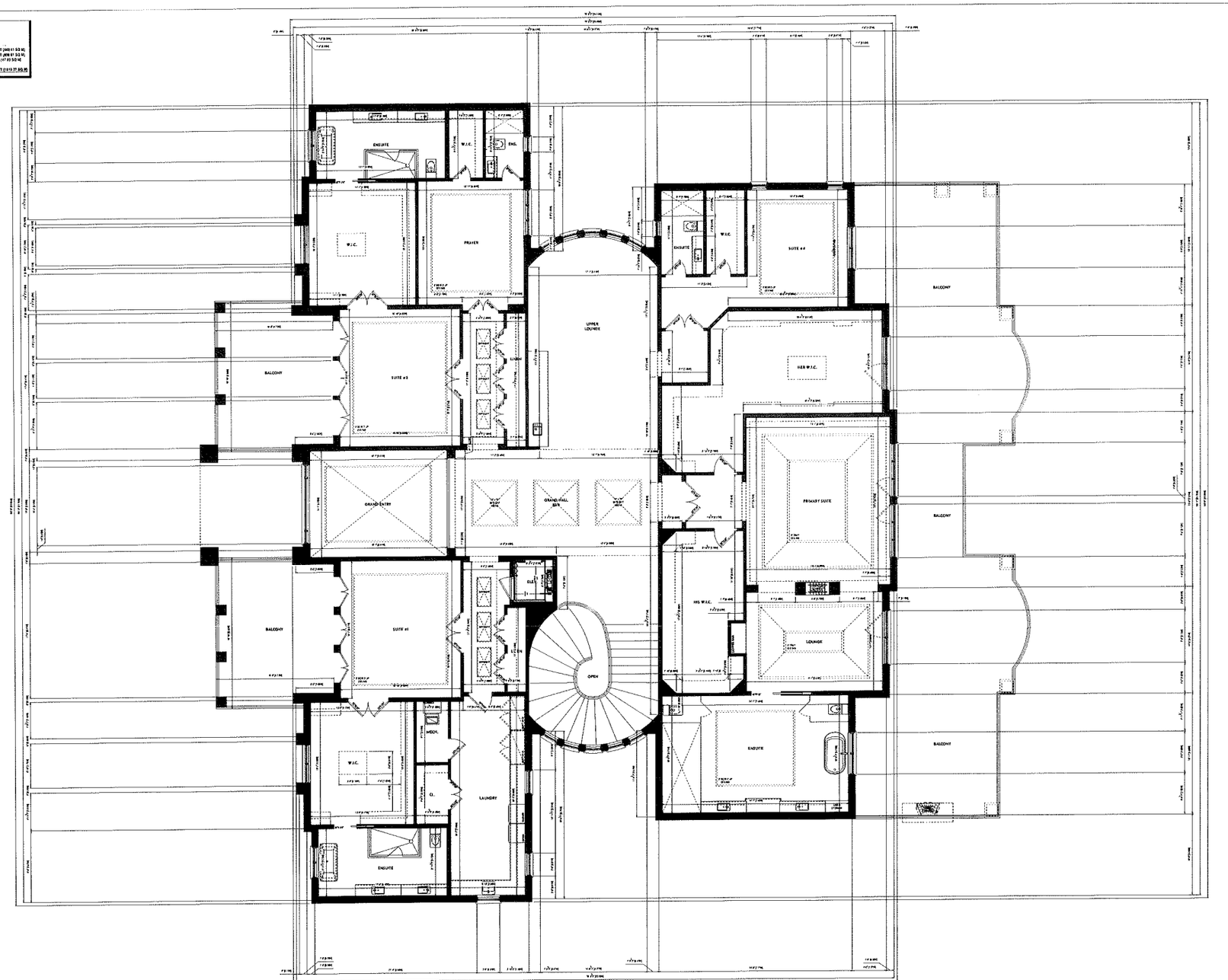
GROUND FLOOR AREA	6674.88 SQ FT (466.61 SQ M)
SECOND FLOOR AREA	6691.81 SQ FT (899.87 SQ M)
OPEN AREAS (SUBTRACTED)	512.91 SQ FT (47.65 SQ M)
TOTAL FLOOR AREA:	16275.98 SQ FT (1511.37 SQ M)



GROUND FLOOR PLAN

huis design studio

A102



SECOND FLOOR PLAN

Received / Revised
MAR 0 3 2026
Committeee of Adjustment

huis design studio

A103

ROOF PLAN

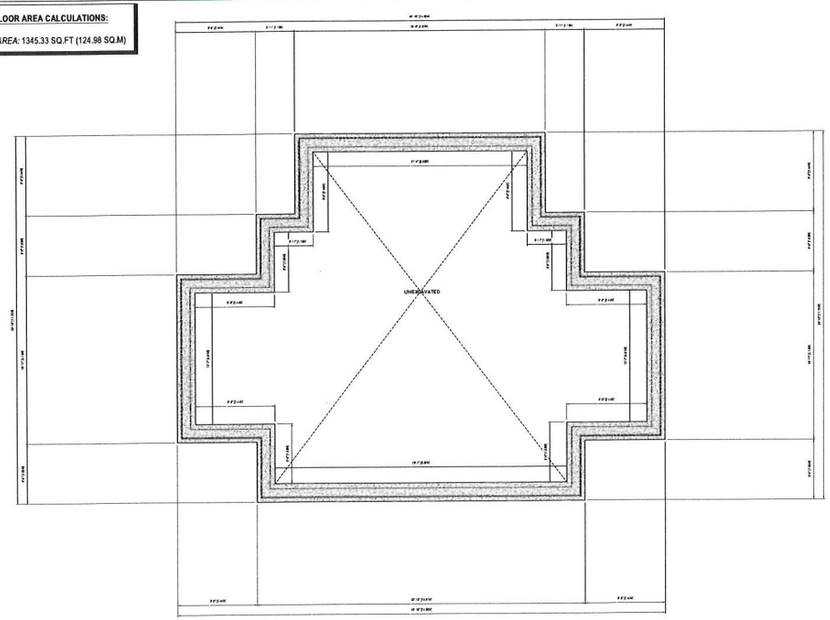
Received / Revised
MAR 0 3 2026
Committee of Adjustment

huis design studio

A104

GROSS FLOOR AREA CALCULATIONS:

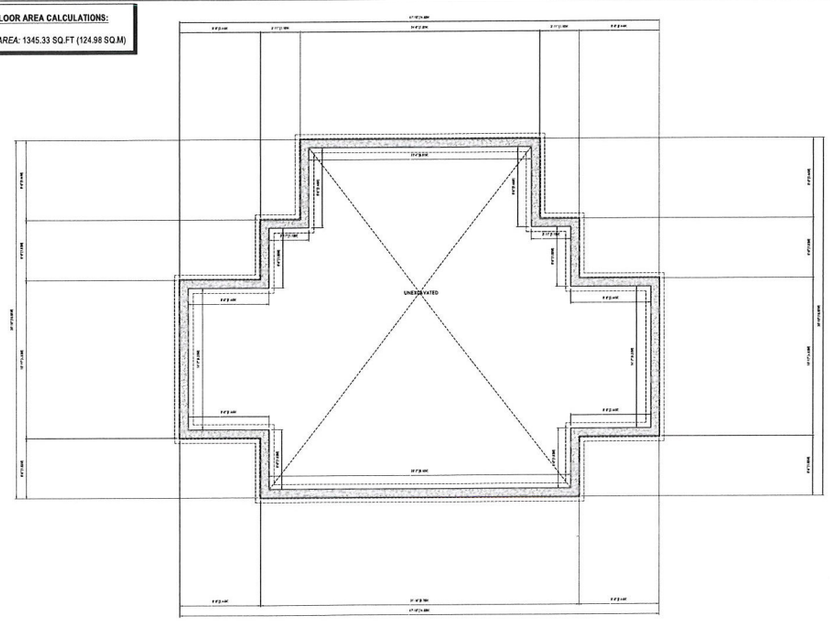
CABANA AREA: 1345.33 SQ.FT (124.98 SQ.M)



POOL CABANA FOOTING PLAN

GROSS FLOOR AREA CALCULATIONS:

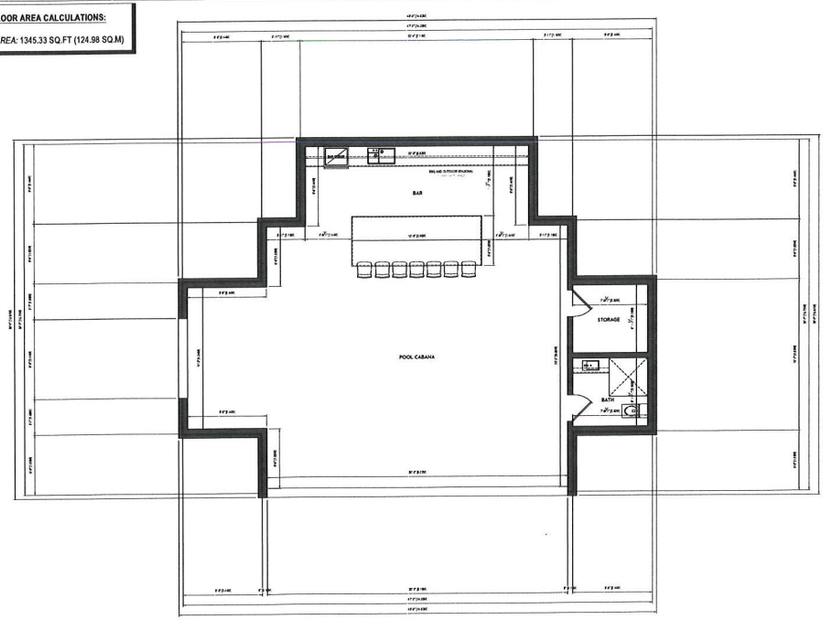
CABANA AREA: 1345.33 SQ.FT (124.98 SQ.M)



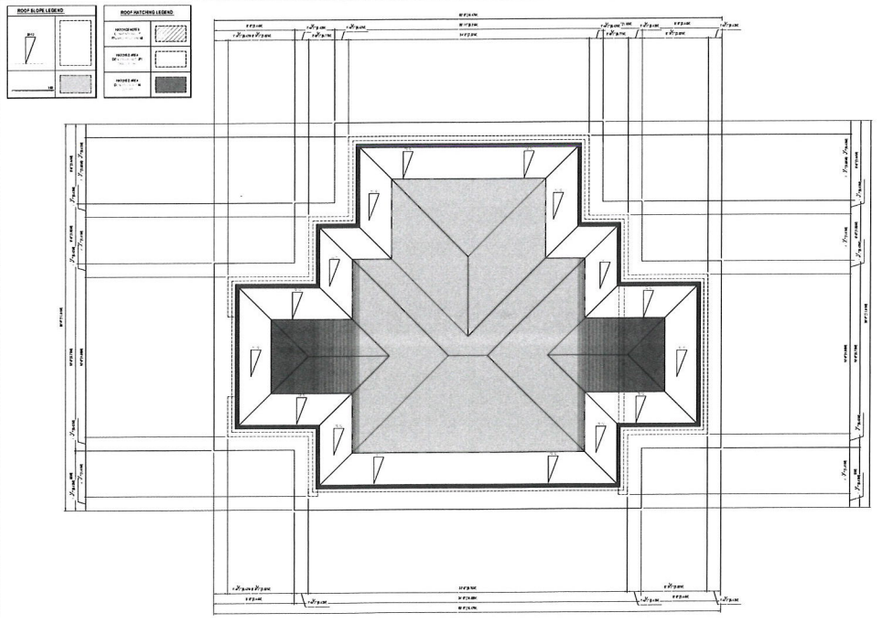
POOL CABANA FOUNDATION PLAN

GROSS FLOOR AREA CALCULATIONS:

CABANA AREA: 1345.33 SQ.FT (124.98 SQ.M)



POOL CABANA FLOOR PLAN



POOL CABANA ROOF PLAN

huis design studio

[redacted]

A105

Received / Revised
MAR 03 2026
Committeee of Adjustment



3D EXTERIOR RENDER - INTENDED TO ILLUSTRATE COLOUR & MATERIAL CONCEPT

Received / Revised

MAR 0 3 2026

Committeee of Adjustment



Welwyn Consulting

February 23, 2026

Jatin Singh Coshal
HUIS Design Studio
[redacted]

SUBJECT: Arborist Report and Tree Preservation Plan
8 Huttonville Drive, Brampton (amended March 26/26)

Dear Jatin:

Attached please find the Arborist Report and Tree Preservation Plan which has been prepared for the above listed property. It is the client's responsibility to review the entire report to ensure all required tree permit application forms are filed with the City of Brampton.

This report includes an evaluation of all subject site trees with a diameter at breast height (DBH) of 30cm or greater and all neighbouring trees and City trees regardless of DBH within 6m of the subject site's property lines. This evaluation includes the DBH, height, canopy spread, health, and structural condition of all trees that may be affected by the currently proposed site plan. This report also provides a Tree Preservation Plan for the property, including the appropriate Tree Protection Zones (TPZ).

This information complies with The City of Brampton's *Tree Preservation By-Law 317-2012* as part of the requirements to obtain a Building/Demolition Plan.

Included in the report (if required) are Valuation Appraisals of any City-owned trees as required by the City of Brampton to obtain the necessary tree permits.

This letter is part of the Arborist Report and Tree Preservation Plan and may not be used separately. Please feel free to contact me to discuss this report further.

Best regards,

Tom Bradley B.Sc. (Agr)
ASCA Registered Consulting Arborist #492
ISA Certified Arborist #ON-1182A
ISA Certified Tree Risk Assessor
[redacted]

Arborist Report and Tree Preservation Plan

8 Huttonville Drive, Brampton

Prepared For
Jatin Singh Coshal
HUIS Design Studio
[redacted]

Prepared By
Tom Bradley
ASCA Registered Consulting Arborist #492
ISA Certified Arborist #ON-1182A
ISA Certified Tree Risk Assessor
Butternut Health Assessor #257 (OMNR)
Welwyn Consulting
[redacted]

Prepared On
February 23, 2026

Amended On
March 26, 2026 – updated site/tree protection plan

Table of Contents

Summary		4
Introduction		5
	Assignment	5
	Limits of Assignment	5
	Purpose and Use	5
Observations/Appendices		6
Trees to be Preserved		7
Trees to be Removed		10 - 11
Tree Replacement Plan		12 - 15
Tree Care Recommendations		16
	Cabling	16
	Fertilization	16
	Pruning	16
	Root Pruning	17
	Irrigation	17
	Horizontal Mulching	18
	Root Zone Aeration Improvements	18
	Transplanting	18
Tree Preservation Plan		19
	Hoarding and Installation	19
	Brampton TPZ Hoarding Specifications	20
Tree Preservation Plan Summary		21
	I. Pre-Construction	21
	II. During Construction	21
	III. Post Construction	21
Assumptions/Limiting Conditions		22
Certificate of Performance		23
Appendix A	Tree Survey	24
Appendix B	Tree Valuation Appraisals	31
Appendix C	Site Photos	33 - 36
Appendix D	Proposed Site/Tree Protection Plan (scalable PDF)	37

Summary

This Arborist Report and Tree Preservation Plan addresses all subject site trees with a diameter at breast height (DBH) of 30cm or greater and all neighbouring trees and City trees regardless of DBH within 6m of the subject site's property lines that may be affected by the proposed property development and provides recommendations for their preservation and/or removal. This report also includes hoarding distances for the Tree Protection Zones (TPZ) and provides recommendations for current and future tree health care.

Based upon the Tree Inventory for this property, there are **sixty two (62) trees** that may be affected by the proposed site development plan:

- Fifty four (54) trees on the subject site
- Six (6) neighbouring trees within 6m of the subject site's property lines
- No (0) shared ownership trees (subject site and neighbour to the west)
- Two (2) City-owned trees within 6m of the subject site's property lines

Table 1: Tree Preservation and Removal

TREES TO PRESERVE	**TREE NUMBER**	**TOTAL**
i) Subject Site Trees	2, 3, 4, 11, 13, 17, 18, 19, 24, 25, 26, 27, 28, 32	19
	33, 34, 35, 40, 62	
ii) Neighbouring Trees	50, 51, 52, 58, 59, 60	6
iii) City-owned Trees	1, 61	2
	#of Trees To Be Preserved:	**27**
TREES TO BE REMOVED	**TREE NUMBER**	**TOTAL**
i) Subject Site Trees	5, 6, 7, 8, 9, 10, 14, 15, 16, 20, 21, 23, 30, 31, 36	31
	37, 38, 39, 42, 43, 44, 45, 46, 47, 48, 49	
	53, 54, 55, 56, 57 (site plan conflict)	
	12, 22, 29, 41 (dead trees)	4
ii) Neighbouring Trees	0	0
iii) City-owned Trees	0	0
	#of Trees To Be Removed:	**35**
	Total trees on or adjacent to subject site:	**62**

Specific tree-related issues on this site:

Please refer to Pages 8, 9 and 10 of this report for on-site supervision requirements for a Certified Consulting Arborist during the proposed construction activities at 8 Huttonville Drive, Brampton.

Introduction

This Arborist Report and Tree Preservation Plan provides the current condition of all subject site trees with a diameter at breast height (DBH) of 30cm or greater and all neighbouring trees and City trees regardless of DBH within 6m of the subject site's property lines that may be affected by the proposed property development as indicated by the attached site plan in Appendix D. The intent of the Tree Preservation Plan is to retain as many trees on the site as is reasonable through the use of Tree Protection Zones (TPZ) and other generally recognized arboricultural practices and to minimize the potential impact of construction injury to the trees.

Assignment

Welwyn Consulting was contacted by **HUIS Design Studio** to provide an Arborist Report and Tree Preservation Plan, as required by the City of Brampton's *Tree Preservation By-Law 317-2012* to minimize the impact that the proposed construction may have on the trees on or adjacent to this property. This report shall list specific trees to be preserved or removed, recommend any immediate maintenance required to create a safer environment for contractors and the property owner and provide a long-term tree preservation and management plan for the site.

Limits of Assignment

This report is limited to assessing and documenting the health and structural condition of all subject site trees with a diameter at breast height (DBH) of 30cm or greater and all neighbouring trees and City trees regardless of DBH within 6m of the subject site's property lines during Welwyn Consulting's site survey on **February 19, 2026**. Evaluations are based upon a visual inspection of the trees from the ground, and the analysis of photos and any samples taken during that inspection.

Unless specifically stated in the report;

1.) Neither aerial inspections nor root excavations were performed on any trees on site or within 6m of the subject site.
2.) A Level II Basic Assessment using the 2011 International Society of Arboriculture (I.S.A.) *Best Management Practices* was used for tree evaluations on the subject site.
3.) A Level I Limited Visual Assessment was used for any off-site trees as required.

Purpose and Use

The purpose of this report is to document the current health and structural condition of all subject site trees with a diameter at breast height (DBH) of 30cm or greater and all neighbouring trees and City trees regardless of DBH within 6m of the subject site's property lines and to provide an Arborist Report and Tree Preservation Plan that complies with the City of Brampton's *Tree Preservation By-Law 317-2012.*

This report is intended for the exclusive use of **HUIS Design Studio**. Upon submission by and payment to Welwyn Consulting, this report will become licensed for use by **HUIS Design Studio** at their discretion.

Observations

The proposed development is located in an established residential area near the intersections of **Ostrander Boulevard and Huttonville Drive** within the City of Brampton. This site presently contains a residential dwelling that will be demolished and replaced with a new home. Welwyn Consulting visited the site on **February 19, 2026** to conduct the tree inventory and take photographs of the trees on site, as well as any neighbouring or City-owned trees that may be affected by the proposed site plan.



Photo #1



Photo #2

Figure #1: These 2 photos show the front and back yard of the property at 8 Huttonville Drive, Brampton as they appeared during the tree inventory conducted on February 19, 2026.

Appendices

Appendix A contains the Tree Inventory for this site. All trees were assigned numbers, and measured for diameter at breast height (DBH=1.4m), height, and canopy spread. The trees' health, structural condition and physical location/ownership provide the basis for their recommended preservation or removal.

Appendix B contains the Tree Appraisal values for any City-owned trees on municipal property adjacent to the subject site that may be impacted by the proposed site plan.

Appendix C contains selected photos of trees on this site.

Appendix D contains a scalable PDF of the most current site plan supplied by **HUIS Design Studio** and provides the following information:

- The location of the trees on or adjacent to the subject site
- Property lines for the subject site and neighbouring properties
- Property lines for City-owned lands adjacent to the subject site
- All existing buildings and hard surfaces
- An outline of the proposed building
- Proposed Tree Protection Zone (TPZ) hoarding and required replacement trees

Trees to Preserve (27)

NOTES:

1.) It is the responsibility of the client to ensure that all architects, engineers, and contractors involved with the project be provided with a copy of the entire Arborist Report and Tree Preservation Plan for review prior to the commencement of construction activities on this site.

2.) Trees of 30cm DBH or greater require a permit to injure/completion of an "Application to Injure or Destroy Trees on Private Land" form available from the link below:http://www.brampton.ca/EN/residents/Parks/Pages/tree-bylaws.aspx

3.) A tree's root system extends 2-3 times beyond the edge of the canopy/dripline. As Tree Protection Zone (TPZ) hoarding protects only that portion of the root system governed by municipal regulations, most trees on urban residential properties may sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

- **Trees #1 and 61** **City trees**

  These two (2) trees are located in the boulevard area of the front yard at 8 Huttonville Drive (#1) and the neighbouring property to the east (#61) on lands owned by the City of Brampton. These 2 trees must be protected for the duration of the proposed construction activities on this site.

  These two (2) City-owned trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 16 of this report should result in the tree's continued survival.

  NOTE:
  The existing subject site driveway shall be removed by hand (no heavy equipment) within the minimum 3.0m TPZ for Tree #1 and the existing driveway base shall remain in place (no excavation) and be covered with soil and sod.

- **Trees #2, 3 and 4** **Colorado Blue Spruces (subject site)**

  These three (3) trees are located in the front yard at 8 Huttonville Drive. These 3 trees shall be protected for the duration of the proposed construction activities on this site.

  These three (3) subject site trees shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 16 of this report should result in the trees' continued survival.

  NOTE: Excavation for the proposed driveway will take place outside the minimum TPZ values for Trees #2, 3 and 4.

- **Trees #11 and 13 Austrian Pines (side yard trees)**

  These two (2) trees are located in the west side yard at 8 Huttonville Drive. These 2 trees shall be protected for the duration of the proposed construction activities on this site.

  These two (2) subject site trees shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 16 of this report should result in the trees' continued survival.

- **Trees #17, 18 and 19 Rear yard trees (subject site)**

  These three (3) trees are located in the rear yard at 8 Huttonville Drive. These 3 trees shall be protected for the duration of the proposed construction activities on this site.

  These three (3) subject site trees shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 16 of this report should result in the trees' continued survival.

  NOTES:

  1.) The existing in-ground pool's concrete apron within the driplines of Trees #17, 18 and 19 shall be removed by hand (no heavy equipment) to minimize the potential for root injury.
  2.) *A Certified Consulting Arborist shall be on-site during the proposed pool cabana foundation excavation to determine the size and quantity of Tree #19's roots that could be affected. Any roots in the immediate area of the excavation shall be assessed and, if feasible and reasonable, properly pruned by the attending Arborist. This action is anticipated to minimize the extent of root injury due to excavation and provide any pruned roots with the best opportunity to regenerate.*
  3.) A Tree Protection Audit report documenting the results of the above site supervision shall be prepared by a Certified Consulting Arborist for submission to the City of Brampton's Urban Forestry Department.

- **Trees #24-28 and 32-35 Rear yard trees (subject site)**

  These nine (9) trees are located in the rear yard at 8 Huttonville Drive. These 9 trees shall be protected for the duration of the proposed construction activities on this site.

  These nine (9) subject site trees shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 16 of this report should result in the trees' continued survival.

- **Tree #40** **Flowering Crabapple (subject site)**

  This tree is located in the rear yard at 8 Huttonville Drive. This tree shall be protected for the duration of the proposed construction activities on this site.

  This subject site tree shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 16 of this report should result in the tree's continued survival.

- **Trees #51, 51 and 52** **Neighbouring trees**

  These three (3) trees are located in the rear yard of the neighbouring property east of the subject site at 8 Huttonville Drive. These 3 trees must be protected for the duration of the proposed construction activities on this site.

  These three (3) neighbouring trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 16 of this report should result in the trees' continued survival.

- **Trees #58, 59 and 60** **Neighbouring trees**

  These three (3) trees are located in the front yard of the neighbouring property east of the subject site at 8 Huttonville Drive. These 3 trees must be protected for the duration of the proposed construction activities on this site.

  These three (3) neighbouring trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 16 of this report should result in the trees' continued survival.

- **Tree #62** **Colorado Blue Spruce (subject site)**

  This tree is located in the front yard at 8 Huttonville Drive. This tree shall be protected for the duration of the proposed construction activities on this site.

  This subject site tree shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 16 of this report should result in the tree's continued survival.

  NOTES:

  1.) Excavation for the proposed driveway foundation excavation will encroach 0.8m into the minimum 2.4m TPZ for Tree #62.

(next page)

2.) *A Certified Consulting Arborist shall be on-site during the proposed driveway foundation excavation to determine the size and quantity of Tree #62's roots that could be affected. Any roots in the immediate area of the excavation shall be assessed and, if feasible and reasonable, properly pruned by the attending Arborist. This action is anticipated to minimize the extent of root injury due to excavation and provide any pruned roots with the best opportunity to regenerate.*

3.) A Tree Protection Audit report documenting the results of the above site supervision shall be prepared by a Certified Consulting Arborist for submission to the City of Brampton's Urban Forestry Department.

Trees to Remove (35)

Prior to construction, all trees scheduled for removal should be removed to grade level to increase the safety for both the property owner and any contractors.

NOTES:

1.) Permits are not required to remove trees located within 2 metres (6 feet 6 inches) of an occupied building.

2.) The removal of trees 30cm DBH and greater requires both replacement trees and completion of an "Application to Injure or Destroy Trees on Private Land" form available from the following link:http://www.brampton.ca/EN/residents/Parks/Pages/tree-bylaws.aspx

3.) In addition to the City of Brampton's *Tree Preservation By-Law 317-2012:*

   a. The City of Brampton's *Tableland Tree Assessment Guideline* states that, while removal of any subject site tree of 15cm DBH and greater does not require a permit, replacement trees are required as compensation.

   b. The compensation portion of that Guide appears on Page xx of this report.

- **Trees #5, 6, 7, 8, 9, 10, 14, 15, 16, 20, 21, 23, 30, 31, 36, 37, 38, 39, 42, 43, 44, 45, 46, 47, 48, 49, 53, 54, 55, 56 and 57**

  These thirty one (31) trees are in conflict with the proposed site plan and are proposed to be safely removed to grade level prior to the commencement of on-site construction activities.

- **Trees #12, 22, 29 and 41 Dead trees (subject site)**

  These four (4) trees are 100% dead are proposed to be safely removed to grade level prior to the commencement of on-site construction activities.

Replacement trees as compensation are required to accommodate these trees' removal. Please refer to the 'Compensation for Loss of Healthy Tableland Trees' (2023 version) for both replacement tree ratios and the proposed tree replacement planting plan.

(next page)

Tree Replacement Planting Plan Calculations: 8 Huttonville Drive, Brampton

Tree I.D.#	DBH (cm)	Replacement Ratio	Tree I.D.#	DBH (cm)	Replacement Ratio	Tree I.D.#	DBH (cm)	Replacement Ratio
5	33	3:1	22	32	None (dead)	44	33	3:1
6	48	4:1	23	33	3:1	45	86	8:1
7	40	4:1	29	32	None (dead)	46	54	5:1
8	47	4:1	30	41	4:1	47	32	3:1
9	45	4:1	31	30	3:1	48	25	2:1
10	24	2:1	36	30	3:1	49	45	4:1
12	42	None (dead)	37	26	2:1	53	62	6:1
14	62	6:1	38	32	3:1	54	43	4:1
15	17	1:1	39	26	2:1	55	40	4:1
16	15	1:1	41	29	None (dead)	56	37	3:1
20	42	4:1	42	21	2:1	57	10cm x 5	5:1
21	54	5:1	43	32	3:1			
		38 trees			**25 trees**			**47 trees**

Based on the above ratios, one hundred and ten (110) replacement trees are required as compensation for the proposed thirty five (35) tree removals.

Replacement Tree Planting (110)

The following information is taken from the City of Brampton's *Tableland Tree Assessment Guidelines (2023 version)*

3.1. Compensation for the Loss of Healthy Tableland Trees

The City has updated its tableland tree compensation ratios, which was guided by the desire to link the loss of ecosystem services more closely to the size of the tree proposed for removal. All trees starting at a minimum of 7 cm diameter at breast height (dbh) are required to be compensated for.

Through a comprehensive background review of neighbouring municipalities' tree compensation ratios and best practices, the City is adopting the following tableland tree compensation ratios for healthy trees:

Tree Removal Compensation Ratio for Healthy Tableland Trees

DBH (cm)	Ratio
7-19	1:1
20-29	2:1
30-39	3:1
40-49	4:1
50-59	5:1
60-69	6:1
70-79	7:1
80-89	8:1
90-99	9:1
100-109	10:1
110-119	11:1
120-129	12:1
130-139	13:1
140-149	14:1
150-159	15:1
159+	TBD:1

To reduce the impact of the removal of mature trees to the urban tree canopy, in most circumstance (e.g., parks and boulevards) compensation trees will be 70 mm dbh, unless otherwise approved by the City. A combination of whips and caliper trees may be considered for woodland buffers, valleyland buffers, and stormwater management ponds, at the discretion of City staff.

To be considered compensation, the proposed new trees must exceed the City's tree planting standards, to the satisfaction of the City. The table below provides a summary of the City's tree planting standards. More details are available in the City of Brampton's *Landscape Development Guidelines*.

	City Standard
Boulevards	8.0 - 10.0 m spacing
Parks	120 trees per hectare (50 trees per acre)
Valley Buffers	# trees = square area of buffer divided by 36.0 sq. m.
Woodland Buffers	1000 stems per hectare (includes whips, caliper trees, and does not include shrubs, flowers, and grasses)
SWM Ponds	# trees = square area of dry pond divided by 36.0 sq. m.

Refer to **Appendix 2** for trees that are exempt from Section 3.1.

3.2. Cash-in-Lieu of Healthy Tableland Trees

The City's Tableland Tree Cash-in-Lieu (CIL) protocol plays an important role in protecting and enhancing the city's urban tree canopy. The program provides the City with the opportunity to assist development applications that are unable to meet the City's tree compensation requirements within the subject property. The applicant is able to compensate for the removal of tableland trees through cash-in-lieu, and provide the City with the ability to plant compensation trees in a different location. **The Tableland Tree CIL procedure will not be used to compensate for natural heritage features within the city.**

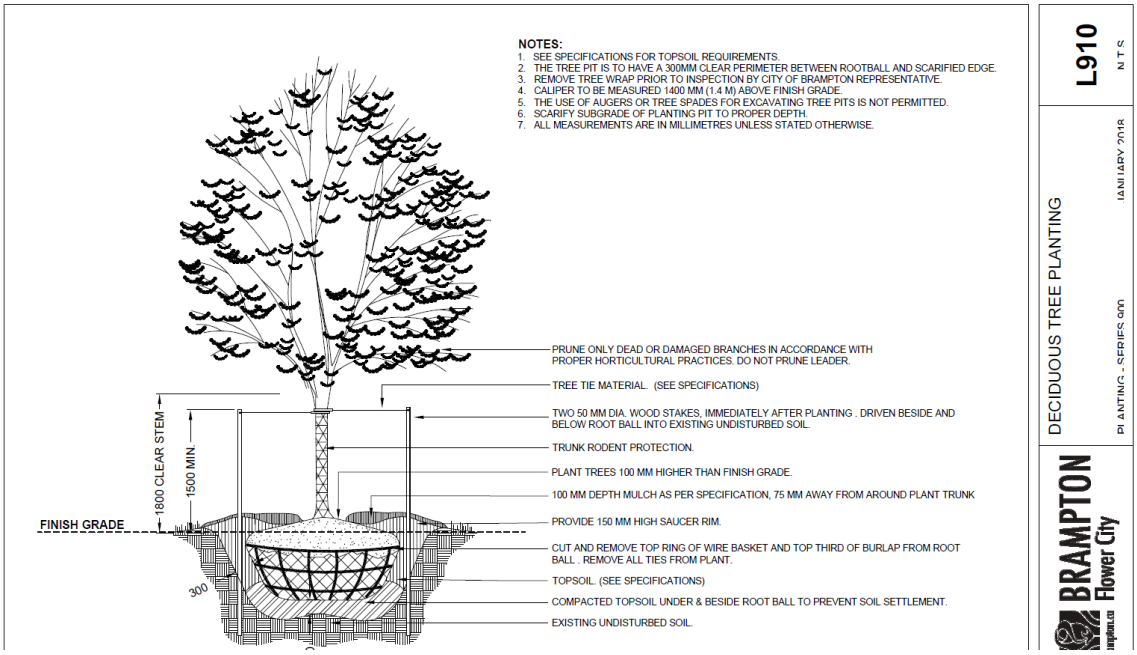
The following Hierarchy of Protection will be used to guide the use of CIL for the removal of tableland trees:

- The primary goal for the City of Brampton is to protect healthy tableland trees, wherever possible.
- Where compensation for healthy tableland trees is required, planting will occur on the site of the proposed development that requires the removal of existing tableland trees.
- In circumstances where compensation planting cannot occur on site, Cash-in-Lieu will be considered.
- The Tableland Tree Cash-in-Lieu procedure will apply to all trees, as per the City's Tableland Tree Assessment Guidelines.
- The Tableland Tree Cash-in-Lieu procedure will apply to projects that require the removal of healthy tableland trees, including development applications, as well as capital projects undertaken by the City of Brampton and/or the Region of Peel.

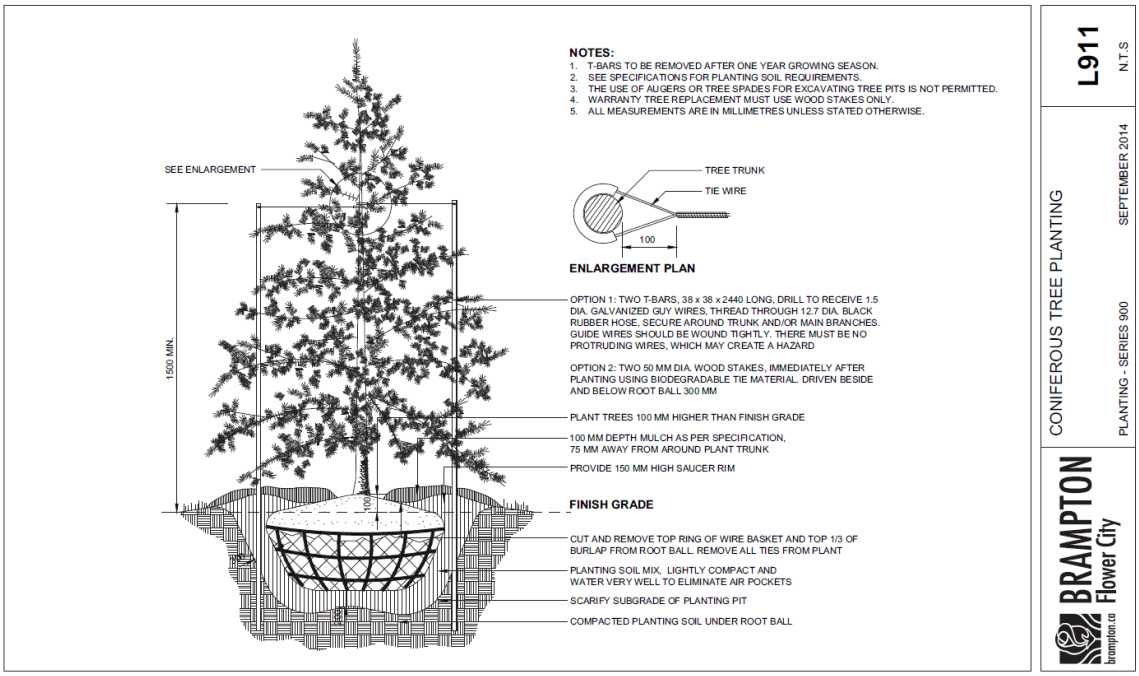
The Cash-in-Lieu rate for compensation is $650 per tree. This rate will be reviewed annually. Cash-in-Lieu provided to the City of Brampton for healthy tableland tree compensation will be utilized to support projects and programs that align with the goals and objectives of the supporting documents in Section 2.

NOTE:
Minimum replacement tree size shall be 70 mm caliper ball and burlap.

City of Brampton Deciduous Tree Planting Detail



City of Brampton Coniferous Tree Planting Detail



Tree Replacement Planting Plan: 8 Huttonville Drive, Brampton

I.D.#	Tree Species	Exposure	Mature Height	Mature Canopy	Soil Type and Zone
R1 **(1 tree)**	Hackberry *Celtis occidentalis*	Full sun	18m	14m	Adapts well to dry sandy soils once established – Zone 4
R2 – R3 **(2 trees)**	Red Maple *Acer rubrum*	Part sun to full shade	18m	16m	Adaptable to urban soils and conditions – Zone 2
R4 – R9 **(6 trees)**	Pyramidal English Oak *Quercus robur 'Fastigiata'*	Full sun	25m	8m	Adapts to cold, drought, exposure and heat – Zone 2
R10 – R11 **(2 trees)**	Eastern Redbud *Cercis canadensis*	Full sun	22m	20m	Adaptable to urban soils and conditions – Zone 4
R12 – R14 **(3 trees)**	Ironwood *Ostrya virginiana*	Full sun	25m	8m	Adapts to cold, drought, exposure and heat – Zone 2
R15 **(1 tree)**	Eastern White Pine *Pinus strobus*	Full sun	24m	10m	Prefers well-drained soils – Zone 3
R16 **(1 tree)**	Basswood *Tilia americana*	Full sun to part shade	25m	15m	Adaptable to various soil types – Zone 3

NOTES:

1.) Minimum replacement tree size shall be 70 mm caliper ball and burlap.

2.) Sixteen (16) replacement trees and their approximate proposed locations are shown in Appendix D on Page 37 of this report.

3.) Ninety four (94) replacement trees shall be 'cash in lieu of planting' at $650.00/tree x (94) trees = **$61,100.00**

Tree Care Recommendations

Cabling

Cabling is a practice which provides physical support for trees with structurally weak limbs, co-dominant stems, any branch or trunk unions with included bark, and tree species generally known to be weak-wooded. An aerial inspection of the tree's structural condition should be performed prior to cable installation, and any dead, diseased, or hazardous wood should be removed. Cabled trees should be inspected annually to assess both the cabling hardware and the tree's structural condition. Cabling reduces but does not eliminate a tree's hazard or failure potential.

- **There are no trees recommended for cabling on this site at this time.**

Fertilization

Current research conducted through the International Society of Arboriculture (I.S.A.) indicates that preserved trees within close proximity of proposed construction activities should not be fertilized during the 1st year following construction injury. Uptake of nutrients and water in compacted soils can be reduced and fertilizer salts may actually remove water from a tree's root zone. If and when supplemental fertilization is deemed necessary, products which stimulate root growth should be employed over those that stimulate shoot and foliage growth and be applied at low application rates.

Supplemental fertilization needs should be assessed by a Certified Consulting Arborist upon completion of all on-site construction activities, and any recommendations should be based on site-specific soil nutrient deficiencies determined primarily through soil testing and secondarily by visual analysis of nutrient deficiencies in foliage, twigs, buds, and roots.

Pruning

Pruning is a practice which removes dead, diseased, broken, rubbing, crossing, and hazardous limbs 2.5 cm and larger from trees to create a safer working environment and improve tree health and vigor. Pruning also provides an excellent opportunity for an aerial inspection of the structural integrity of the tree(s). All pruning should be completed prior to any site demolition or construction.

- **There are no trees recommended for pruning on this site at this time.**

Root Pruning/Air Spade/Dry-Vac

Root pruning is performed to minimize a tree's potential loss of structural stability through root removal and/or injury due to excavation within close proximity of its root zone. While not always feasible for all projects, root pruning should occur in late autumn during tree dormancy and ideally one full growing season prior to any on-site construction or demolition to allow for root regeneration. Root pruning should be performed by a Certified Arborist in accordance with generally recognized standards and principles within the field of Arboriculture. *Air-Spade and Dry-Vac technologies provide two of the least invasive methods for root zone excavation, and should be performed under the supervision of a Certified Arborist.*

General Methodology (other than air spade/hydro-vac)

Under the direction of a Certified Consulting Arborist and using hand and/or mechanical excavation techniques, the soil shall be carefully removed starting approximately 4-6m (where feasible) from the tree's base perpendicular to the edge of the proposed building foundation area. Digging in a line parallel to the roots rather than across them should minimize cracking of any large roots near the tree's base. The soil shall be removed in shallow layers to minimize the potential for striking any large roots that may have been close to the soil surface.

- **Please refer to Pages 8, 9 and 10 of this report for on-site supervision requirements for a Certified Consulting Arborist during the proposed construction activities at 8 Huttonville Drive, Brampton.**

Irrigation

An irrigation plan for preserved trees should be designed and implemented with the assistance of a Certified Consulting Arborist. The amount and frequency of irrigation will depend on factors such as soil type, local and seasonal precipitation patterns, duration of droughts, and the amount of construction activity near specific trees. The top 30cm of soil in a tree's root zone should be kept moist without being saturated. Infrequent deep watering produces trees with deeper roots, while frequent shallow watering produces shallow-rooted trees. *When combined with soil aeration improvement techniques such as vertical mulching, drill holes, and radial trenching, an adequate but not excessive supply of moisture to a tree's root zone can be an effective and efficient way to help alleviate construction injury.*

Preserved trees should be monitored at regular intervals by a Certified Consulting Arborist for signs of drought stress or excess irrigation.

- **An irrigation plan will be developed upon determination of tree injury levels after completion of any required root pruning.**

Horizontal Mulching

It may be determined by the Certified Consulting Arborist that trees within close proximity of construction activities will require a layer of composted wood chip mulch applied to the root zones inside the TPZ hoarding. Decomposed wood mulch 5–10 cm (2-4 inches) deep applied to a tree's root zone should help to retain soil moisture, regulate soil temperature, and provide a natural organic source of nutrients in their elemental form over time. Piling of mulch against the tree stem must be avoided. Fresh wood chip mulch shall be applied to a depth of 10-15cm beneath steel plates or plywood on vehicle and equipment traffic areas within close proximity to the TPZ to distribute weight on the soil and help reduce potential root zone soil compaction.

- **There are no specific mulching requirements at this time.**

Root Zone Aeration Improvements

Aeration improvement techniques such as drill holes, vertical mulching, soil fracturing, and radial trenching have the ability to reduce various degrees of soil compaction by increasing the amount of soil macro and micropores. Any form of root zone aeration improvement should be performed post-construction and under the supervision of a Certified Consulting Arborist to help remediate soil compaction caused by construction activity near preserved trees.

- **There are no root zone aeration improvements required on this site at this time.**

Transplanting

Transplanting of larger caliper trees, through either hand digging or tree spade, allows for relocation and retention of desirable trees that might have otherwise been removed due to conflict with the proposed property construction design. Trees should be tree-spaded out by a reputable operator, and are best transplanted during dormancy in late autumn. No construction activity should take place near re-located trees either before or after transplantation.

Any transplanted trees should be fertilized using a complete fertilizer with a preferred nitrogen/phosphorus/potassium ratio of 1-2-2, with the Nitrogen component in slow release form. A 10cm layer of composted wood mulch should be applied to the root zone, and the tree should receive regular irrigation for a period of at least one year. The tree may also require staking for a period of 1 year to provide stability while it re-establishes its root system.

- **There are no trees recommended for transplanting on this site at this time.**

Tree Preservation Plan

The following Tree Preservation Plan shall be implemented prior to any on-site construction activity.

Hoarding

Hoarding is used to define the **Tree Protection Zone** (TPZ), which protects a tree's root zone, trunk, and branches from injury during both construction and landscaping phases of the project. Hoarding shall be installed prior to any construction activity, and remain intact until construction and landscaping is completed. **No** TPZ shall be used for the temporary storage of building materials, storage or washing of equipment, or the dumping of construction debris, excess fill, or topsoil. As required by the City of Brampton, hoarding shall be constructed of 4x8 plywood sheets using 2x4 top and bottom rail construction supported by 4x4 wooden posts. A TPZ may be constructed of orange safety fencing using 2x4 top and bottom rail construction supports (T-bars to be used with City approval only) when protecting street trees where site line obstruction is a concern. TPZ signage should be posted in visible locations on the TPZ hoarding. T-bar supports for solid hoarding will only be allowed through pre-approval from the City of Brampton's Development and Design Department. The architect of record for the project shall update the most current site plan/grading plan to include all existing trees properly plotted and numbered and all TPZ hoarding locations clearly indicated and to scale.

A tree's root system extends 2-3 times beyond the edge of the canopy/dripline. As Tree Protection Zone (TPZ) hoarding protects only that portion of the root system governed by municipal regulations, most trees on urban residential properties may sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

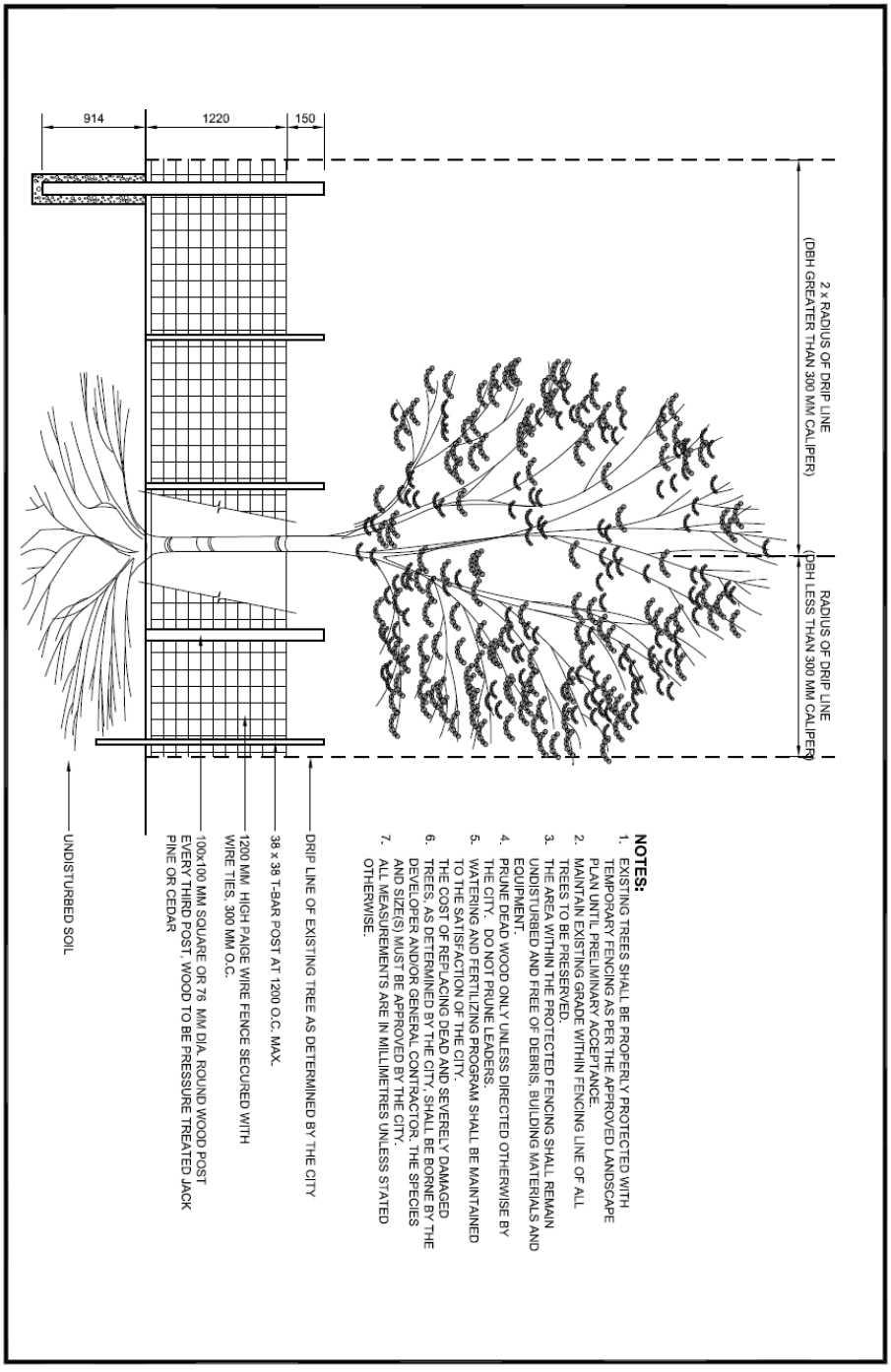
Hoarding Installation

A diagram of the proposed hoarding plan for this site can be found in Appendix D on Page 37 of this report. The recommended radial distances from the trunk for installation of TPZ hoarding are listed in Appendix A starting on Page 24 of this report, and the hoarding shall be installed using the following guidelines:

1) All TPZ hoarding shall be placed at the recommended radial distance from the base of all trees to be protected or up to all existing and/or proposed hard surfaces to allow for construction.
2) Any large numbers of trees that can be grouped together in a closed box or continuous line system for protection should have their TPZ hoarding placed at the recommended radial distance from the base of all of the largest peripheral trees of the system, or up to all existing and/or proposed hard surfaces to allow for construction.
3) Encroachment within a tree's TPZ will require a special permit from the City of Brampton and/or on-site supervision by a Certified Consulting Arborist during any proposed excavation activities for root pruning and assessment.

City of Brampton TPZ Hoarding Specifications

The diagram below provides the City of Brampton's standards for Tree Protection Zone (T.P.Z) hoarding.



Tree Preservation Plan Summary

I.) Pre-Construction Phase

- It is recommended that an on-site meeting take place with the project Certified Consulting Arborist, a representative from the City of Brampton's Urban Forestry Department, the property owner(s), and any Architects, Engineers, and contractors involved with the project to discuss the Tree Preservation Plan.
- Complete all Tree Care Recommendations, including pruning and any required tree removals.
- Install Tree Protection Zone (TPZ) hoarding as required.
- Where required, apply composted wood mulch to tree root zones within the TPZ hoarding, and apply fresh wood mulch over steel plates and/or plywood to any high-traffic areas immediately adjacent to the TPZ hoarding to help reduce soil compaction.
- If permitted by the City of Brampton, root-prune any preserved trees adjacent to excavation areas prior to construction under the supervision of a Certified Consulting Arborist.
- Establish an irrigation plan with the assistance of a Certified Consulting Arborist.

II.) Construction Phase

- Maintain and respect TPZ hoarding throughout the construction phase. Do not store or dump materials in this area.
- Continue irrigation plan as directed by a Certified Consulting Arborist.
- If permitted by the City of Brampton, prune any roots exposed during excavation under the supervision of a Certified Consulting Arborist.
- On-going monitoring by a Certified Consulting Arborist to evaluate construction injury/stress and make recommendations.

III.) Post-Construction Phase

- Remove hoarding only after permission from the City of Brampton.
- Continue irrigation program as directed by a Certified Consulting Arborist.
- Supplemental fertilizer needs assessment by a Certified Consulting Arborist.
- Post-construction monitoring of all trees by a Certified Consulting Arborist.

NOTE:
Post-Construction Monitoring

Construction injury may take several years to become apparent. All preserved trees should be inspected by a Certified Consulting Arborist on a semi-annual basis for a period of up to 2 years to pro-actively address any tree health related issues as they occur.

ASSUMPTIONS AND LIMITING CONDITIONS

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, by-laws, or other governmental regulations.

Care has been taken to obtain all information from reliable sources, and all data has been verified insofar as possible. The consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Loss or alteration of any part of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone other than the person to whom it is addressed without the prior expressed written or verbal consent of the consultant/appraiser.

Neither all nor any part of the contents of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society, institute, or any initialed designation conferred upon the consultant/appraiser as stated in his/her qualification.

This report and the values expressed herein represent the opinion of the consultant/appraiser, and the consultant/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as either engineering or architectural reports or surveys.

Unless expressed otherwise: 1) Information contained in this report covers only those items that were examined and reflections the condition of those items at the time of inspection, and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.



Welwyn Consulting

CERTIFICATE OF PERFORMANCE

I, Tom Bradley, certify that:

- I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of any evaluation or appraisal is stated in the attached report and the Limits of Assignment.

- I have no current or prospective interest in the vegetation of the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.

- The analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts.

- My compensation is not contingent upon the reporting of a pre-determined conclusion that favours the cause of the client or any other party, or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

- My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.

- No one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a Registered Consulting Arborist through the *American Society of Consulting Arborists (A.S.C.A),* and both a Certified Arborist and Certified Tree Risk Assessor with the *International Society of Arboriculture (I.S.A).* I have been involved in the fields of Arboriculture and Horticulture in a full-time capacity for a period of more than 20 years.

Signed: _____

Date: February 23, 2026

Appendix A: Tree Survey – 8 Huttonville Drive, Brampton

*** denotes estimated DBH values due to restricted access/private property**

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
1	**City of Brampton**	Norway Maple	*Acer platanoides*	44	11	11	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 2m from tree base; branch canopy above 4m	Preserve: TPZ = 3.0m
2	Subject Site	Colorado Blue Spruce	*Picea pungens 'Glauca'*	34	14	5	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base	Preserve: TPZ = 2.4m
3	Subject Site	Colorado Blue Spruce	*Picea pungens 'Glauca'*	38	16	5	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base	Preserve: TPZ = 2.4m
4	Subject Site	Colorado Blue Spruce	*Picea pungens 'Glauca'*	33	16	6	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base	Preserve: TPZ = 2.4m
5	Subject Site	Colorado Blue Spruce	*Picea pungens 'Glauca'*	33	14	5	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base	**Remove: Proposed site plan in conflict with the tree**
6	Subject Site	Thornless Honey Locust	*Gleditsia triacanthos var.inermis*	48	16	14	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark unions at 1.5m and 2m from tree base; lower branch canopy clearance pruned 5m from tree base and shaded/reduced 5m from tree base	**Remove: Proposed site plan in conflict with the tree**
7	Subject Site	White Pine	*Pinus strobus*	40	16	10	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base	**Remove: Proposed site plan in conflict with the tree**
8	Subject Site	White Pine	*Pinus strobus*	47	14	10	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with narrow included bark union 11m from tree base; lower branch canopy clearance pruned 5m from tree base; upper canopy dieback on north side	**Remove: Proposed site plan in conflict with the tree**
9	Subject Site	White Pine	*Pinus strobus*	45	16	10	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 6m from tree base	**Remove: Proposed site plan in conflict with the tree**

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
10	Subject Site	Austrian Pine	*Pinus nigra*	24	14	6	Good	Fair	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 6m from tree base and shaded/reduced on west side	**Remove: Proposed site plan in conflict with the tree**
11	Subject Site	Austrian Pine	*Pinus nigra*	22, 23, 35 **(47)**	16	6	Good	Fair	Small-caliper deadwood in canopy; 3 large aspect ratio co-dominant stems with included bark union at tree base; lower branch canopy clearance pruned 5m from tree base and shaded/reduced on east side	Preserve: TPZ = 3.0m
12	Subject Site	Austrian Pine	*Pinus nigra*	42	12	6	---	---	Dead tree	**Remove**
13	Subject Site	Austrian Pine	*Pinus nigra*	42	16	7	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with narrow included bark union 5m from tree base; branch canopy above union	Preserve: TPZ = 3.0m
14	Subject Site	River Birch	*Betula nigra*	40, 54 **(67)**	20	14	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base; canopy on east side and clearance pruned 6m from tree base	**Remove: Proposed site plan in conflict with the tree**
15	Subject Site	Colorado Blue Spruce	*Picea pungens 'Glauca'*	9, 14 **(17)**	4	3	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 0.5m from tree base; lower branch canopy clearance pruned 0.5m	**Remove: Proposed site plan in conflict with the tree**
16	Subject Site	Weeping Mulberry	*Morus alba 'Pendula'*	15	2	4	Good	Good	Small-caliper deadwood in canopy; weeping form	**Remove: Proposed site plan in conflict with the tree**
17	Subject Site	Colorado Blue Spruce	*Picea pungens 'Glauca'*	31	14	4	Good	Fair	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 6m from tree base	Preserve: TPZ = 2.4m
18	Subject Site	White Spruce	*Picea glauca*	29	11	4	Good	Fair	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 5m from tree base and shaded/reduced on north side	Preserve: TPZ = 2.4m

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
19	Subject Site	Norway Spruce	*Picea abies*	46	18	10	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base	Preserve: TPZ = 2.4m
20	Subject Site	Norway Spruce	*Picea abies*	42	18	10	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base	**Remove: Proposed site plan in conflict with the tree**
21	Subject Site	Red Maple	*Acer rubrum*	31, 31, 31 **(54)**	18	11	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with narrow included bark union 1m from tree base; lower branch canopy clearance pruned 6m from tree base	**Remove: Proposed site plan in conflict with the tree**
22	Subject Site	Scots Pine	*Pinus sylvestris*	32	12	4	---	---	Dead tree	**Remove**
23	Subject Site	Norway Spruce	*Picea abies*	33	16	6	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base	**Remove: Proposed site plan in conflict with the tree**
24	Subject Site	Norway Spruce	*Picea abies*	37	16	8	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base	Preserve: TPZ = 2.4m
25	Subject Site	Norway Spruce	*Picea abies*	40	16	10	Good	Good	Small-caliper deadwood in canopy; branch canopy clearance pruned 3m from tree base and shaded and reduced on north side	Preserve: TPZ = 2.4m
26	Subject Site	Red Oak	*Quercus rubra*	33	16	10	Good	Good	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 7m from tree base; divergent central leader at 7m; branch canopy above 3m	Preserve: TPZ = 2.4m
27	Subject Site	Norway Maple	*Acer platanoides*	41	16	12	Good	Fair	Small-caliper deadwood in canopy; 3 large aspect ratio co-dominant stems with included bark union 1.5m from tree base; branch canopy above 2m	Preserve: TPZ = 3.0m
28	Subject Site	White Pine	*Pinus strobus*	23	18	4	Fair	Good	Small-caliper deadwood in canopy; live canopy 4m from apex	Preserve: TPZ = 2.4m
29	Subject Site	White Pine	*Pinus strobus*	32	13	2	---	---	Dead tree	**Remove**

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
30	Subject Site	Mulberry	*Morus alba*	17, 25, 28 **(41)**	9	8	Good	Fair	Small-caliper deadwood in canopy; 3 large aspect ratio co-dominant stems with included bark union 1m from tree base; branch canopy shaded and reduced on west side	**Remove: Proposed site plan in conflict with the tree**
31	Subject Site	Norway Spruce	*Picea abies*	30	16	8	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base	**Remove: Proposed site plan in conflict with the tree**
32	Subject Site	Red Oak	*Quercus rubra*	50	22	15	Good	Fair	Small-caliper deadwood in canopy; divergent central leader west at 8m; lower branch canopy clearance pruned 5m from tree base	Preserve: TPZ = 3.0m
33	Subject Site	Norway Maple	*Acer platanoides*	35	18	12	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 4m from tree base; branch canopy above union	Preserve: TPZ = 2.4m
34	Subject Site	Norway Maple	*Acer platanoides*	36	14	8	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 3m from tree base; branch canopy above union and shaded and reduced on west side	Preserve: TPZ = 2.4m
35	Subject Site	Thornless Honey Locust	*Gleditsia triacanthos var. inermis*	32	14	8	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 1.6m from tree base; branch canopy above 3m	Preserve: TPZ = 2.4m
36	Subject Site	Flowering Crabapple	*Malus spp.*	30	8	7	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with wide included bark union 4m from tree base; epicormics at tree base	**Remove: Proposed site plan in conflict with the tree**
37	Subject Site	Mountainash	*Sorbus aucuparia*	26	11	5	Good	Good	Small-caliper deadwood in canopy; branch canopy above 3m; epicormics at tree base	**Remove: Proposed site plan in conflict with the tree**
38	Subject Site	Saucer Magnolia	*Magnolia xsoulangiana*	15, 16, 16, 17 **(32)**	7	11	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base; lower branch canopy clearance pruned 2m from tree base	**Remove: Proposed site plan in conflict with the tree**

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
39	Subject Site	Colorado Blue Spruce	*Picea pungens 'Glauca'*	26	10	4	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 2m from tree base	**Remove: Proposed site plan in conflict with the tree**
40	Subject Site	Flowering Crabapple	*Malus spp.*	27	7	5	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 1.8m from tree base; branch canopy above union and shaded and reduced on east side	Preserve: TPZ = 2.4m
41	Subject Site	Pear	*Pyrus communis*	29	8	3	---	---	Dead tree	**Remove**
42	Subject Site	Colorado Blue Spruce	*Picea pungens 'Glauca'*	21	9	4	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 2m from tree base	**Remove: Proposed site plan in conflict with the tree**
43	Subject Site	Austrian Pine	*Pinus nigra*	32	11	7	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 2m from tree base; branch canopy above union	**Remove: Proposed site plan in conflict with the tree**
44	Subject Site	Mulberry	*Morus alba*	16, 20, 20 **(33)**	13	10	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base; lower branch canopy clearance pruned 2m from tree base	**Remove: Proposed site plan in conflict with the tree**
45	Subject Site	Red Maple	*Acer rubrum*	41, 50, 56 **(86)**	20	16	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 1m from tree base; branch canopy above 2m	**Remove: Proposed site plan in conflict with the tree**
46	Subject Site	Mulberry	*Morus alba*	54	16	11	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with narrow adpressed included bark union 1.8m from tree base; branch canopy above 4m	**Remove: Proposed site plan in conflict with the tree**
47	Subject Site	White Pine	*Pinus strobus*	32	12	9	Good	Fair	Small-caliper deadwood in canopy; divergent central leader north at 4m; lower branch canopy clearance pruned 4m from tree base	**Remove: Proposed site plan in conflict with the tree**

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
48	Subject Site	Paper Birch	*Betula papyrifera*	25	12	5	Good	Good	Small-caliper deadwood in canopy; branch canopy above 2m and shaded and reduced on north side	**Remove: Proposed site plan in conflict with the tree**
49	Subject Site	Norway Spruce	*Picea abies*	45	17	8	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 3m from tree base	**Remove: Proposed site plan in conflict with the tree**
50	Neighbour	Colorado Blue Spruce	*Picea pungens 'Glauca'*	50*	20	6	Good	Good	Small-caliper deadwood in canopy; branch canopy shaded/reduced on east side and clearance pruned 4m from tree base	Preserve: TPZ = 3.0m
51	Neighbour	Colorado Blue Spruce	*Picea pungens 'Glauca'*	50*	20	9	Good	Good	Small-caliper deadwood in canopy; branch canopy shaded/reduced on west side and clearance pruned 4m from tree base	Preserve: TPZ = 3.0m
52	Neighbour	Colorado Blue Spruce	*Picea pungens 'Glauca'*	50*	18	7	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 8m from tree base; lower branch canopy clearance pruned 4m from tree base; branch canopy shaded and reduced on north side	Preserve: TPZ = 3.0m
53	Subject Site	Red Maple	*Acer rubrum*	62	15	8	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 1.8m from tree base; lower branch canopy clearance pruned 6m from tree base; south stem topped at 4m	**Remove: Proposed site plan in conflict with the tree**
54	Subject Site	White Pine	*Pinus strobus*	43	18	5	Good	Good	Small-caliper deadwood in canopy; branch canopy shade/reduced on west side	**Remove: Proposed site plan in conflict with the tree**
55	Subject Site	White Pine	*Pinus strobus*	40	18	6	Good	Good	Small-caliper deadwood in canopy; branch canopy shaded/reduced on east side	**Remove: Proposed site plan in conflict with the tree**
56	Subject Site	White Pine	*Pinus strobus*	37	17	6	Good	Good	Small-caliper deadwood in canopy; branch canopy shaded/reduced on north side	**Remove: Proposed site plan in conflict with the tree**

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
57	Subject Site	Smaragd Cedars (6 plants)	*Thuja occidentalis 'Smaragd'*	10-15	3-4	1	Good	Good	Small-caliper deadwood in canopies	**Remove: Proposed site plan in conflict with the trees**
58	Subject Site	Austrian Pine	*Pinus nigra*	40*	16	5	Good	Good	Small-caliper deadwood in canopy; branch canopy above 2m and shaded and reduced on south side	Preserve: TPZ = 2.4m
59	Subject Site	Austrian Pine	*Pinus nigra*	40*	16	6	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 2m from tree base; branch canopy shaded and reduced on east side	Preserve: TPZ = 2.4m
60	Subject Site	Austrian Pine	*Pinus nigra*	35*	18	5	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 4m from tree base; live canopy above 8m	Preserve: TPZ = 2.4m
61	**City of Brampton**	Austrian Pine	*Pinus nigra*	40*	15	8	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 4m from tree base; branch canopy shaded and reduced on north side; branch canopy above union	Preserve: TPZ = 2.4m
62	Subject Site	Colorado Blue Spruce	*Picea pungens 'Glauca'*	39	10	7	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 3m from tree base	Preserve: TPZ = 2.4m

Appendix B: Tree Valuation Appraisals (Trunk Formula Method)

TREE APPRAISAL
Trunk Formula
Method

Tree Number:	One (1)
Address:	8 Huttonville Drive, Brampton
Owner:	City of Brampton
Date of Appraisal:	February 19, 2026
Appraiser:	Tom Bradley
Certification Number:	R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Norway Maple		*Acer platanoides*
2	Condition:	81	%	
3	DBH:	44	cm	
4	Location:	75	%	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	68	%
6	Replacement Plant Size:	9	cm
6b	Trunk Area:	63.585	cm^2
7	Replacement Plant Cost:	$245.00	
8	Installation Cost: (1.5x Plant Cost)	$367.50	
9	Installed Tree Cost:	$612.50	
10	Unit Tree Cost:	$9.63	

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	1520	cm^2
12	Appraised Tree Trunk Increase (#11 - #6b):	1456	cm^2
13	Basic Tree Cost (#12 x #10 + #9) :	$14,641.82	
14	Appraised Value (#13 x #5 x #2 x #4) :	$6,067.20	
15	Appraised Value > $5000.00 is rounded to the nearest $100.		
16	Appraised Value < $5000.00 is rounded to the nearest $10.		

APPRAISED VALUE: $6,100



Welwyn Consulting

TREE APPRAISAL
Trunk Formula
Method

Tree Number:	Sixty one (61)
Address:	10 Huttonville Drive, Brampton
Owner:	City of Brampton
Date of Appraisal:	February 19, 2026
Appraiser:	Tom Bradley
Certification Number:	R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Austrian Pine			*Pinus nigra*
2	Condition:		78	%	
3	DBH:		40	cm	
4	Location:		70	%	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	63	%
6	Replacement Plant Size:	9	cm
6b	Trunk Area:	63.585	cm^2
7	Replacement Plant Cost:	$265.00	
8	Installation Cost: (1.5x Plant Cost)	$397.50	
9	Installed Tree Cost:	$662.50	
10	Unit Tree Cost:	$10.42	

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	1256	cm^2
12	Appraised Tree Trunk Increase (#11 - #6b):	1192	cm^2
13	Basic Tree Cost (#12 x #10 + #9) :	$13,086.42	
14	Appraised Value (#13 x #5 x #2 x #4) :	$4,508.68	
15	Appraised Value > $5000.00 is rounded to the nearest $100.		
16	Appraised Value < $5000.00 is rounded to the nearest $10.		

APPRAISED VALUE: $4,510

Appendix C: Site Photos – 8 Huttonville Drive, Brampton



Photo #3 (Tree #1 – 44cm DBH City tree to be preserved)

- Existing driveway within 3.0m TPZ to be removed by hand
- Refer to Pg. 7 of this report for details

Appendix C: Site Photos – 8 Huttonville Drive, Brampton (cont.)



Photo #4 (Tree #2 – 34cm DBH subject site tree to be preserved)

- Proposed driveway to encroach 0.9m into the minimum 2.4m TPZ for Tree #2.
- Refer to Pgs. 7-8 of this report for details

Appendix C: Site Photos – 8 Huttonville Drive, Brampton (cont.)



Photo #5 (Trees #17, 18 and 19 – 31, 29 and 46cm DBH subject site trees to be preserved)

- Existing in-ground pool concrete curb within minimum TPZ for Trees #17-19 by hand
- Refer to Pg. 8 of this report for details

Appendix C: Site Photos – 8 Huttonville Drive, Brampton (cont.)



Photo #6 (Tree #62 – 39cm DBH subject site tree to be preserved)

- Proposed driveway to encroach 0.8m into the minimum 2.4m TPZ for Tree #62.
- Refer to Pg. 10 of this report for details

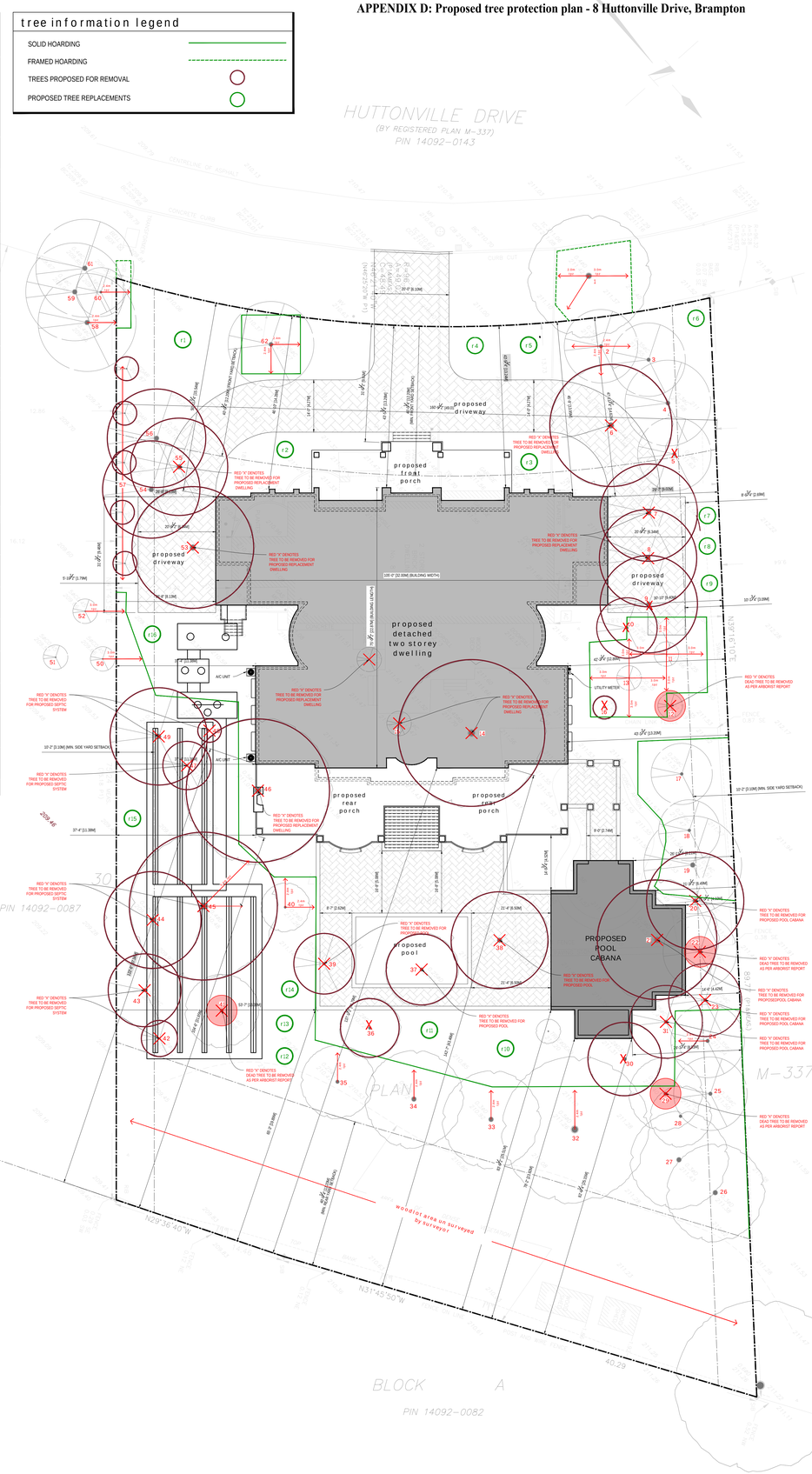
SITE STATISTICS - 8 huttonville DRIVE

LOT: ZONE CODE: RE1-177
PLAN M337 LOT 31
CITY OF BRAMPTON

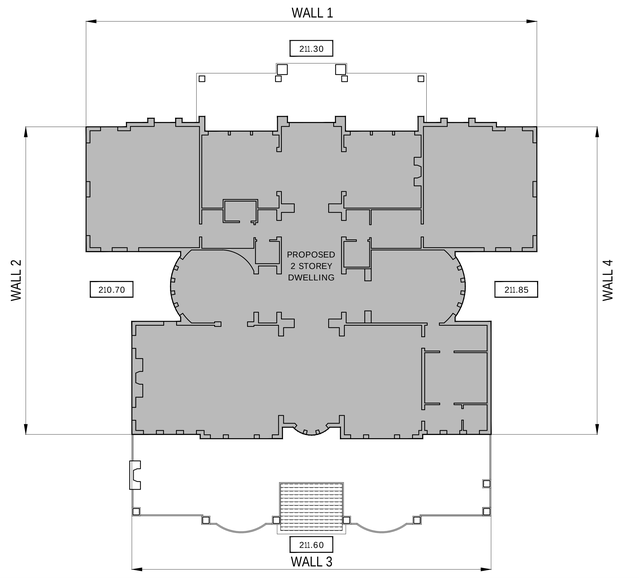
SITE AREA	43,584.93 SQ.FT (4,049.18 SQ.M) (0.037618 HA)
SITE FRONTAGE	49.01 M
BUILDING HEIGHT	12.66 M
LOT COVERAGE	PROPOSED
PROPOSED DWELLING	6,399.06 SQ.FT (594.49 SQ.M)
PROPOSED FRONT PORCH	710.87 SQ.FT (66.04 SQ.M)
PROPOSED COVERED PATHWAYS	309.76 SQ.FT (28.77 SQ.M)
PROPOSED REAR PORCHES	1,564.27 SQ.FT (145.32 SQ.M)
PROPOSED CABANA	1,345.33 SQ.FT (124.98 SQ.M)
COVERAGE TOTAL	959.60 SQ.M
PERCENTAGE OF LOT COVERAGE	23.69%
GROSS FLOOR AREA	PROPOSED
POOL CABANA (NOT INCL.)	*1,345.33 SQ.FT (124.98 SQ.M)*
BASEMENT AREA (NOT INCL.)	4,794.19 SQ.FT (445.39 SQ.M)
GROUND FLOOR AREA	4,826.69 SQ.FT (448.41 SQ.M)
SECOND FLOOR AREA	6,561.81 SQ.FT (609.61 SQ.M)
SUBTOTAL:	11,388.5 SQ.FT (1058.03 SQ.M)
OPEN AREAS (SUBTRACTED):	*512.91 SQ.FT (47.65 SQ.M)*
G.F.A. TOTAL	10,875.59 SQ.FT (1010.37 SQ.M)

tree information legend

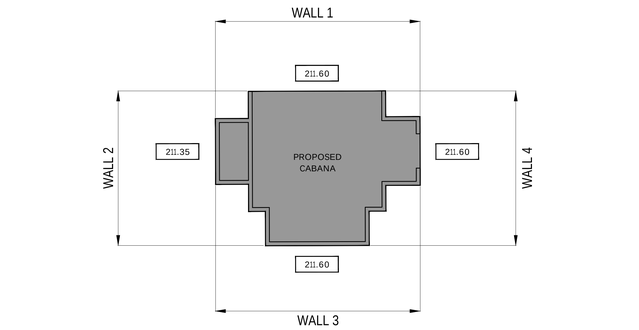
- SOLID HOARDING
- FRAMED HOARDING
- TREES PROPOSED FOR REMOVAL
- PROPOSED TREE REPLACEMENTS



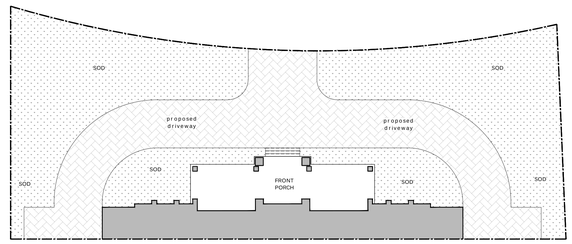
DWELING EST. GRADE CALCULATION		CABANA EST. GRADE CALCULATION	
ELEVATION CHANGE	ELEVATION	ELEVATION CHANGE	ELEVATION
WALL 1	211.30	WALL 1	211.60
WALL 2	210.70	WALL 2	211.35
WALL 3	211.60	WALL 3	211.60
WALL 4	211.85	WALL 4	211.60
TOTAL:	845.45	TOTAL:	846.15
EST. GRADE:	211.36	EST. GRADE:	211.53



ESTABLISHED GRADE CALCULATION



ESTABLISHED GRADE CALCULATION



FRONT YARD LANDSCAPING DIAGRAM SOFT LANDSCAPED AREA (NOTE FOR NOT TO SCALE FOR DISPLAY PURPOSES ONLY)

SETBACKS		FRONT YARD LANDSCAPING	PROPOSED
FRONT YARD (23.0 M)	13.24 M	FRONT YARD AREA	7829.07 SQ.FT (727.34 SQ.M)
INT. SIDE YARD (7.5 M)	8.13 M	PROPOSED DRIVEWAY / FRONT STEPS	2399.82 SQ.FT (222.95 SQ.M)
REAR YARD (23.0 M)	37.34	PROPOSED FRONT PORCH	710.87 SQ.FT (66.04 SQ.M)
INT. SIDE YARD (7.5 M)	9.02 M	TOTAL HARD LANDSCAPED AREA	288.99 SQ.M (39.73%)
VARIANCE REQ'D	HEIGHT	PROPOSED GRASS	438.35 SQ.M
MAX. 10.6M	12.66 M	TOTAL SOFT LANDSCAPED AREA	438.35 SQ.M (60.27 %)

TREE PROTECTION ZONE BARRIER

TREE PROTECTION ZONE BARRIER (HOARDING)
THE TREE PROTECTION ZONE BARRIER (HOARDING) SHALL BE PLYWOOD SHEETS FRAMED WITH 2x4 STUDS AND SUPPORTED BY T-BARS.

BARRIERS MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. THE PURPOSE OF THE BARRIER IS TO DEFINE THE TREE PROTECTION ZONE, WHICH IS TO BE PROTECTED FROM ANY ACTIVITY THROUGHOUT THE CONSTRUCTION AND LANDSCAPING PHASES.

ALL TREE PROTECTION ZONE BARRIERS SHOWN ON THIS PLAN AS PER THE TREE PRESERVATION PLAN.

LANDSCAPE NOTES - 8 huttonville drive.

A. THE CONTRACTOR MUST NOTIFY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO COMMENCEMENT OF ANY PLANTING.
B. THE LOCATIONS OF ALL TREES ON STREET FRONTAGES MUST BE APPROVED BY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO THEIR INSTALLATION.
C. THE OWNER IS REQUIRED, UPON COMPLETION OF ALL LANDSCAPE WORKS, TO SUBMIT AN ACCEPTANCE CERTIFICATE PREPARED BY A CERTIFIED AND REGISTERED OALA LANDSCAPE ARCHITECT TO THE OPEN SPACE DEVELOPMENT SECTION AND TO REQUEST AN INSPECTION BY THE OPEN SPACE SECTION.
D. ALL LANDSCAPE WORKS WILL BE GUARANTEED FOR ONE YEAR FOLLOWING INSPECTION. PLANT MATERIAL, WHICH IS NOT IN HEALTHY GROWING CONDITION ONE YEAR AFTER INSPECTION, SHALL BE REPLACED TO THE SATISFACTION OF THE CITY OF BRAMPTON WITH AN ADDITIONAL ONE-YEAR MAINTENANCE GUARANTEE PERIOD. SUPPLY AND PLANT ALL REPLACEMENTS IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS.
E. SOD THAT IS DAMAGED OR MISSING ON THE PUBLIC BOULEVARD IS TO BE REPAIRED/INSTALLED AT THE OWNER'S EXPENSE.
F. ANY CHAIN LINK FENCING AND COMPONENTS THAT ARE INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL HAVE A BLACK GLOSS ENAMEL FINISH BY POWDER COAT APPLICATION. PRIOR TO APPLICATION OF FINISH, TREAT WITH PARKER BONDERITE AND CHLOROTHENE SOLVENT APPLIED IN A THICKNESS OF 4-5 MILS BY ELECTROSTATIC COAT AND OVEN CURED FOR A SMOOTH AND EVEN SURFACE. ALL CHAIN LINK FABRIC ALSO TO BE BLACK VINYL COATED.
G. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION OF TREE PITS AND SHRUB BEDS.
H. ALL T-BARS TO BE REMOVED AT THE CONCLUSION OF THE WARRANTEE PERIOD, UNLESS OTHERWISE SPECIFIED BY THE OPEN SPACE SECTION OF THE CITY OF BRAMPTON.
I. ANY TRANSFORMER INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL BE SCREENED WITH PLANT MATERIAL TO THE SATISFACTION OF THE CITY OF BRAMPTON AND MEET ALL REQUIREMENTS OF HYDRO ONE BRAMPTON PLANTING SETBACKS.
J. ANY DAMAGE DUE TO CONSTRUCTION IS REQUIRED TO BE REINSTATED AT THE OWNER'S EXPENSE. ALL DAMAGES WILL BE COMPLETED ACCORDINGLY TO THE SATISFACTION OF THE CITY OF BRAMPTON.

GENERAL NOTES - 8 huttonville drive.

A. 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.
B. THE OWNER IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING, PLACED AT THE DRIP 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, SOIL, CONSTRUCTION VEHICLES, EQUIPMENT, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING.
C. 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 THE VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.
D. THE EXISTING ON-SITE DRAINAGE PATTERN SHALL BE MAINTAINED.
E. GRADES MUST BE MET WITHIN 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
F. ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE CITY BOULEVARD AREA.
G. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY THE SITE PLAN APPROVAL AND BUILDING PERMIT.
H. THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.60m (2.00 ft.) IN HEIGHT OR ANY RETAINING 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.
I. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE OWNER AT THEIR OWN EXPENSE.
J. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
K. ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO TERMINATE AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.
L. CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR GARBAGE COLLECTION.
M. ALL DAMAGED LANDSCAPE AREAS WILL BE REINSTATED WITH TOPSOIL AND SOD FOLLOWING CONSTRUCTION ACTIVITY. ANY CITY BOULEVARD TREES DAMAGED OR REMOVED ARE TO BE REPLACED WITH 70mm CALIUOER DECIDUOUS TREES TO THE SATISFACTION OF THE CITY AT THE OWNER'S EXPENSE.
N. ALL EXCESS EXCAVATED MATERIALS WILL BE REMOVED FROM THE SITE AT THE OWNER'S EXPENSE.

OPEN SPACE NOTES - 28 ROSEGARDEN DR.

A. ALL EXISTING TREES, WHICH ARE TO REMAIN, MUST BE FULLY PROTECTED WITH HOARDING WHICH SHALL BE ERECTED BEYOND THE DRIP LINE. ALL TREE PRESERVATION MEASURES HAVE BEEN PERFORMED PRIOR TO ISSUANCE OF TOPSOIL STRIPPING AND GRADING PERMIT.
B. NOT MOVEMENT OF VEHICLES IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
C. THE AREAS WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIMES.
D. ANY BACKFILLING OR TOPSOIL/STORAGE OF MATERIALS MUST NOT BE PLACED WITHIN THE LIMITS OF THE TREE PROTECTION ZONE.
E. ANY ROOTS OR BRANCHES THAT EXTEND BEYOND THE TREE PROTECTION ZONE WHICH REQUIRE PRUNING, MUST BE PRUNED BY A QUALIFIED ARBORIST AND MUST BE PERFORMED IN ACCORDANCE WITH FOOD ARBORICULTURE STANDARDS.
F. TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR, WILL BE REMOVED AND REPLACED WITH TREES OF A SIZE AND SPECIES AS APPROVED BY THE CITY.
G. TREE PROTECTION HOARDING MUST NOT BE REMOVED UNTIL THE COMPLETION OF BUILDING CONSTRUCTION.

1:200
ARCHITECTURAL SITE PLAN

FINAL DESIGN SIGN-OFF
I (THE CLIENT) HEREBY THAT I HAVE REVIEWED THIS DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR CHANGES REQUESTED AFTER THIS SIGN-OFF WILL BE BROUGHT FORWARD WELL IN ADVANCE AND BILLED AT AN HOURLY CHARGE, AS LISTED ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT PROVIDED BY HUIS DESIGN STUDIO LTD. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: HUIS SIGN OFF:

huis | design

GENERAL NOTES
DRAWINGS ARE TO BE READ NOT SCALED. DO NOT SCALE DRAWINGS. THE GENERAL CONTRACTOR / PROJECT MANAGER HAS BEEN NOTIFIED: UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION MUST COMPLY WITH ALL APPLICABLE CODES AND BY-LAWS. THE DESIGNER IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THESE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS INDICATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

FIRM NAME B.C.I.N.

REGISTRATION INFORMATION
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.1.4 OF THE ONTARIO BUILDING CODE

FIRM NAME B.C.I.N.

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR CUSTOM HOME	02.06.2026
2	ISSUED FOR MINOR VARIANCE	02.06.2026
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: ARCHITECTURAL SITE PLAN
DRAWN BY: J.C. CHECKED BY: K.V.K.
PROJECT ADDRESS: 8 HUTTONVILLE DR
PROJECT NO. 2024-062 SCALE: 1:200
SHEET NO. ASP



PEASE NOTE:
NOT ALL ITEMS SHOWN ARE EXACTLY AS PER PLAN,
THIS IS JUST AN ARTISTIC REPRESENTATION THAT IS
VERY CLOSE TO PLAN IN ORDER TO SHOW COLOUR
AND FEEL OF THE REAR YARD

NTS
ARCHITECTURAL RENDER

FINAL DESIGN SIGN-OFF
I (THE CLIENT) VERIFY THAT I HAVE REVIEWED THIS DRAWING SET IN IT'S ENTIRETY AND HEREBY AGREE TO BUILD AS PER THE DRAWINGS INCLUDED. ANY ITEMS INCLUDED WITHIN THIS DRAWING SET, ANY MAJOR DESIGN CHANGES REQUESTED FROM THIS POINT FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT PROPOSAL. ALL CHANGES WILL BE SUBJECT TO TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: HUIS SIGN-OFF

GENERAL NOTES
DRAWINGS ARE TO BE READ NOT SCALED, DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED BY PROJECT MANAGER HAS BEEN NOTIFIED, UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION PRACTICES ARE TO CONFORM TO ALL APPLICABLE CODES. IN THE EVENT OF ANY DISCREPANCIES ARE ENCOUNTERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THIS DOCUMENT IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

FIRM NAME: B.C.I.N.:

REGISTRATION INFORMATION
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.5 OF THE ONTARIO BUILDING CODE

FIRM NAME: B.C.I.N.:

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR CUSTOM HOME	02.06.2026
2	ISSUED FOR VARIOR VARIANCE	02.06.2026
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE: COVER RENDER
DRAWN BY: J.C. CHECKED BY: K.K.K.
PROJECT ADDRESS: 9 HUTCHINVILLE DR
PROJECT NO. 2504-002 SCALE: N.T.S.
SHEET NO. CO

SITE STATISTICS - 8 HUTTONVILLE DRIVE

LOT: ZONE CODE: RE1-177
PLAN M337 LOT 31
CITY OF BRAMPTON

SITE AREA	43,584.93 SQ.FT (4,049.18 SQ.M) (0.037618 HA)
SITE FRONTAGE	49.01 M
BUILDING HEIGHT	12.66 M
LOT COVERAGE	PROPOSED
PROPOSED DWELLING	6,399.06 SQ.FT (594.49 SQ.M)
PROPOSED FRONT PORCH	710.87 SQ.FT (66.04 SQ.M)
PROPOSED COVERED PATHWAYS	308.58 SQ.FT (28.66 SQ.M)
PROPOSED REAR PORCHES	1,564.27 SQ.FT (145.32 SQ.M)
PROPOSED CABANA	1,345.33 SQ.FT (124.98 SQ.M)
COVERAGE TOTAL	**959.49 SQ.M**
PERCENTAGE OF LOT COVERAGE	**23.69%**
GROSS FLOOR AREA	PROPOSED
POOL CABANA (NOT INCL.)	*1,345.33 SQ.FT (124.98 SQ.M)*
BASEMENT AREA (NOT INCL.)	4,794.19 SQ.FT (445.39 SQ.M)
GROUND FLOOR AREA	4,826.69 SQ.FT (448.41 SQ.M)
SECOND FLOOR AREA	6,561.81 SQ.FT (609.61 SQ.M)
SUBTOTAL:	11,388.5 SQ.FT (1058.03 SQ.M)
OPEN AREAS (SUBTRACTED):	*512.91 SQ.FT (47.65 SQ.M)*
G.F.A. TOTAL	**10,875.59 SQ.FT (1010.37 SQ.M)**

TREE PROTECTION ZONE BARRIER

TREE PROTECTION ZONE BARRIER (HOARDING)
THE TREE PROTECTION ZONE BARRIER (HOARDING) SHALL BE PLYWOOD SHEETS FRAMED WITH 2x4 STUDS AND SUPPORTED BY T-BARS.

BARRIERS MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. THE PURPOSE OF THE BARRIER IS TO DEFINE THE TREE PROTECTION ZONE, WHICH IS TO BE PROTECTED FROM ANY ACTIVITY THROUGHOUT THE CONSTRUCTION AND LANDSCAPING PHASES.

ALL TREE PROTECTION ZONE BARRIERS SHOWN ON THIS PLAN AS PER THE TREE PRESERVATION PLAN.

LANDSCAPE NOTES - 8 HUTTONVILLE DRIVE.

A. THE CONTRACTOR MUST NOTIFY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO COMMENCEMENT OF ANY PLANTING.
B. THE LOCATIONS OF ALL TREES ON STREET FRONTAGES MUST BE APPROVED BY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO THEIR INSTALLATION.
C. THE OWNER IS REQUIRED, UPON COMPLETION OF ALL LANDSCAPE WORKS, TO SUBMIT AN ACCEPTANCE CERTIFICATE PREPARED BY A CERTIDIED AND REGISTERED OALA LANDSCAPE ARCHITECT TO THE OPEN SPACE DEVELOPMENT SECTION AND TO REQUEST AN INSPECTION BY THE OPEN SPACE SECTION.
D. ALL LANDSCAPE WORKS WILL BE GUARANTEED FOR ONE YEAR FOLLOWING INSPECTION. PLANT MATERIAL WHICH IS NOT IN HEALTHY GROWING CONDITION ONE YEAR AFTER INSPECTION, SHALL BE REPLACED TO THE SATISFACTION OF THE CITY OF BRAMPTON WITH AN ADDITIONAL ONE-YEAR MAINTENANCE GUARANTEE PERIOD. SUPPLY AND PLANT ALL REPLACEMENTS IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS.
E. SOD THAT IS DAMAGED OR MISSING ON THE PUBLIC BOULEVARD IS TO BE REPAIRED/INSTALLED AT THE OWNER'S EXPENSE.
F. ANY CHAIN LINK FENCING AND COMPONENTS THAT ARE INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL HAVE A BLACK GLOSS ENAMEL FINISH BY POWDER COAT APPLICATION. PRIOR TO APPLICATION OF FINISH, TREAT WITH PARKER BONDERITE AND CHLOROTHENE SOLVENT APPLIED IN A THICKNESS OF 4-5 MILS BY ELECTROSTATIC COAT AND OVEN CURED FOR A SMOOTH AND EVEN SURFACE. ALL CHAIN LINK FABRIC ALSO TO BE BLACK VINYL COATED.
G. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION OF TREE PITS AND SHRUB BEDS.
H. ALL T-BARS TO BE REMOVED AT THE CONCLUSION OF THE WARRANTEE PERIOD, UNLESS OTHERWISE SPECIFIED BY THE OPEN SPACE SECTION OF THE CITY OF BRAMPTON.
I. ANY TRANSFORMER INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL BE SCREENED WITH PLANT MATERIAL TO THE SATISFACTION OF THE CITY OF BRAMPTON AND MEET ALL REQUIREMENTS OF HYDRO ONE BRAMPTON PLANTING SETBACKS.
J. ANY DAMAGE DUE TO CONSTRUCTION IS REQUIRED TO BE REINSTATED AT THE OWNER'S EXPENSE. ALL DAMAGES WILL BE COMPLETED ACCORDINGLY TO THE SATISFACTION OF THE CITY OF BRAMPTON.

GENERAL NOTES - 8 HUTTONVILLE DRIVE.

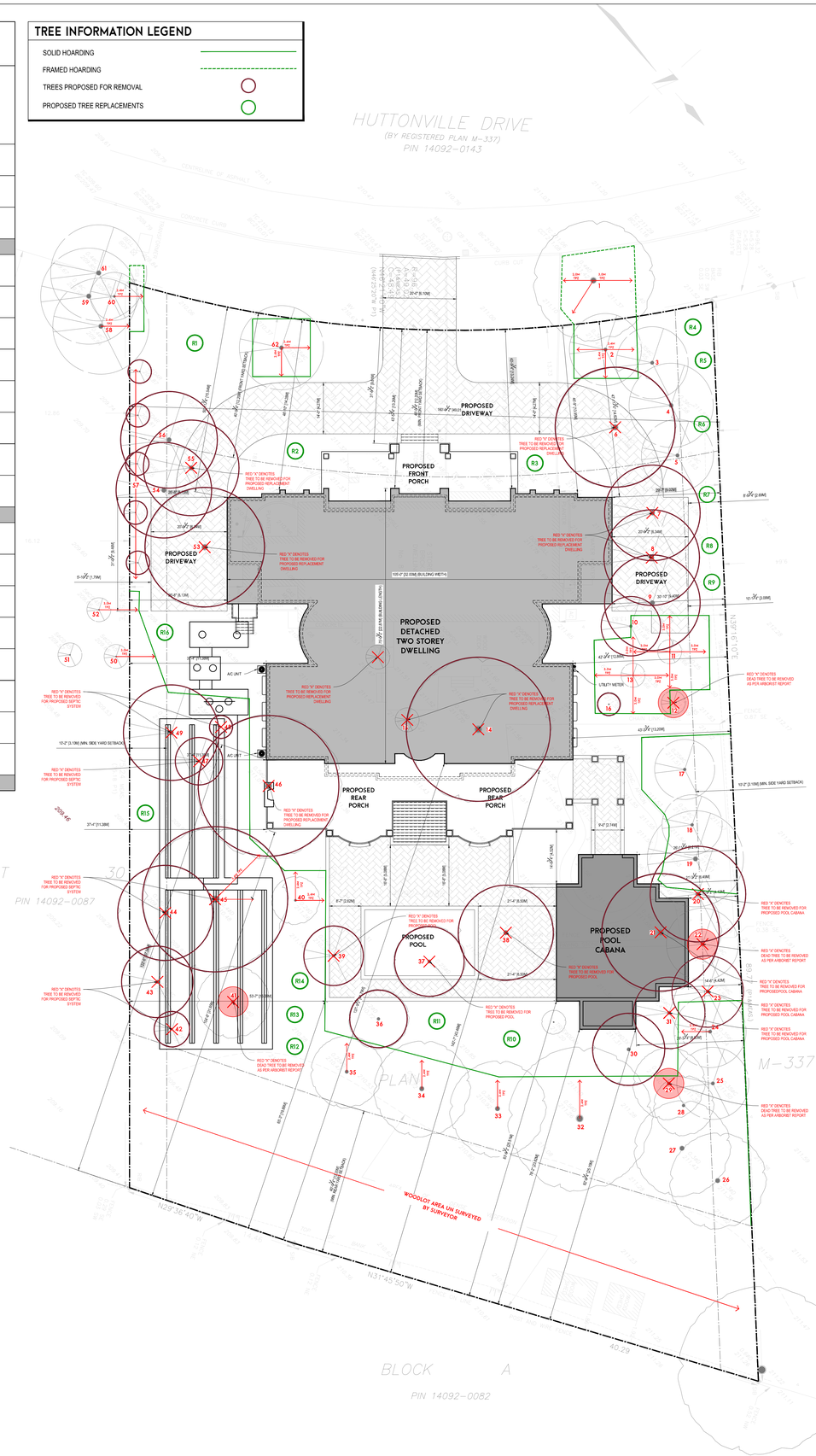
A. ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF A BUILDING PERMIT APPLICATION SHALL BE IN CONFORMITY WITH THE APPROVED SITE PLAN DRAWINGS AS APPROVED BY THE DEVELOPMENT SERVICES DIVISION.
B. THE OWNER IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING, PLACED AT THE DRIP 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, SOIL, CONSTRUCTION VEHICLES, EQUIPMENT, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING.
C. 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 THE VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.
D. THE EXISTING ON-SITE DRAINAGE PATTERN SHALL BE MAINTAINED.
E. GRADES MUST BE MET WITHIN 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
F. ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE CITY BOULEVARD AREA.
G. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY THE SITE PLAN APPROVAL AND BUILDING PERMIT.
H. THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.60m (2.00 ft.) IN HEIGHT OR ANY RETAINING 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.
I. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE OWNER AT THEIR OWN EXPENSE.
J. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
K. ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO TERMINATE AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.
L. CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR GARBAGE COLLECTION.
M. ALL DAMAGED LANDSCAPE AREAS WILL BE REINSTATED WITH TOPSOIL AND SOD FOLLOWING CONSTRUCTION ACTIVITY. ANY CITY BOULEVARD TREES DAMAGED OR REMOVED ARE TO BE REPLACED WITH 70mm CALIUOER DECIDUOUS TREES TO THE SATISFACTION OF THE CITY AT THE OWNER'S EXPENSE.
N. ALL EXCESS EXCAVATED MATERIALS WILL BE REMOVED FROM THE SITE AT THE OWNER'S EXPENSE.

OPEN SPACE NOTES - 28 ROSEGARDEN DR.

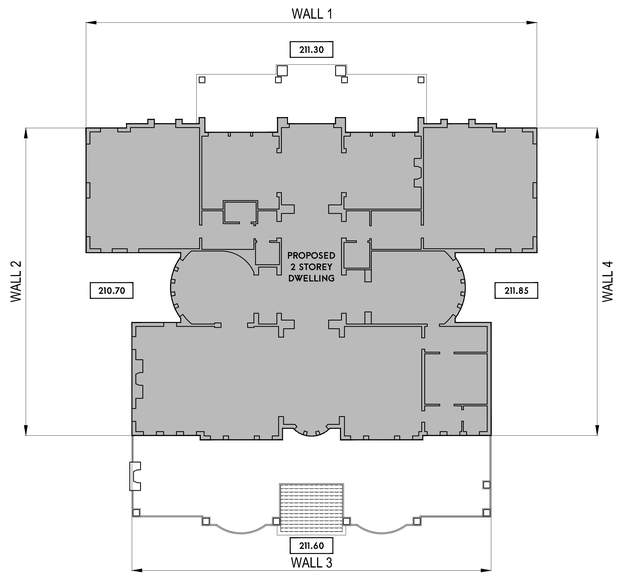
A. ALL EXISTING TREES, WHICH ARE TO REMAIN, MUST BE FULLY PROTECTED WITH HOARDING WHICH SHALL BE ERECTED BEYOND THE DRIP LINE. ALL TREE PRESERVATION MEASURES HAVE BEEN PERFORMED PRIOR TO ISSUANCE OF TOPSOIL STRIPPING AND GRADING PERMIT.
B. NOT MOVEMENT OF VEHICLES IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
C. THE AREAS WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIMES.
D. ANY BACKFILLING OR TOPSOILSTORAGE OF MATERIALS MUST NOT BE PLACED WITHIN THE LIMITS OF THE TREE PROTECTION ZONE.
E. ANY ROOTS OR BRANCHES THAT EXTEND BEYOND THE TREE PROTECTION ZONE WHICH REQUIRE PRUNING, MUST BE PRUNED BY A QUALIFIED ARBORIST AND MUST BE PERFORMED IN ACCORDANCE WITH FOOD ARBORICULTURE STANDARDS.
F. TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR, WILL BE REMOVED AND REPLACED WITH TREES OF A SIZE AND SPECIES AS APPROVED BY THE CITY.
G. TREE PROTECTION HOARDING MUST NOT BE REMOVED UNTIL THE COMPLETION OF BUILDING CONSTRUCTION.

TREE INFORMATION LEGEND

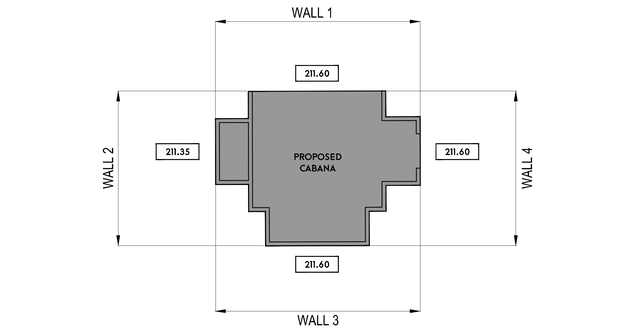
- SOLID HOARDING
- FRAMED HOARDING
- TREES PROPOSED FOR REMOVAL
- PROPOSED TREE REPLACEMENTS



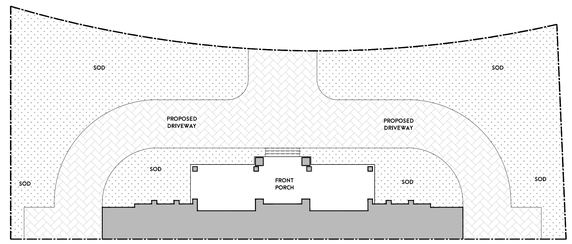
DWELING EST. GRADE CALCULATION		CABANA EST. GRADE CALCULATION	
ELEVATION CHANGE	ELEVATION	ELEVATION CHANGE	ELEVATION
WALL 1	211.30	WALL 1	211.60
WALL 2	210.70	WALL 2	211.35
WALL 3	211.60	WALL 3	211.60
WALL 4	211.85	WALL 4	211.60
TOTAL:	845.45	TOTAL:	846.15
EST. GRADE:	211.36	EST. GRADE:	211.53



ESTABLISHED GRADE CALCULATION



ESTABLISHED GRADE CALCULATION



FRONT YARD LANDSCAPING DIAGRAM SOFT LANDSCAPED AREA (NOTE FOR NOT TO SCALE FOR DISPLAY PURPOSES ONLY)

SETBACKS		FRONT YARD LANDSCAPING	PROPOSED
FRONT YARD (23.0 M)	13.24 M	**FRONT YARD AREA**	**7829.07 SQ.FT (727.34 SQ.M)**
INT. SIDE YARD (7.5 M)	8.13 M	PROPOSED DRIVEWAY / FRONT STEPS	2399.82 SQ.FT (222.95 SQ.M)
REAR YARD (23.0 M)	37.34	PROPOSED FRONT PORCH	710.87 SQ.FT (66.04 SQ.M)
INT. SIDE YARD (7.5 M)	9.02 M	**TOTAL HARD LANDSCAPED AREA**	**288.99 SQ.M (39.73%)**
VARIANCE REQ'D	HEIGHT	PROPOSED GRASS	438.35 SQ.M
MAX. 10.6M	12.66 M	**TOTAL SOFT LANDSCAPED AREA**	**438.35 SQ.M (60.27 %)**

1:150
ARCHITECTURAL SITE PLAN

FINAL DESIGN SIGN-OFF
I, THE CLIENT, HEREBY THAT I HAVE REVIEWED THIS DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR DESIGN CHANGES REQUESTED FROM THIS POINT FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED IN THE SCHEDULE OF FEES AND SERVICES PREVIOUSLY PROVIDED BY HUIS DESIGN STUDIO LTD. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: _____ HJS SIGN-OFF: _____

GENERAL NOTES
DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF THE PROJECT, DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION CONVENTION ARE FINAL UNLESS REVISED BY THE DESIGNER, IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWINGS AND THE SITE, NOTIFY THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITH ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

FIRM NAME - B.C.I.N.

REGISTRATION INFORMATION
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME - B.C.I.N.

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

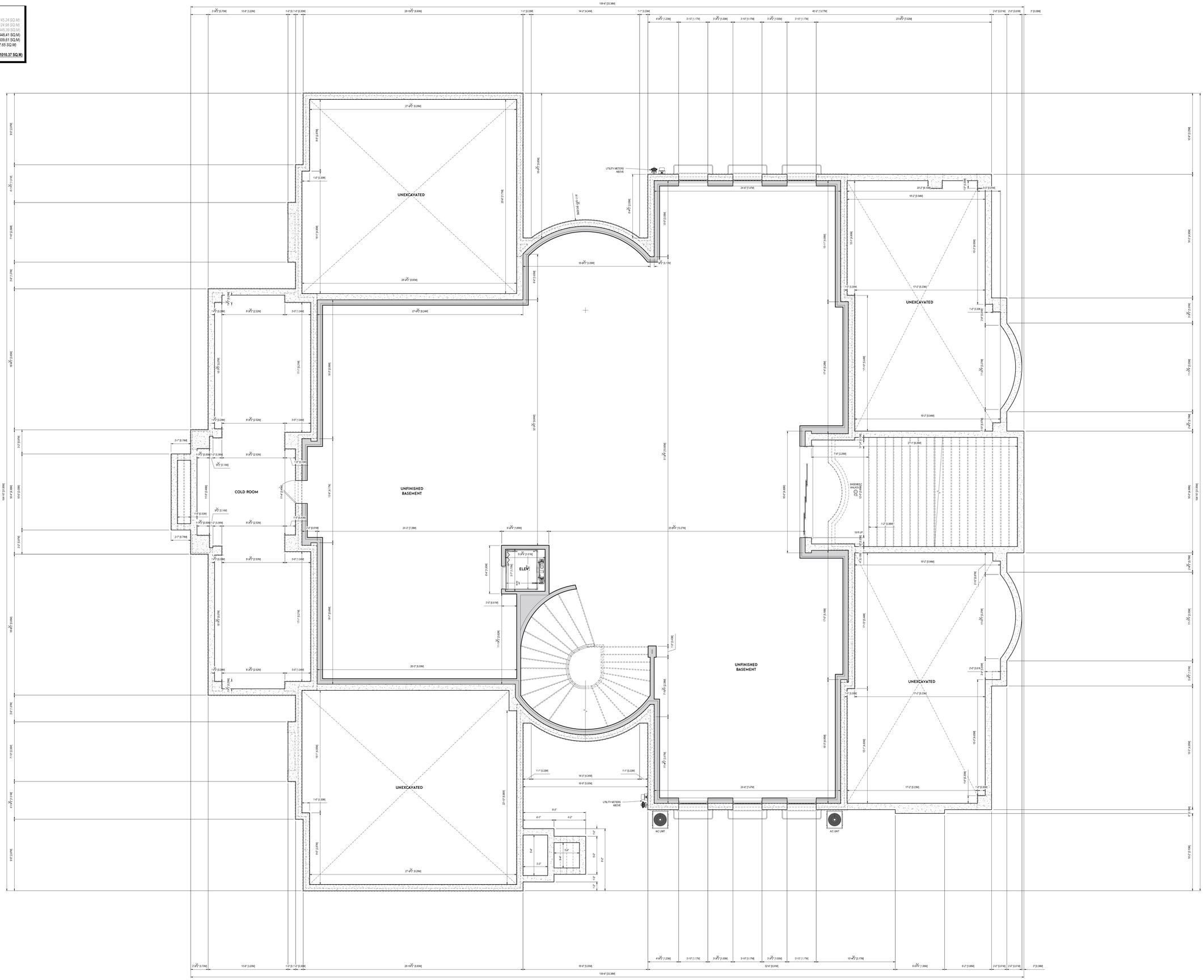
1	ISSUED FOR CUSTOM HOME	03.06.2026
2	ISSUED FOR MINOR VARIANCE	03.06.2026
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: ARCHITECTURAL SITE PLAN
DRAWN BY: J.C. CHECKED BY: K.V.K.
PROJECT ADDRESS: 8 HUTTONVILLE DR
PROJECT NO. 2024-062 SCALE: 1:150
SHEET NO. ASP

FLOOR AREA CALCULATIONS:

GARAGE AREA (NOT INCL.):	*1563.44 SQ.FT (145.24 SQ.M)*
POOL CABANA (NOT INCL.):	*1345.33 SQ.FT (124.98 SQ.M)*
BASEMENT AREA (NOT INCL.):	*4794.19 SQ.FT (445.39 SQ.M)*
GROUND FLOOR AREA:	4826.69 SQ.FT (448.41 SQ.M)
SECOND FLOOR AREA:	6561.81 SQ.FT (609.61 SQ.M)
OPEN AREAS (SUBTRACTED):	*512.91 SQ.FT (47.65 SQ.M)*
TOTAL FLOOR AREA:	**10875.59 SQ.FT (1010.37 SQ.M)**



BASEMENT FLOOR PLAN

FINAL DESIGN SIGN-OFF

I/ THE CLIENT/ VERIFY THAT I HAVE REVIEWED THIS DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR DESIGN CHANGES REQUESTED FROM THIS POINT FORWARD MAY RESULT IN ADDITIONAL FEES AS OUTLINED ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT PROVIDED BY HUB DESIGN STUDIO LTD.. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT..

CLIENT INITIALS: HUB SIGN-OFF:

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER MUST BE NOTIFIED TO ARRANGE FOR PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER, IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND SPECIFICATIONS AND IDEAS THEREIN ARE THE EXCLUSIVE PROPERTY OF HUB DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

\- B.C.I.A.

FIRM NAME

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

\-

FIRM NAME B.C.I.A.

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

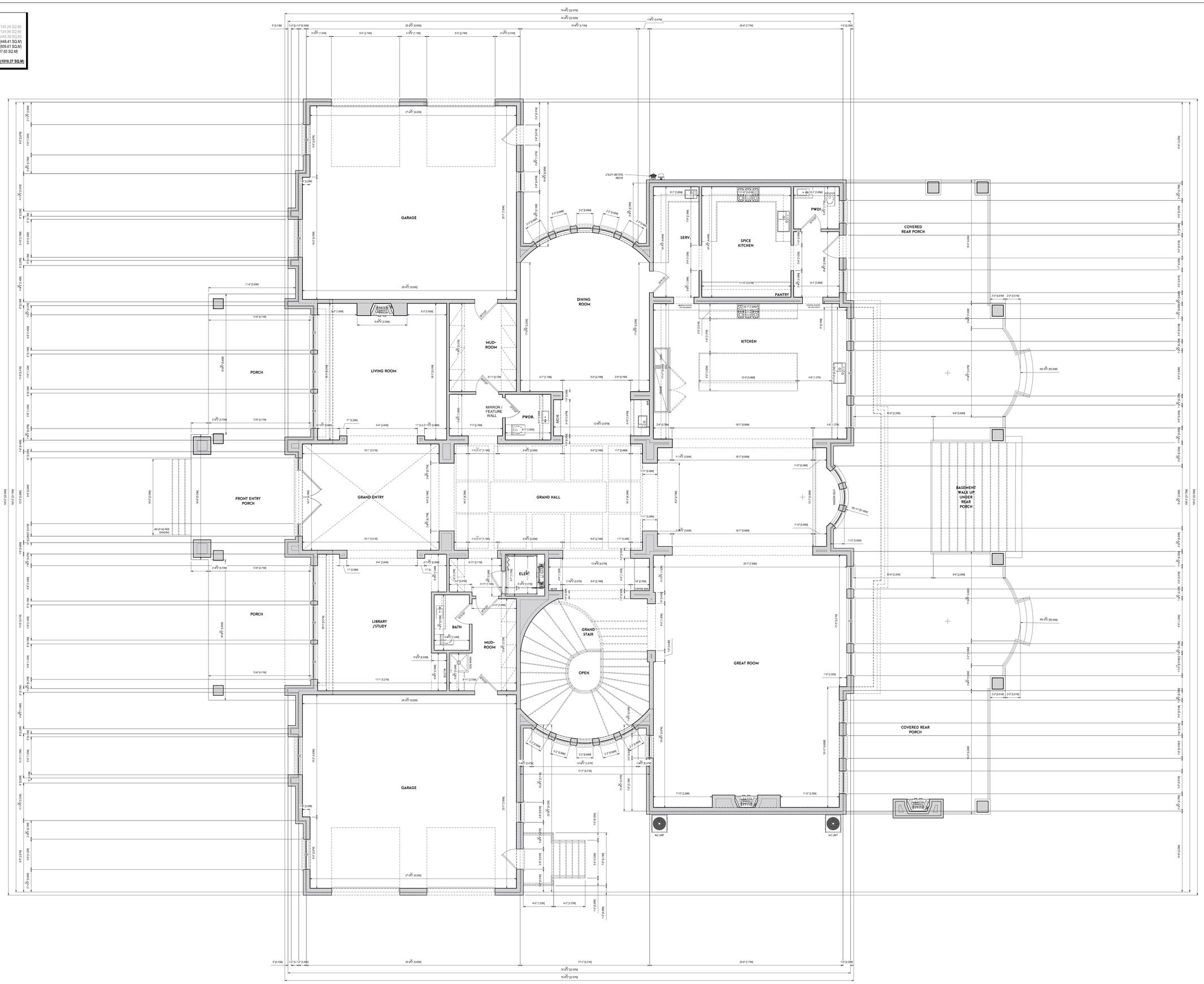
1	ISSUED FOR CUSTOM HOME	03.09.2026
2	ISSUED FOR MINOR VARIANCE	03.09.2026
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: BASEMENT FLOOR PLAN
DRAWN BY: J.C. CHECKED BY: K.V.K.
PROJECT ADDRESS: 8 HUTTONVILLE DR
PROJECT NO. 2024-062 SCALE: 1:50
SHEET NO. A101

FLOOR AREA CALCULATIONS:

GARAGE AREA (NOT INCL.):	*1563.44 SQ.FT (145.24 SQ.M)*
POOL CABANA (NOT INCL.):	*1345.33 SQ.FT (124.98 SQ.M)*
BASEMENT AREA (NOT INCL.)	*4794.19 SQ.FT (445.39 SQ.M)*
GROUND FLOOR AREA:	4826.69 SQ.FT (448.41 SQ.M)
SECOND FLOOR AREA:	6561.81 SQ.FT (609.61 SQ.M)
OPEN AREAS (SUBTRACTED):	*512.91 SQ.FT (47.65 SQ.M)*
TOTAL FLOOR AREA:	**10875.59 SQ.FT (1010.37 SQ.M)**



GROUND FLOOR PLAN

FINAL DESIGN SIGN-OFF

I (THE CLIENT) HAVE THOROUGHLY REVIEWED THIS DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR DESIGN CHANGES REQUESTED FROM THIS POINT FORWARD MAY RESULT IN EXTRA FEES AS OUTLINED ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT PROVIDED BY HUB DESIGN STUDIO LTD. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS | HUB SIGN-OFF

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT SIGN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER MUST BE NOTIFIED TO ARRANGE FOR A BUYER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED WITHIN THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DESIGNS INCORPORATED IN THESE PLANS ARE THE EXCLUSIVE PROPERTY OF HUB DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS ENTERED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

-	-
FIRM NAME	B.C.I.A.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.4.5 OF THE ONTARIO BUILDING CODE

-	-
FIRM NAME	B.C.I.A.

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR CUSTOM HOME	03.09.2026
2	ISSUED FOR MINOR VARIANCE	03.09.2026
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: GROUND FLOOR PLAN
DRAWN BY: J.C. CHECKED BY: K.V.K.
PROJECT ADDRESS: 6 HUTTONVILLE DR.
PROJECT NO.: 2024-062 SCALE: 1:50
SHEET NO.: A102

FLOOR AREA CALCULATIONS:

GARAGE AREA (NOT INCL.):	*1563.44 SQ.FT (145.24 SQ.M)*
POOL CABANA (NOT INCL.):	*1345.33 SQ.FT (124.98 SQ.M)*
BASEMENT AREA (NOT INCL.)	*4794.19 SQ.FT (445.39 SQ.M)*
GROUND FLOOR AREA:	4826.69 SQ.FT (448.41 SQ.M)
SECOND FLOOR AREA:	6561.81 SQ.FT (609.61 SQ.M)
OPEN AREAS (SUBTRACTED):	*512.91 SQ.FT (47.65 SQ.M)*
TOTAL FLOOR AREA:	**10875.59 SQ.FT (1010.37 SQ.M)**



SECOND FLOOR PLAN

FINAL DESIGN SIGN-OFF

I (THE CLIENT) VERIFY THAT I HAVE REVIEWED THIS DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK RELATED TO THIS PROJECT. I AM AWARE THAT ANY DESIGN CHANGES REQUESTED FROM THIS POINT FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT PROVIDED BY HUB DESIGN STUDIO LTD. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: HUB SIGN-OFF

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS REVIEWED AND SIGNED OFF ON AN ISSUE OF CONSTRUCTION. THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE EVERY INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE FOUND WHILE REVIEWING THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUB DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

FIRM NAME — B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE.

FIRM NAME — B.C.I.N.

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

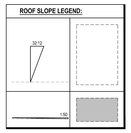
ISSUE LIST

1	ISSUED FOR CUSTOM HOME	02.06.2026
2	ISSUED FOR MINOR VARIANCE	02.06.2026
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

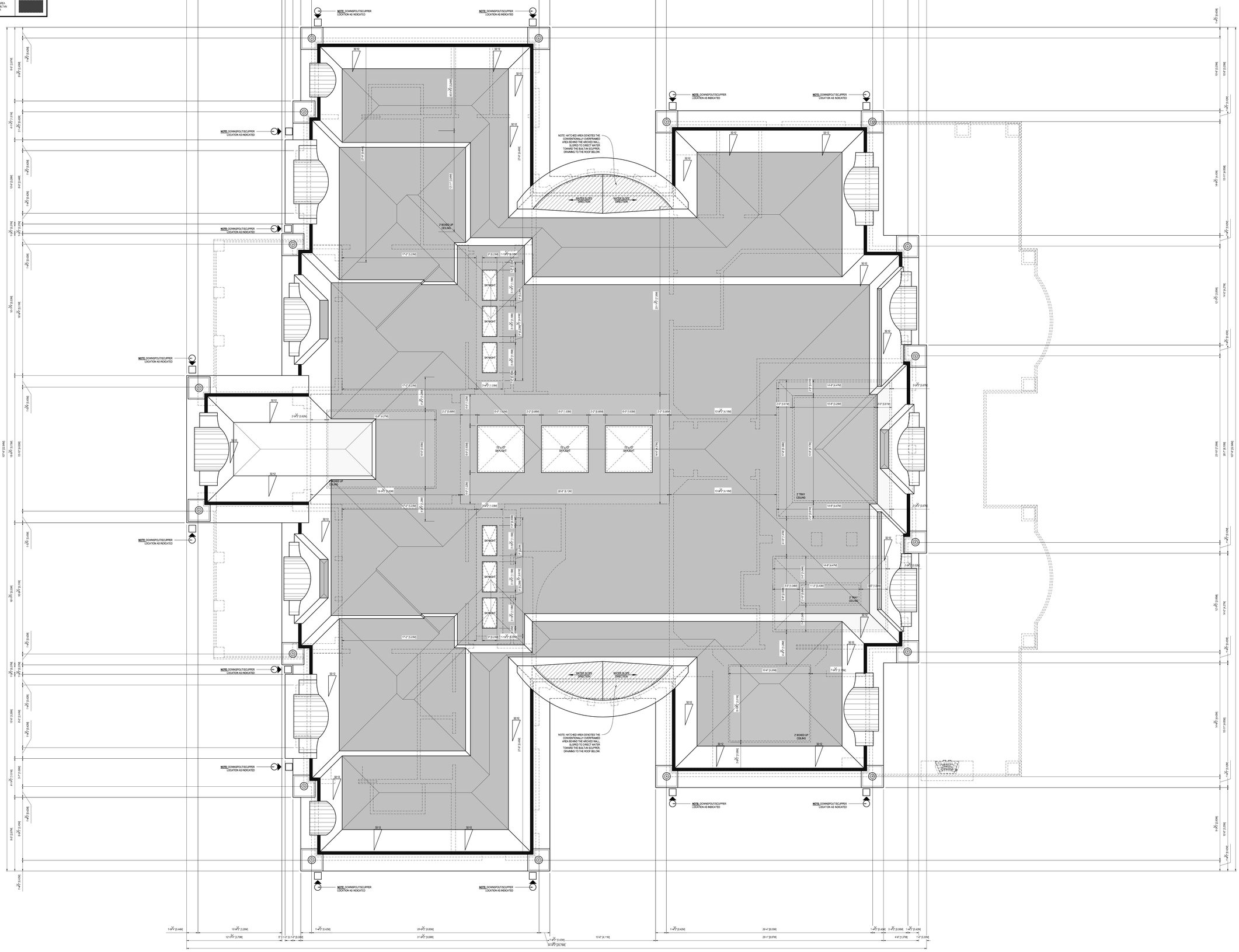
DRAWING TITLE: SECOND FLOOR PLAN
DRAWN BY: J.C. CHECKED BY: K.V.K.
PROJECT ADDRESS: 8 HUTTONVILLE DR
SCALE: 1:50
PROJECT NO. 2024-062
SHEET NO. A103

ROOF SLOPE LEGEND:



ROOF HATCHING LEGEND:

HATCH DENOTES CONVENTIONALLY FRAMED ROOF AREAS	
HATCHED AREA DENOTES BOXED UP/ TRAY CEILING	
HATCHED AREA DENOTES BUILT-IN GUTTER	



1:50

ROOF PLAN

FINAL DESIGN SIGN-OFF:

I (THE CLIENT) VERIFY THAT I HAVE REVIEWED THIS DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR CHANGES REQUESTED AFTER THIS SIGN-OFF STAGE FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT PROVIDED BY HUB DESIGN STUDIO LTD. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: HUB SIGN-OFF:

[redacted]

GENERAL NOTES

- DRAWINGS ARE TO BE READ NOT SCALED. DO NOT DESIGN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF CONSTRUCTION, DESIGNER OR PROJECT MANAGER PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWINGS AND THE SITE, NOTIFY THE DESIGNER.
- DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUB DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

-	-
FIRM NAME	B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

-	-
FIRM NAME	B.C.I.N.

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

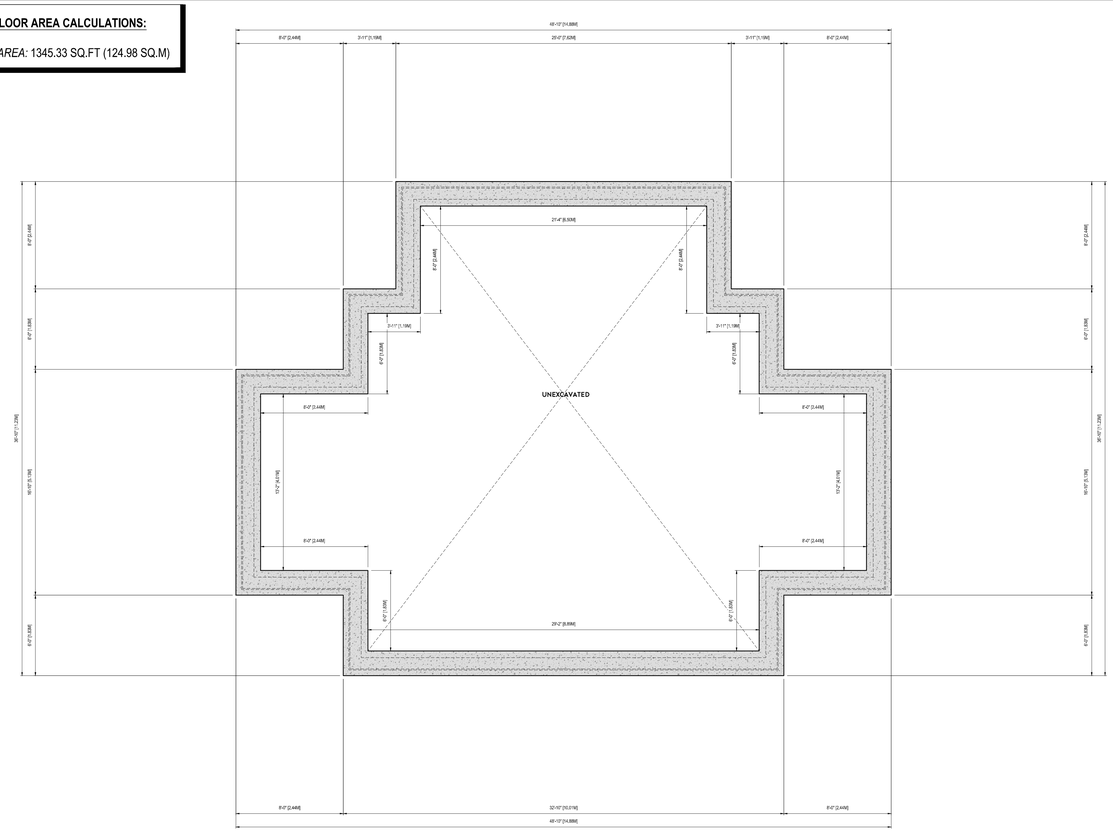
1	ISSUED FOR CUSTOM HOME	03.06.2026
2	ISSUED FOR MINOR VARIANCE	03.06.2026
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:	ROOF PLAN		
DRAWN BY:	J.C.	CHECKED BY:	K.V.K.
PROJECT ADDRESS:	8 LITTONVILLE DR		
PROJECT NO.	2024-062	SCALE	1:50
SHEET NO.	A104		

GROSS FLOOR AREA CALCULATIONS:

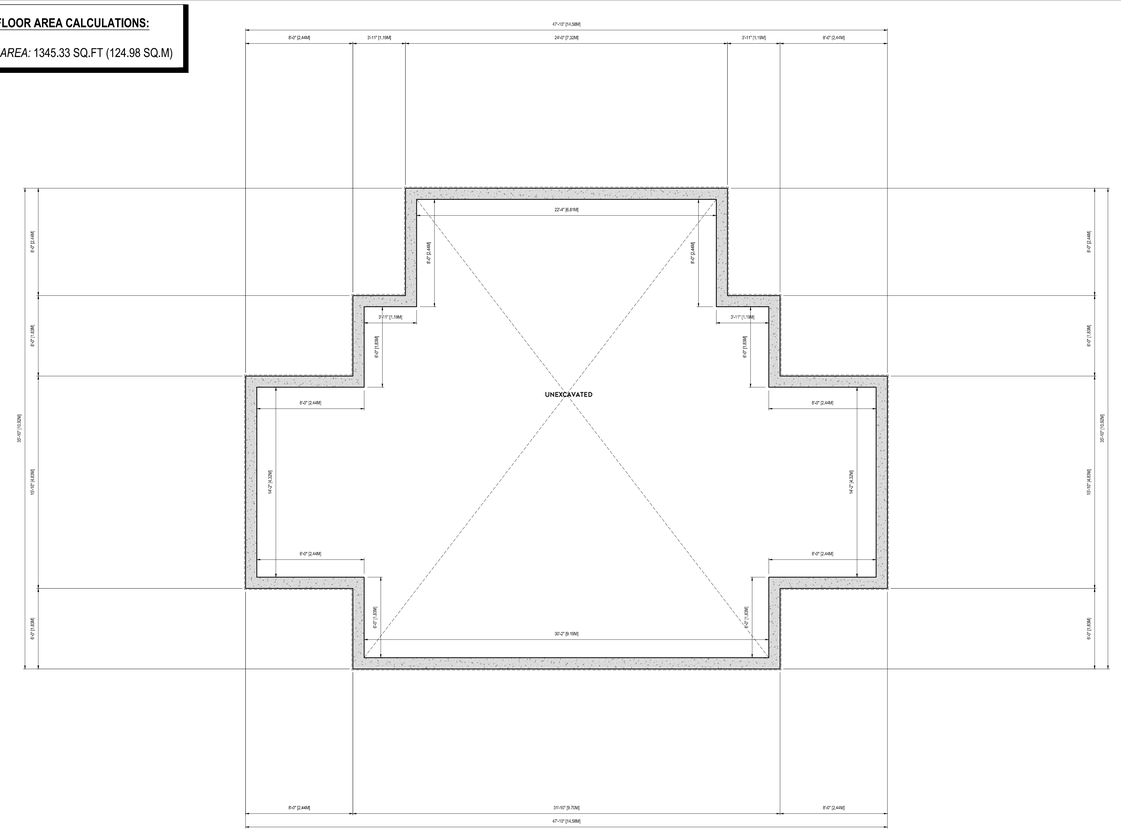
CABANA AREA: 1345.33 SQ.FT (124.98 SQ.M)



1/4" POOL CABANA FOOTING PLAN

GROSS FLOOR AREA CALCULATIONS:

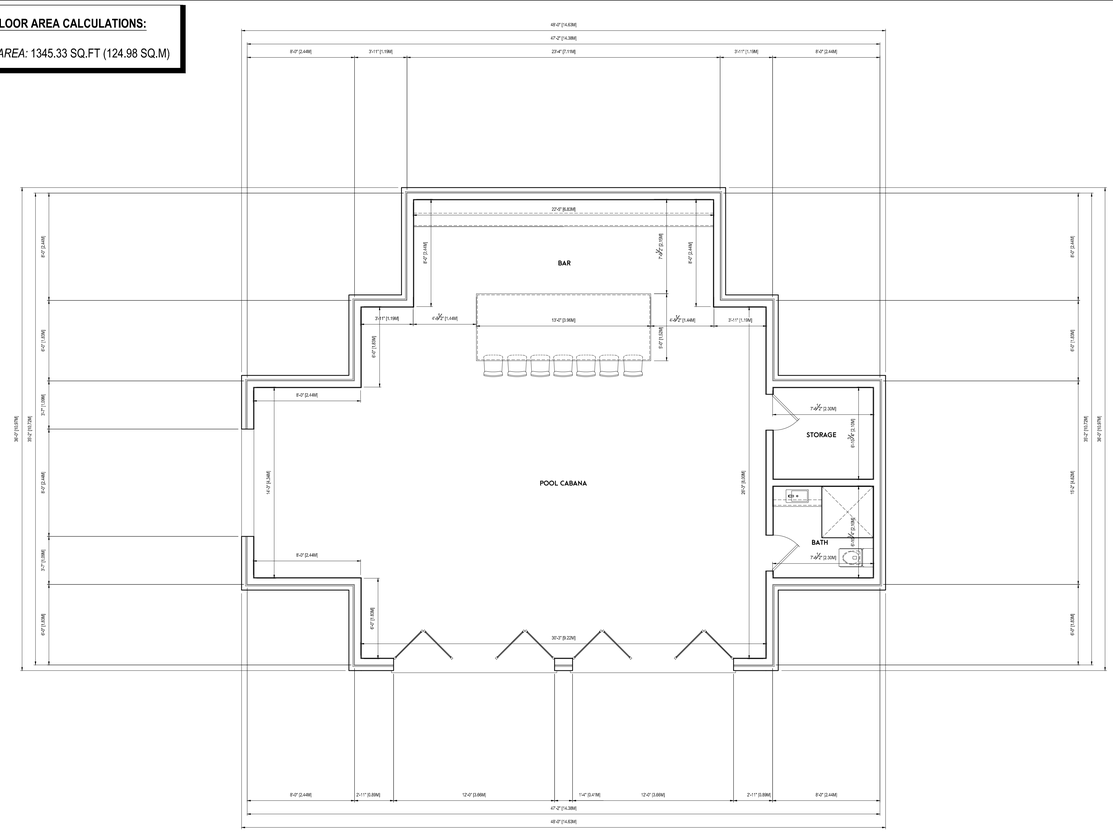
CABANA AREA: 1345.33 SQ.FT (124.98 SQ.M)



1/4" POOL CABANA FOUNDATION PLAN

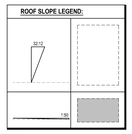
GROSS FLOOR AREA CALCULATIONS:

CABANA AREA: 1345.33 SQ.FT (124.98 SQ.M)



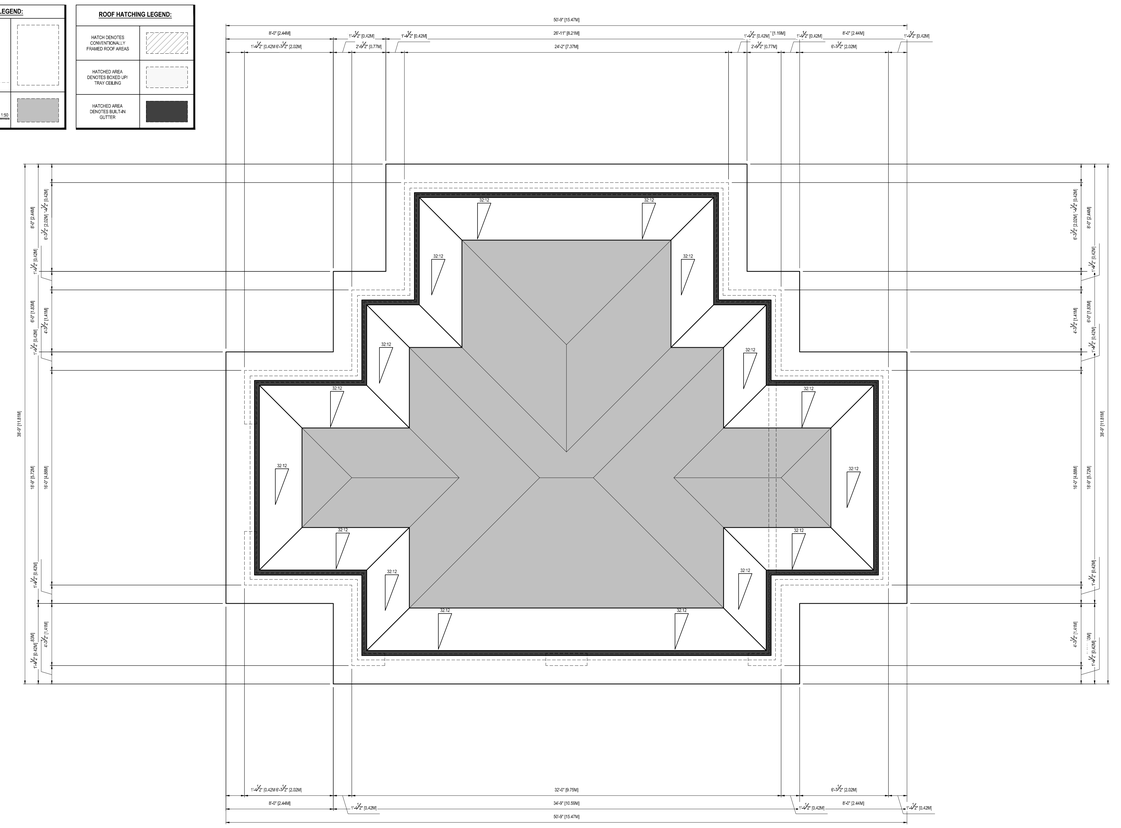
1/4" POOL CABANA FLOOR PLAN

ROOF SLOPE LEGEND:



ROOF HATCHING LEGEND:

HATCH DENOTES CONVENTIONALLY FRAMED ROOF AREAS	
HATCHED AREA DENOTES BOXED UP TINNY CEILING	
HATCHED AREA DENOTES BUILT-IN GUTTER	



1/4" POOL CABANA ROOF PLAN

FINAL DESIGN SIGN-OFF:

I (THE CLIENT) VERIFY THAT I HAVE REVIEWED THE DRAWINGS AND DOCUMENTS AND AUTHORIZE TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR DESIGN CHANGES REQUESTED FROM THIS POINT FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED IN THE SCHEDULE OF SERVICES AND FEES PREVIOUSLY PROVIDED BY HUB DESIGN STUDIO LTD. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: _____ HUB SIGN-OFF: _____

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE CONSTRUCTION IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND FINAL VALUES REVIEWED BY THE DESIGNER, IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE INTELLECTUAL PROPERTY OF HUB DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

I/WE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN WORK SHOWING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

FIRM NAME B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME B.C.I.N.

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR CLIENT'S HOME	02.06.2026
2	ISSUED FOR MINOR VARIANCE	02.06.2026
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

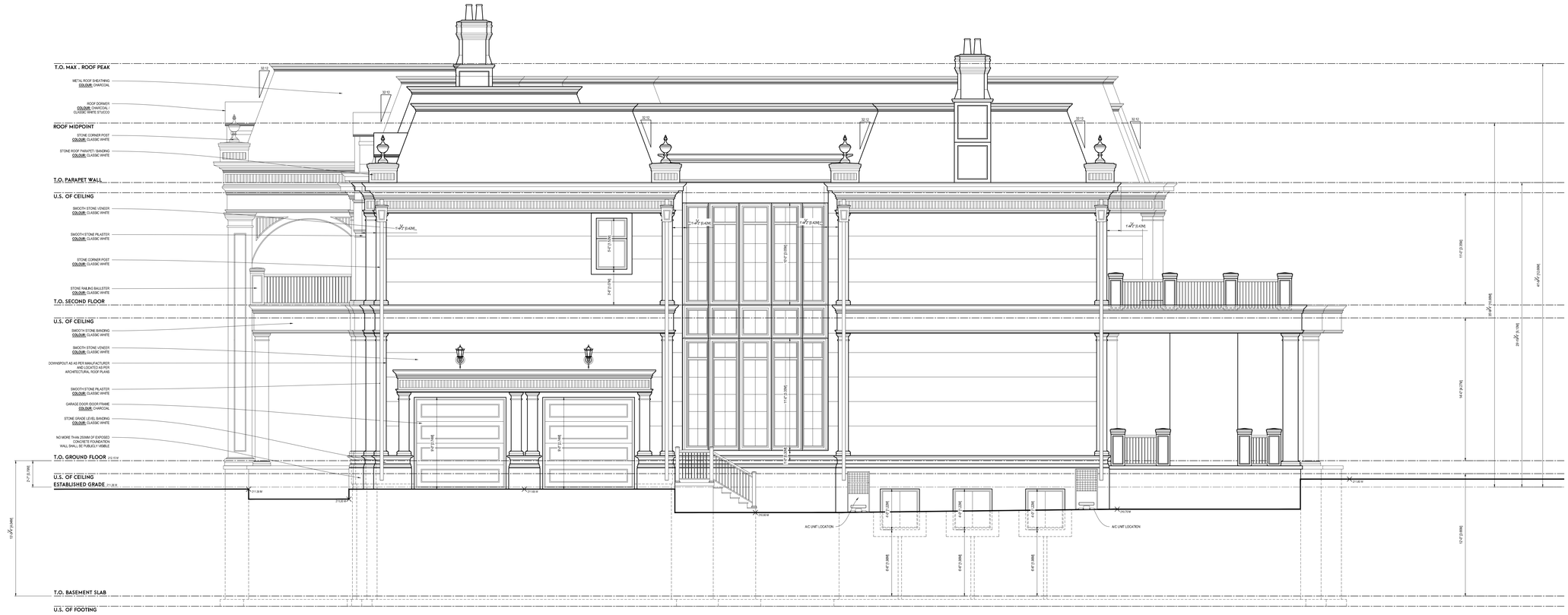
DRAWING TITLE: POOL CABANA DRAWINGS
DRAWN BY: J.C. CHECKED BY: K.V.K.
PROJECT ADDRESS: 8 HUTTONVILLE DR
PROJECT NO. 2024-062 SCALE: 1/4"
SHEET NO. A105

NOTES:
1. NO MORE THAN 250MM OF EXPOSED CONCRETE FOUNDATION WALL SHALL BE PUBLICLY VISIBLE.
2. GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE STREETS AND SHALL BE LOCATED DISCREETLY AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW.



1:50
FRONT

NOTES:
1. NO MORE THAN 250MM OF EXPOSED CONCRETE FOUNDATION WALL SHALL BE PUBLICLY VISIBLE.
2. GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE STREETS AND SHALL BE LOCATED DISCREETLY AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW.



1:50
RIGHT ELEVATION

FINAL DESIGN SIGN-OFF:
I (THE CLIENT) VERIFY THAT I HAVE REVIEWED THE DRAWINGS AND THAT I AM SATISFIED WITH THEM. I TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR DESIGN CHANGES REQUESTED FROM THIS POINT FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED IN THE FEE SCHEDULE. I ALSO AGREE TO USE THE PLANS PROVIDED BY HUB DESIGN STUDIO LTD., ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: _____ HUB SIGN-OFF: _____

GENERAL NOTES
DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INTERPRETATION OF THE CONSTRUCTION DOCUMENTS HAS BEEN FINAL VALUES REVISED BY THE DESIGNER, IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE PROPERTY OF HUB DESIGN STUDIO LTD. STORE. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION
I/WE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN IS EXEMPT UNDER THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

FIRM NAME: B.C.I.N.:

REGISTRATION INFORMATION
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.6 OF THE ONTARIO BUILDING CODE

FIRM NAME: B.C.I.N.:

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

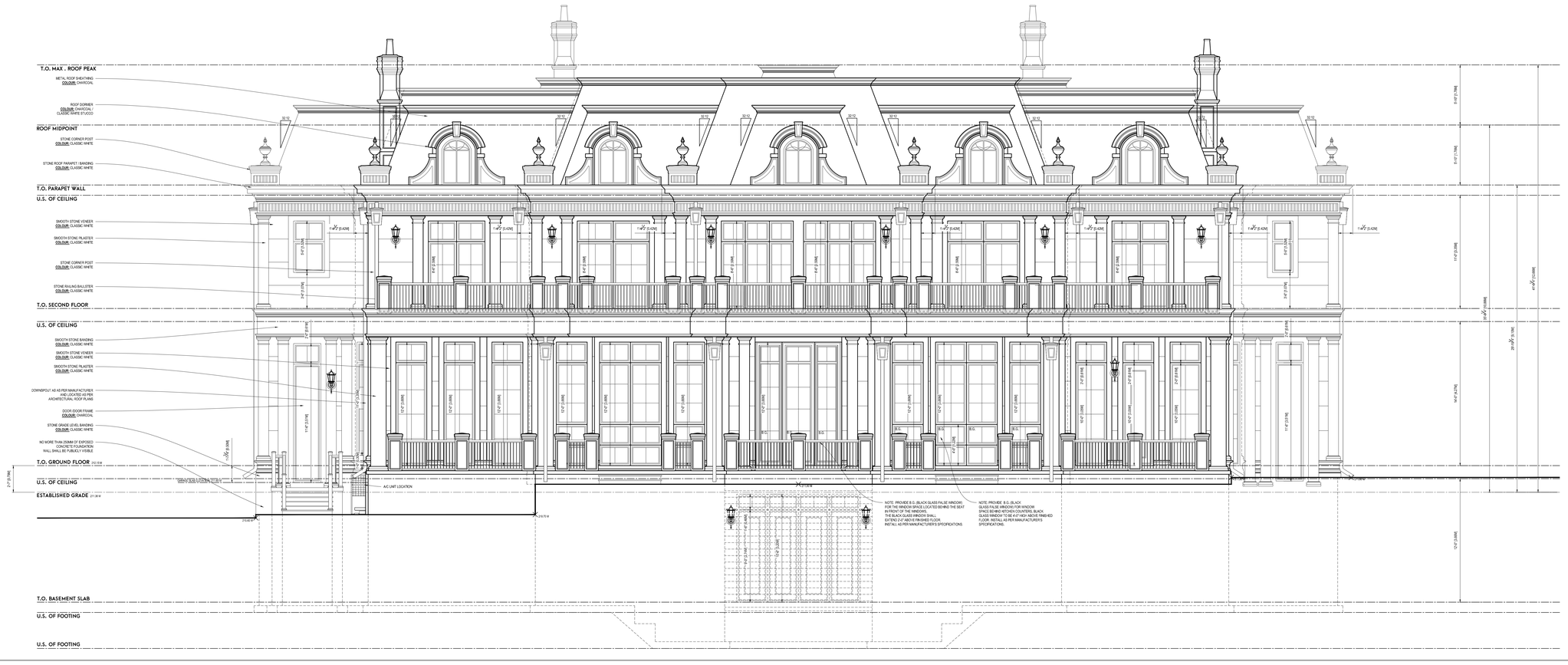
ISSUE LIST

1	ISSUED FOR CUSTOM HOME	02.06.2026
2	ISSUED FOR MINOR VARIANCE	02.06.2026
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.C. CHECKED BY: K.V.K.
PROJECT ADDRESS: 8 HUTTONVILLE DR
PROJECT NO. 2024-062 SCALE: 1:50
SHEET NO. **A201**

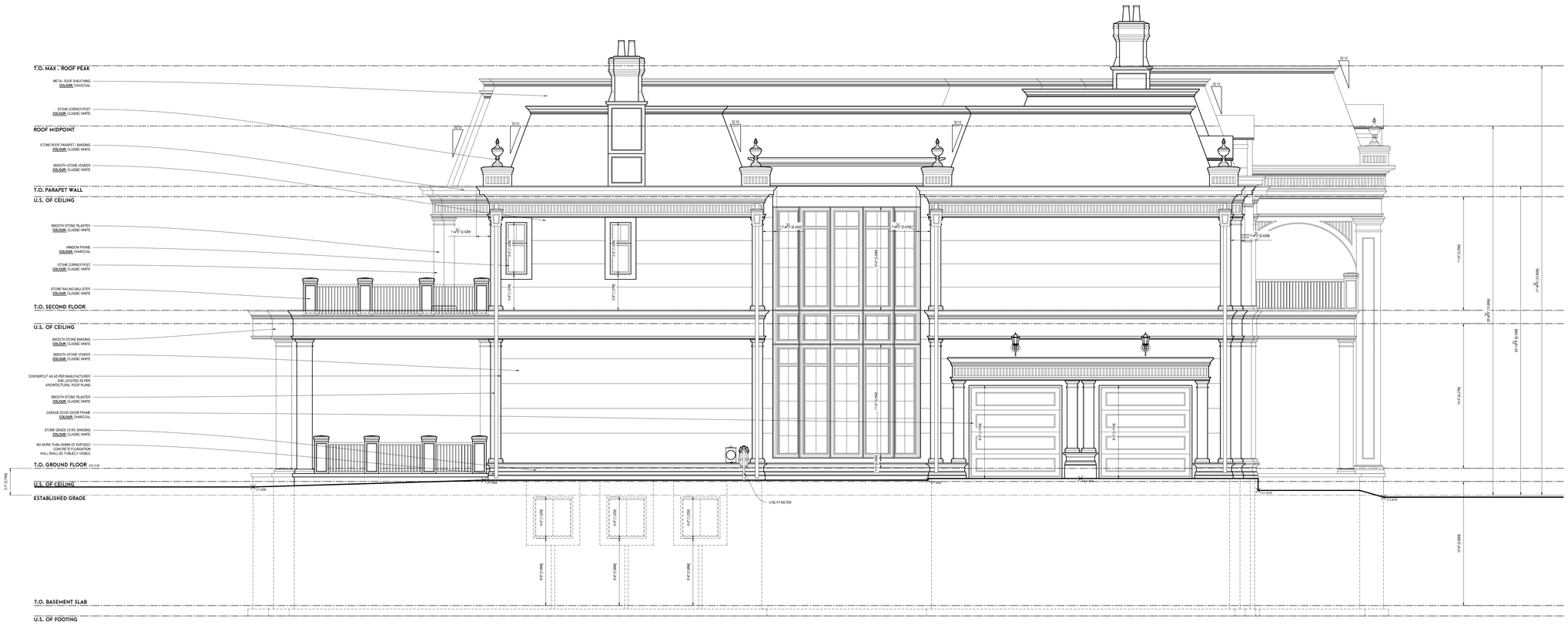
NOTES:
1. NO MORE THAN 250MM OF EXPOSED CONCRETE FOUNDATION WALL SHALL BE PUBLICLY VISIBLE.
2. GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE STREETS AND SHALL BE LOCATED DISCREETLY AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW.

1:50
REAR ELEVATION



NOTES:
1. NO MORE THAN 250MM OF EXPOSED CONCRETE FOUNDATION WALL SHALL BE PUBLICLY VISIBLE.
2. GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE STREETS AND SHALL BE LOCATED DISCREETLY AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW.

1:50
LEFT ELEVATION



FINAL DESIGN SIGN-OFF
I THE (CLIENT) VERIFY THAT I HAVE REVIEWED THIS DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR CHANGES REQUESTED AFTER THIS SIGN-OFF STAGE MOVING FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT PROVIDED BY HUB DESIGN STUDIO LTD. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: _____ HUB SIGN-OFF: _____

GENERAL NOTES
DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF CONSTRUCTION, DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED WITHIN THE DRAWINGS, NOTIFY DESIGNER. ALL THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

FIRM NAME: B.C.I.N.:

REGISTRATION INFORMATION
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME: B.C.I.N.:

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

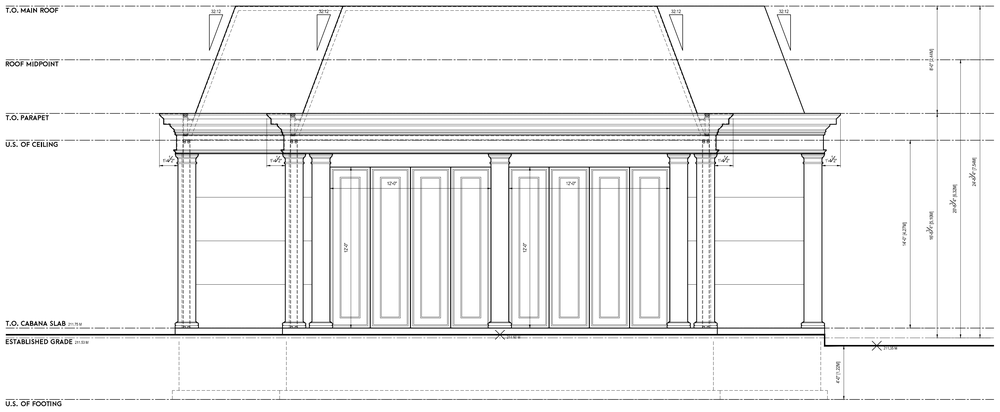
ISSUE LIST

1	ISSUED FOR CUSTOM HOME	02.06.2026
2	ISSUED FOR MINOR VARIANCE	02.06.2026
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.C. **CHECKED BY:** K.K.K.
PROJECT ADDRESS: 8 HUTCHINSON DR
PROJECT NO. 2024-042 **SCALE:** 1:50
SHEET NO. A202

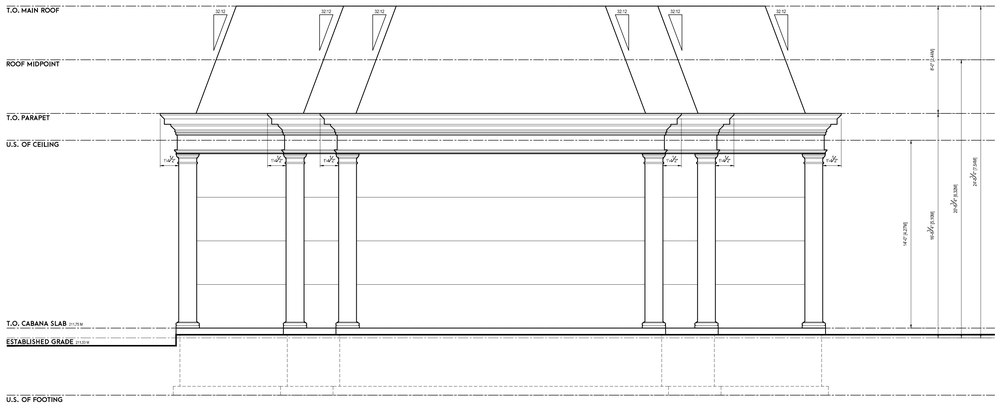
1:50

POOL CABANA FRONT ELEVATION



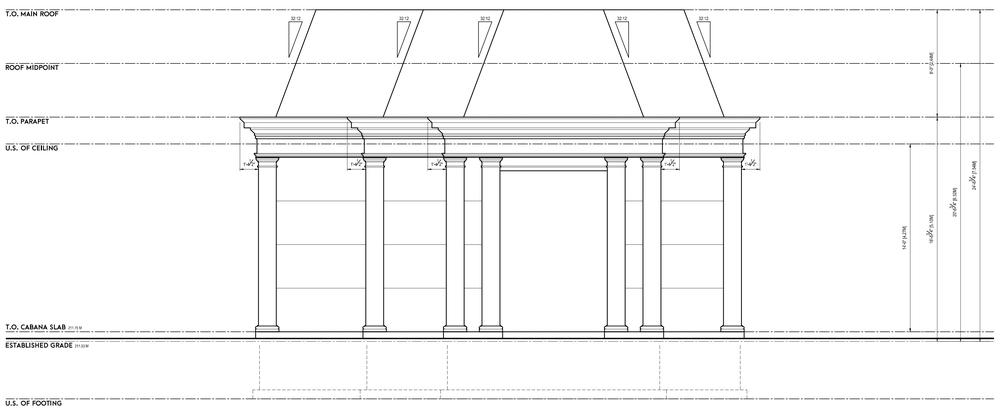
1:50

POOL CABANA REAR ELEVATION



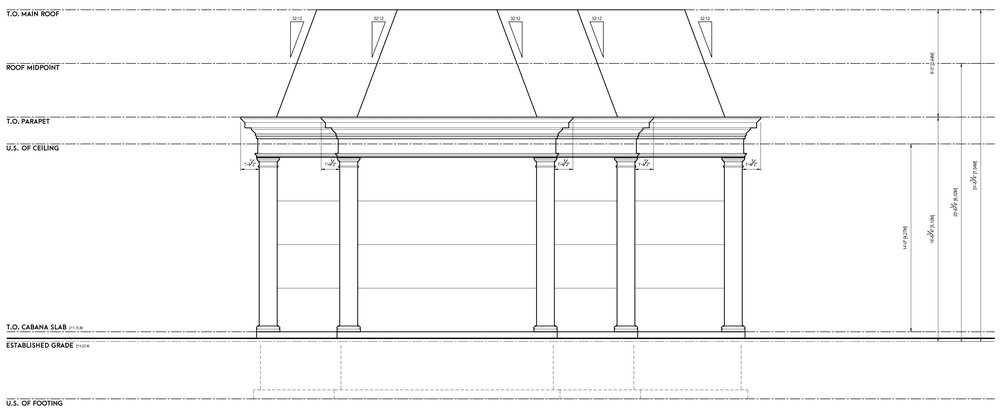
1:50

POOL CABANA LEFT ELEVATION



1:50

POOL CABANA RIGHT ELEVATION



FINAL DESIGN SIGN-OFF

I (THE CLIENT) VERIFY THAT I HAVE REVIEWED THIS DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO SIGN-OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR CHANGES REQUESTED AFTER THIS SIGN-OFF MOVING FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT PROVIDED BY HUIS DESIGN STUDIO LTD. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: _____ HUIS SIGN-OFF: _____

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY PORTION OF THE WORK, DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWINGS AND THE SITE, THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

FIRM NAME B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME B.C.I.N.

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR CUSTOM HOME	02.06.2026
2	ISSUED FOR MINOR VARIANCE	02.06.2026
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.C. CHECKED BY: K.K.K.
PROJECT ADDRESS: 8 HUTTONVILLE DR
PROJECT NO. 2024-062 SCALE: 1:50
SHEET NO. **A203**

METRIC

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

GENERAL NOTES

1. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF BRAMPTON AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.

2. ALL SURFACE DRAINAGE SHALL BE COLLECTED AND DISCHARGE AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. DRAINAGE OF ABUTTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED.

3. PROPOSED ELEVATIONS ALONG SITE PROPERTY LINES MUST MATCH EXISTING ELEVATIONS.

4. A SILT FENCE AS PER CITY STANDARDS #406 MUST BE PLACED AROUND THE PERIMETER OF THE SITE.

5. THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD MUST BE PAVED WITH 40mm HL3 AND 50mm HL8. SUB BASE TO BE 150mm GRANULAR "A" (OR 130mm OF 20mm CRUSHER RUN LIMESTONE) AND 300mm GRANULAR "B" (OR 225mm OF 50mm CRUSHER RUN LIMESTONE) COMPACTED TO 100%98% STANDARD PROCTOR DENSITY.

6. A UTILITY CLEARANCE RADIUS OF 1.2 METRES BETWEEN THE PROPOSED DRIVEWAY AND ALL ABOVE GROUND UTILITIES MUST BE MAINTAINED.

7. ROAD OCCUPANCY / ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.

8. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROAD OCCUPANCY / ACCESS PERMIT APPLICATION.

NOTES

1. AT ALL ENTRANCES TO THE SITE, THE ROAD CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY, THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING SIDEWALK, AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.

2. SIDEWALK TO BE REMOVED AND REPLACED AS PER O.P.S.D. 310.010.

3. DOWNSPOUTS TO DISCHARGE ONTO THE GROUND VIA SPLASH PADS. DOWNSPOUTS SHALL NOT DISCHARGE ACROSS WALKWAYS.

4. DRIVEWAY GRADES SHOULD NOT BE LESS THAN 2% AND NOT GREATER THAN 8%.

5. LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 6%.

6. WHERE GRADES IN EXCESS OF 6% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0 m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6 m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.

7. ALL DISTURBED AREAS MUST BE SEEDED OR SODDED. TOPSOIL TO BE AT LEAST 100 mm.

8. THE MINIMUM CLEAR DISTANCE BETWEEN THE EDGE OF THE DRIVEWAY AND A UTILITY STRUCTURE IS 1.2 m.

9. GRADE DIFFERENCES BETWEEN HOUSING UNITS SHALL BE MINIMIZED, ESPECIALLY WHERE NEW DEVELOPMENTS ABUT EXISTING DEVELOPMENTS. THE VERTICAL DISTANCE BETWEEN THE GROUND LEVEL AT THE REAR WALL OF HOUSES WHICH BACK ONTO EACH OTHER SHALL NOT BE GREATER THAN THAT ACHIEVED BY STRIKING A 3% GRADE BETWEEN THE UNITS.

10. DRIVEWAY PORTION WITHIN THE MUNICIPAL BOULEVARD MUST BE PAVED.

11. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE FILL.

12. WHEREVER POSSIBLE, A 0.6 m SEPARATION SHALL BE PROVIDED BETWEEN THE DRIVEWAYS.

13. IN THE EVENT THAT THE GRADING HAS TO EXTEND TO THE ADJACENT PROPERTY, A WRITTEN APPROVAL FROM THE OWNER OF THAT PROPERTY SHALL BE OBTAINED AND ENDORSED BY THE CITY OF BRAMPTON WORKS AND TRANSPORTATION DEPARTMENT.

14. ALL SURFACE DRAINAGE SHALL BE SELF CONTAINED, COLLECTED, AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. DRAINAGE OF ABUTTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED.

15. THE GRADIENT FROM THE FINISHED FIRST FLOOR ELEVATION OF THE PROPOSED HOUSE TO THE CENTRELINE OF THE FRONTAGE ROAD SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 6%.

16. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF BRAMPTON AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.

REGION OF PEEL NOTES

1. PUBLIC AND PRIVATE SERVICES, APPURTENANCES, MATERIALS AND CONSTRUCTION METHODS MUST COMPLY WITH THE CURRENT REGION OF PEEL STANDARDS AND SPECIFICATIONS, THE LOCAL MUNICIPALITY'S REQUIREMENTS FOR THE ONTARIO BUILDING CODE AND ONTARIO PROVINCIAL STANDARDS. ALL WORKS SHALL ADHERE TO ALL APPLICABLE LEGISLATION, INCLUDING REGIONAL BY-LAWS.

2. WATERMAIN AND/OR WATER SERVICE MATERIALS 100 MM (4") AND LARGER MUST BE P.V.C. DR 18 CONSTRUCTED AS PER A.W.W.A. SPEC. C900-16. SIZE 50 MM (2") AND SMALLER MUST BE TYPE 'K' SOFT COPPER CONSTRUCTED AS PER A.S.T.M. B88-49.

3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 M (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 M (4') FROM THEMSELVES AND ALL OTHER UTILITIES

4. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 MM (2") OUTLET ON 100 MM (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 MM (4") DIAMETER MINIMUM ON A HYDRANT

5. ALL CURB STOPS TO BE 3.0 M (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED

6. HYDRANT AND VALVE SET TO REGION STANDARD 1-6-1 DIMENSION A AND B, 0.7 M (2') AND 0.9 M (3') AND TO HAVE PUMPER NOZZLE

7. WATERMAINS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR

8. WATERMAINS MUST HAVE A MINIMUM CLEARANCE OF 0.3 M (12") OVER / 0.5 M (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING

9. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS

10. ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION

11. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR

12. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK, WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME

13. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH UTILITIES, FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION

14. ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 OR 1-7-8.

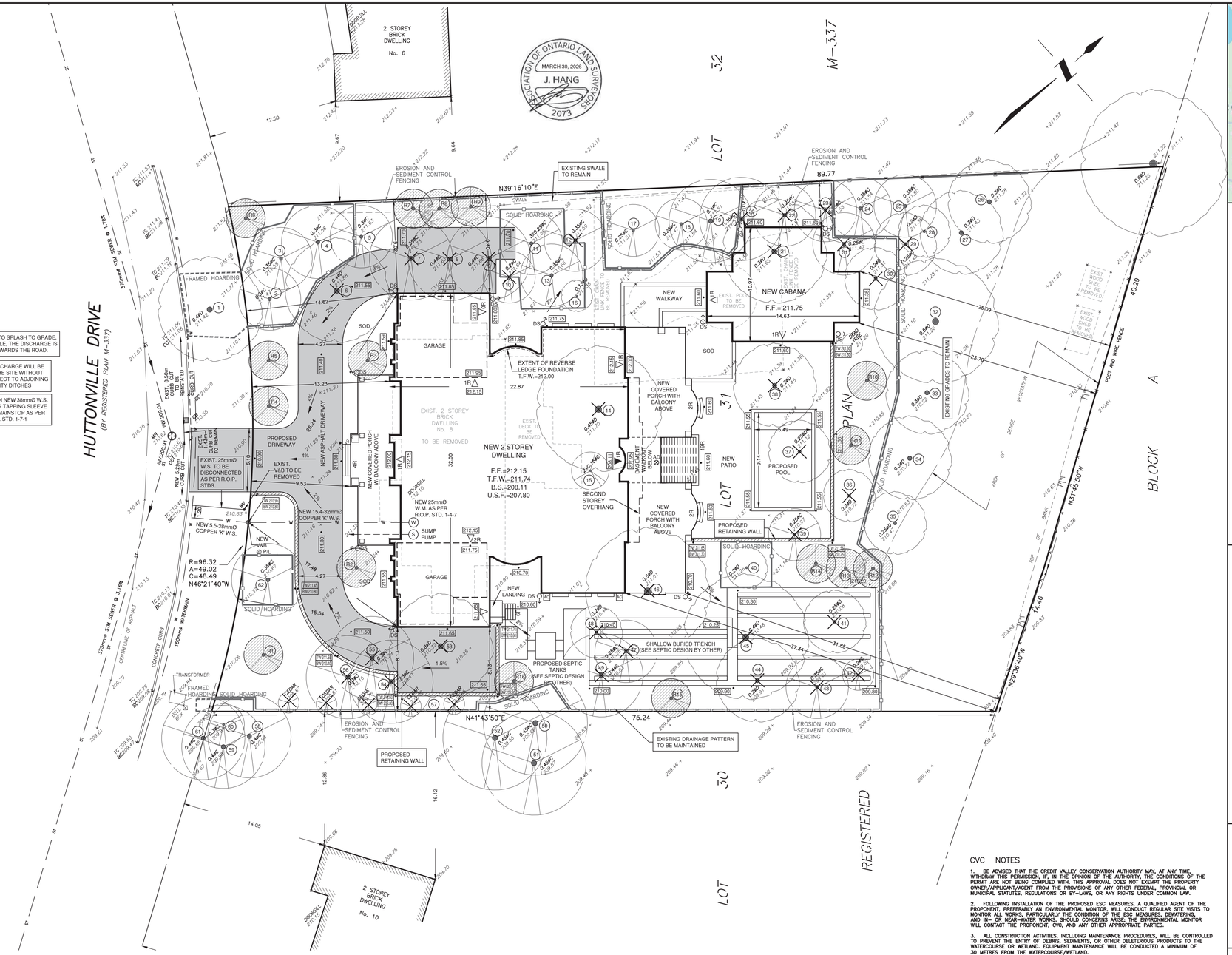
15. ALL WATER METERS MUST BE INSTALLED IN HEATED AND ACCESSIBLE SPACE.

16. PROPOSALS TO CONNECT TO AN EXISTING SERVICE LATERAL REQUIRES APPROVAL FROM THE REGION OF PEEL INSPECTOR AT CONSTRUCTION STAGE

DOWNSPOUTS ARE TO SPLASH TO GRADE, AND WHERE POSSIBLE, THE DISCHARGE IS TO BE DIRECTED TOWARDS THE ROAD.

THE SUMP PUMP DISCHARGE WILL BE MANAGED WITHIN THE SITE WITHOUT A DETRIMENTAL EFFECT TO ADJOINING LANDS INCLUDING CITY DITCHES

TAP IN NEW 38mmØ W.S. USING TAPPING SLEEVE AND MAINSTOP AS PER R.O.P. STD. 1-7-1


HUTTONVILLE DRIVE
(BY REGISTERED PLAN M-337)
LOT 32
LOT 31
LOT A
BLOCK A
REGISTERED PLAN M-337
N39°16'10"E
N41°43'50"E
N31°45'30"W
N29°36'40"W
89.77
75.24
40.29
14.45
EXISTING SWALE TO REMAIN
EROSION AND SEDIMENT CONTROL FENCING
SOLID HOARDING
FRAMED HOARDING
EXISTING GRADES TO REMAIN
EXISTING DRAINAGE PATTERN TO BE MAINTAINED
PROPOSED RETAINING WALL
2 STOREY BRICK DWELLING No. 6
2 STOREY BRICK DWELLING No. 10
EXIST. 2 STOREY BRICK DWELLING No. 8 TO BE REMOVED
NEW 2 STOREY DWELLING
F.F.=212.15
T.F.W.=211.74
B.S.=208.11
U.S.F.=207.80
NEW CABANA
F.F.=211.75
NEW WALKWAY
NEW COVERED PORCH WITH BALCONY ABOVE
SECOND STOREY OVERHANG
NEW PATIO
PROPOSED POOL
PROPOSED RETAINING WALL
SHALLOW BURIED TRENCH (SEE SEPTIC DESIGN BY OTHER)
PROPOSED SEPTIC TANKS (SEE SEPTIC DESIGN BY OTHER)
EXTENT OF REVERSE LEDGE FOUNDATION T.F.W.=212.00
GARAGE
NEW 25mmØ W.M. AS PER R.O.P. STD. 1-4-7
NEW 15.4-32mmØ COPPER 'K' W.S.
NEW 5.5-38mmØ COPPER 'K' W.S.
NEW 38mmØ W.S. USING TAPPING SLEEVE AND MAINSTOP AS PER R.O.P. STD. 1-7-1
SUMP PUMP
PROPOSED DRIVEWAY
NEW ASPHALT DRIVEWAY
EXIST. 25mmØ W.S. TO BE DISCONNECTED AS PER R.O.P. STDS.
EXIST. CURB CUT TO BE REMOVED
EXIST. 1.50m CONC. SIDEWALK TO BE REMOVED & REPLACED
EXIST. 1.50m CONC. SIDEWALK
EXIST. 1.50m GRASS BOULEVARD
EXIST. 150mmø STM SEWER @ 3.16%
EXIST. 375mmø STM SEWER @ 3.16%
EXIST. 150mmø WATERMAIN
CENTRELINE OF ASPHALT
CONCRETE CURB
TRANSFORMER
WELL
EXIST. POOL TO BE REMOVED
EXIST. CHAIN LINK FENCE TO BE REMOVED
EXIST. WOOD SHED TO BE REMOVED
EXIST. WOOD GAZEBO TO BE REMOVED
POST AND WIRE FENCE
TOP OF BANK
AREA OF DENSE VEGETATION
SOD
DS
CB
SAN MH
W MH
HYD
GAS
TEL
HWY
DOORSILL
TF
BF
GF
WO
WU
WV
1R
2R
4R
AD
SUMP
R1
R2
R3
R4
R5
R6
R7
R8
R9
R10
R11
R12
R13
R14
R15
R16
R17
R18
R19
R20
R21
R22
R23
R24
R25
R26
R27
R28
R29
R30
R31
R32
R33
R34
R35
R36
R37
R38
R39
R40

Zoning Non-compliance Checklist

File No.
A-2026-0009

Owner:
Address:
Zoning:
By-law 270-2004, as amended

Received / Revised
MAR 05 2026
Committee of Adjustment

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR	To permit a proposed porch to encroach 2.82 metres into the front yard setback, resulting in a setback of 9.38 metres from the porch to the front lot line.	Whereas the by-law permits a porch to encroach a maximum 1.8 metres into the front yard setback, resulting in a required setback of 10.4 metres from the porch to the front lot line.	177.2 (c)
BUILDING SIZE			
BUILDING HEIGHT	To permit a single detached dwelling having a height of 13.65 metres.	Whereas the by-law permits a maximum height of 10.6 metres.	11.1.2 (h)
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT	To permit an accessory structure (cabana) having a gross floor area of 124.98 square metres. To permit an accessory structure (cabana) having a height of 7.62 metres. To permit an accessory structure (proposed cabana) to be used for human habitation (washroom and kitchen facilities).	Whereas the by-law permits a maximum gross floor area of 23 square metres. Whereas the by-law permits a maximum height of 3.5 metres. Whereas the by-law does not permit the use.	10.3(i) 10.3 (h) 10.3 (c)
GARAGE DOORS	To permit a garage door height of 2.74 metres.	Whereas the by-law permits a maximum garage door height of 2.4 metres	10.5(a)
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE	To permit 47.99 percent of landscaped open space in the front yard.	Whereas the by-law permits a minimum of 70 percent landscaped open space in the front yard.	11 1.2 (j)
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Emily Mailling
Reviewed by Zoning

February 26, 2026
Date