



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **RANJIT SINGH DOSANJH AND HARJIT KAUR DOSANJH** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 8, Plan 43M-978 municipally known as **20 MORRIS COURT**, Brampton;

AND WHEREAS the applicants are proposing a 2 storey detached dwelling and are requesting the following variance(s):

1. To permit a garage door height of 3.66m (12.00 ft.) whereas the by-law permits a maximum garage door height of 2.4m (7.87 ft.);
2. To permit a building height of 12.75m (41.83 ft.) whereas the by-law permit a maximum building height of 10.6m (34.78 ft.);
3. To permit an interior side yard width of 3.03m (9.94 ft.) whereas the by-law requires a minimum interior side yard width of 7.5m (24.60 ft.).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO
Application for Consent: NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, May 11, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 29th day of April, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, May 6, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, May 7, 2021**.
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, May 7, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

FILE NUMBER: A-2021-0091

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** Ranjit Singh Dosanjh / Harjit Kaur Dosanjh
Address 13 Milford Crescent, Brampton, ON L6E 3E3

Phone # 416-676-6664 **Fax #** _____
Email ranjitydsm@gmail.com

2. **Name of Agent** Shane Edwards / Kurtis Van Keulen (Huis Design Studio Ltd.)
Address 1A Conestoga Drive (Unit 301), Brampton, ON L6Z 4N5

Phone # 647-283-2859 **Fax #** _____
Email shane@huisdesigns.ca

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

Zoning By-law Section 10.5 (a) - Attached garage door height shall not exceed 2.4 metres.

The proposed garage door height is 3.66 metres; seeking a relief of 1.26 metres.

Zoning By-law Section 11.2.2 (h) - Maximum building height is 10.6 metres.

The proposed building height is 12.75 metres; seeking a relief of 2.15 metres.

Zoning By-law Section 11.2.2 (e) - Minimum interior side yard width is 7.5 metres.

The proposed minimum interior side yard width is 3.03 metres (south property line); seeking a relief of 4.47 metres.

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

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

Section 11.2.2 (h) - The flood water level calculated by the consulting site engineer restricts the depth of foundation. The dwelling has been designed accordingly and as a result, the height exceeds what is permitted under the by-law.

Section 11.2.2 (h) - The delineation of the Regional Floodline and required setbacks/buffers (goverend by the TRCA) restricts development on the north side of the property and required the proposed dwelling to be set back from the TRCA protected and regulated features along the north property line. The proposed dwelling was moved south on the lot to accomodate the intended dwelling design, while clearing all regulatory floodlines and buffers.

5. **Legal Description of the subject land:**

Lot Number Lot 8

Plan Number/Concession Number Registered Plan 43M-978 / CON. 8 N.D.

Municipal Address 20 Morris Court, Brampton, ON L6P 0G6

6. **Dimension of subject land (in metric units)**

Frontage 60.52 M

Depth 132.10 M

Area 8144.24 SQ.M (0.8144 ha)

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

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

Water ☐

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

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

There are no existing buildings/structures located on the subject land. The lot is vacant.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed two storey stone single family dwelling.

Ground floor area = 642.46 SQ.M

Gross floor area = 1307.83 SQ.M

Building height = 12.75 M

Building length = 44.17 M

Building width = 38.43 M

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	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

PROPOSED

Front yard setback	Dwelling = 20.00 M
Rear yard setback	Dwelling = 62.32 M
Side yard setback	Dwelling = 18.68 M (North Prop. Line)
Side yard setback	Dwelling = 3.03 M (South Prop. Line)

10. Date of Acquisition of subject land: July 29, 2016

11. Existing uses of subject property: Residential.

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: N/A (vacant land)

15. Length of time the existing uses of the subject property have been continued: N/A

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input type="checkbox"/> | Other (specify) _____ |
| Septic | <input checked="" type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input type="checkbox"/> | Other (specify) _____ |
| Ditches | <input checked="" type="checkbox"/> | |
| Swales | <input checked="" type="checkbox"/> | |

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☒ No ☐

If answer is yes, provide details: File # SPA-2021-0012 Status In progress.

18. Has a pre-consultation application been filed?

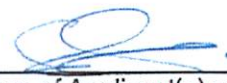
Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☐ Unknown ☒

If answer is yes, provide details:

File #	Decision	Relief
File #	Decision	Relief
File #	Decision	Relief


Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 13th DAY OF April, 2021.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Shane Edwards (Huis Design Studio Ltd.), OF THE City OF Brampton


IN THE Region OF Peel SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

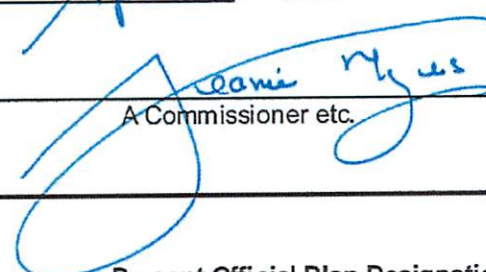
DECLARED BEFORE ME AT THE

City OF Brampton
IN THE Region OF Peel
THIS 13th DAY OF April, 2021.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.


Signature of Applicant or Authorized Agent

[Submit by Email](#)


A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

RESIDENTIAL RURAL ESTATE TWO – RE2

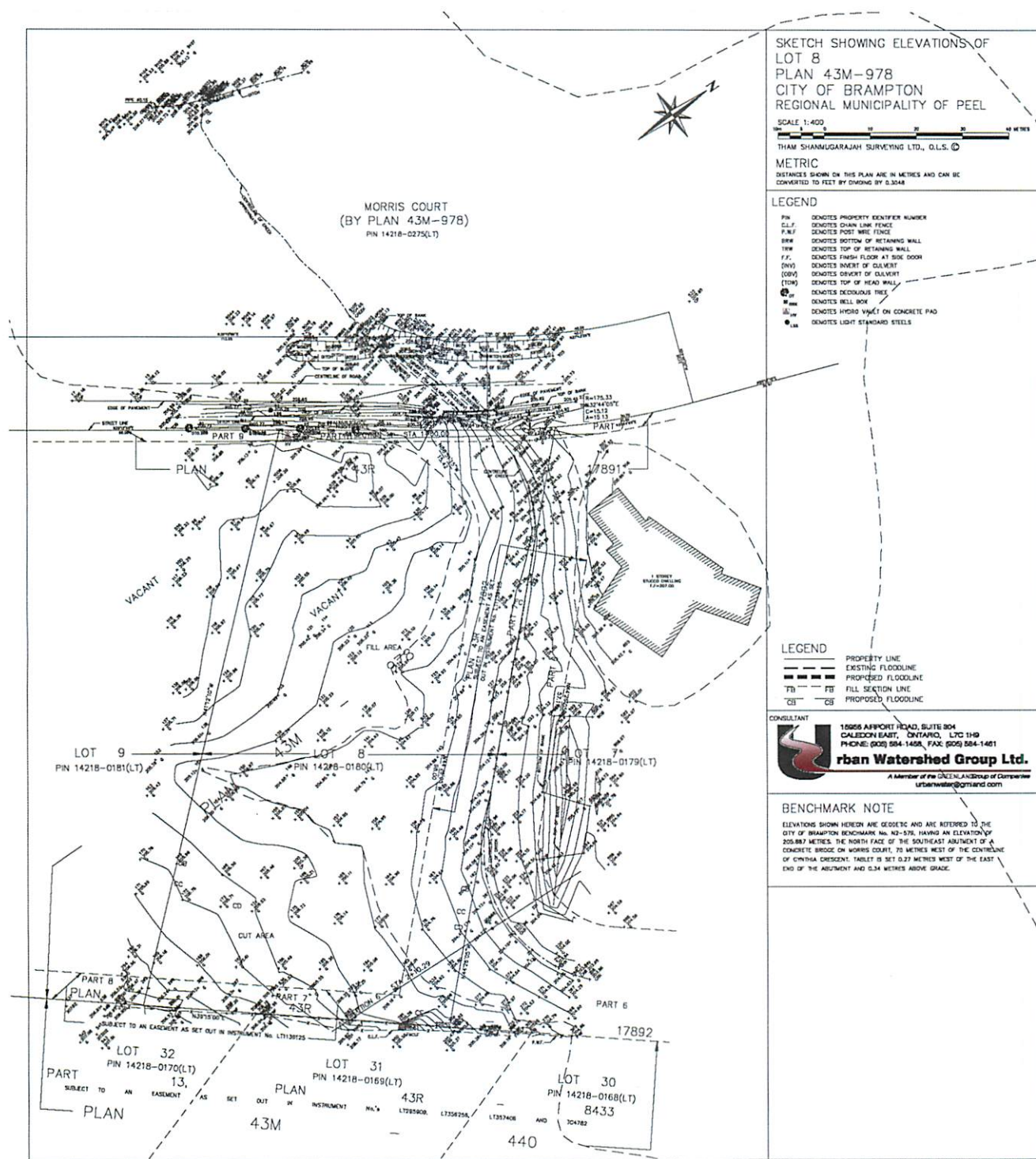
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

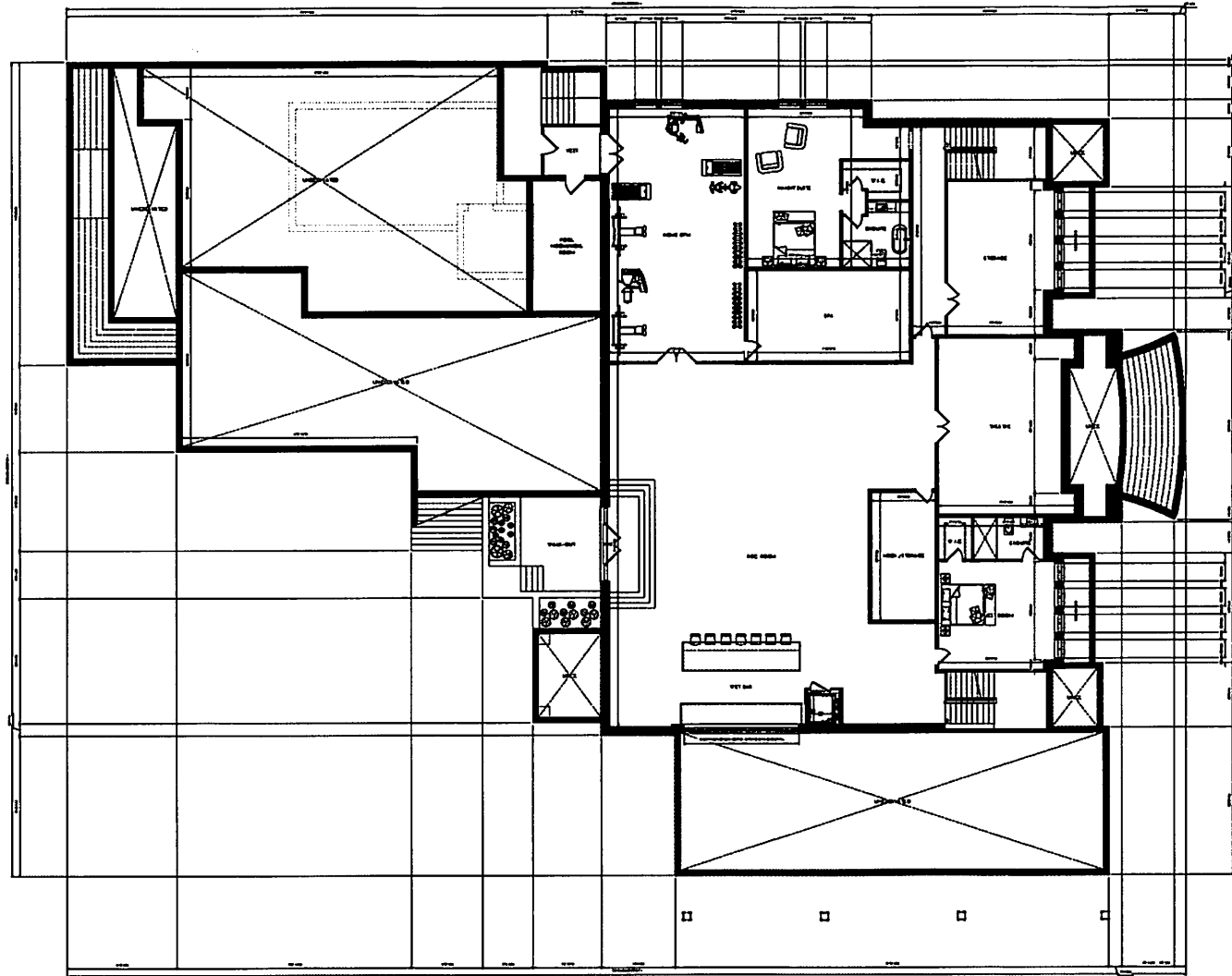

Zoning Officer

April 14, 2021
Date

DATE RECEIVED April 13, 2021

Date Application Deemed
Complete by the Municipality April 14, 2021





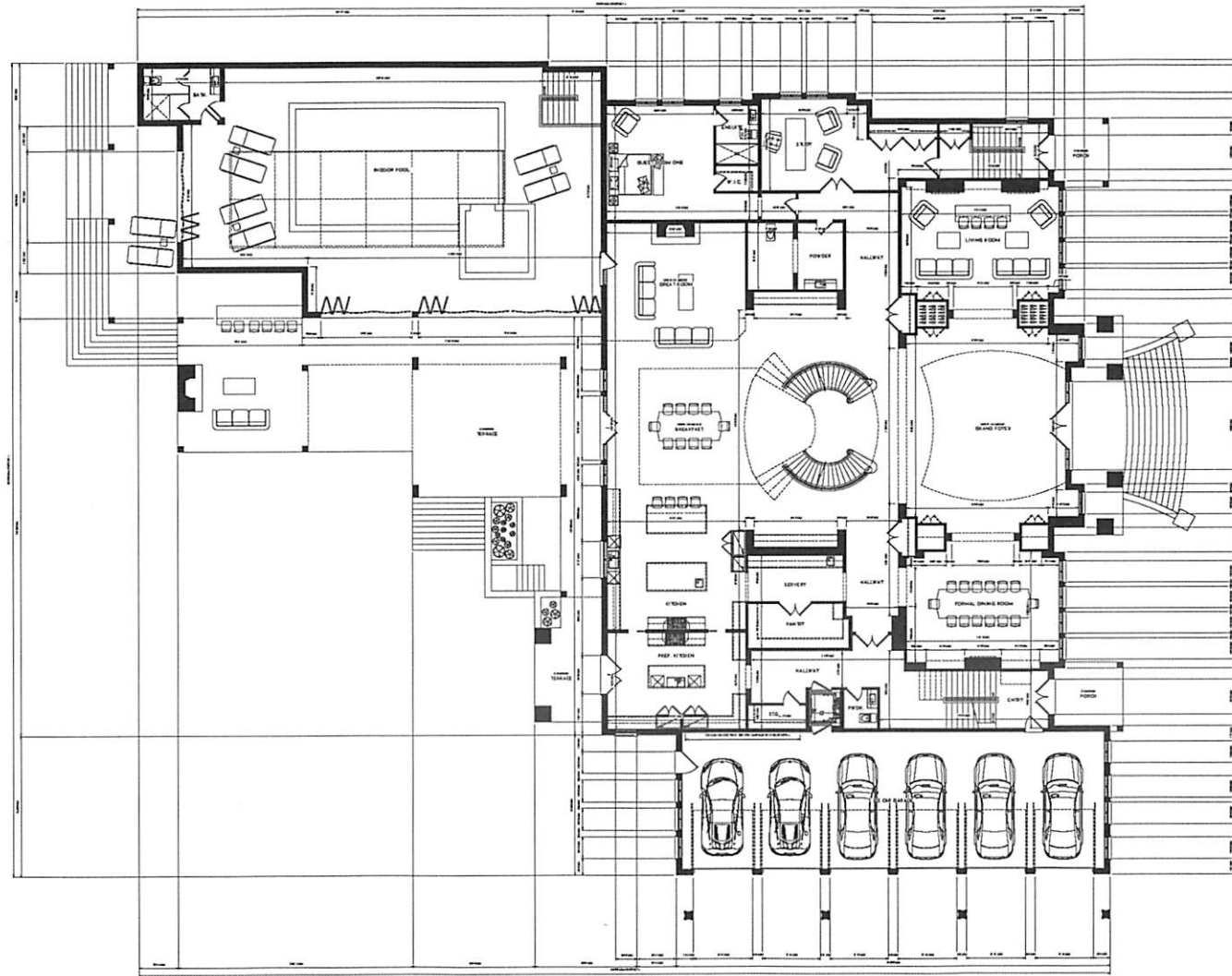
BASEMENT FLOOR PLAN

CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
On This _____ Day of _____

(Professional Seal)

39 BORDERS COURT, BRAMPTON, ON L6P 0G6
FILE: BPA-2021-0012

HUIS HORTICULTURAL URBAN INTERIOR DESIGN	PROJECT NO.: 2021-0012	CLIENT: [REDACTED]	DATE: [REDACTED]	SCALE: 1/8" = 1'-0"	SHEET NO.: A101
	PROJECT NAME: [REDACTED]	PROJECT ADDRESS: [REDACTED]	PROJECT CONTACT: [REDACTED]	PROJECT PHONE: [REDACTED]	PROJECT FAX: [REDACTED]



GROUND FLOOR PLAN

CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
subject to an agreement
On This _____ Day of _____
Attest:
Mayor Patrick
Brampton, Ontario N6C 5K1

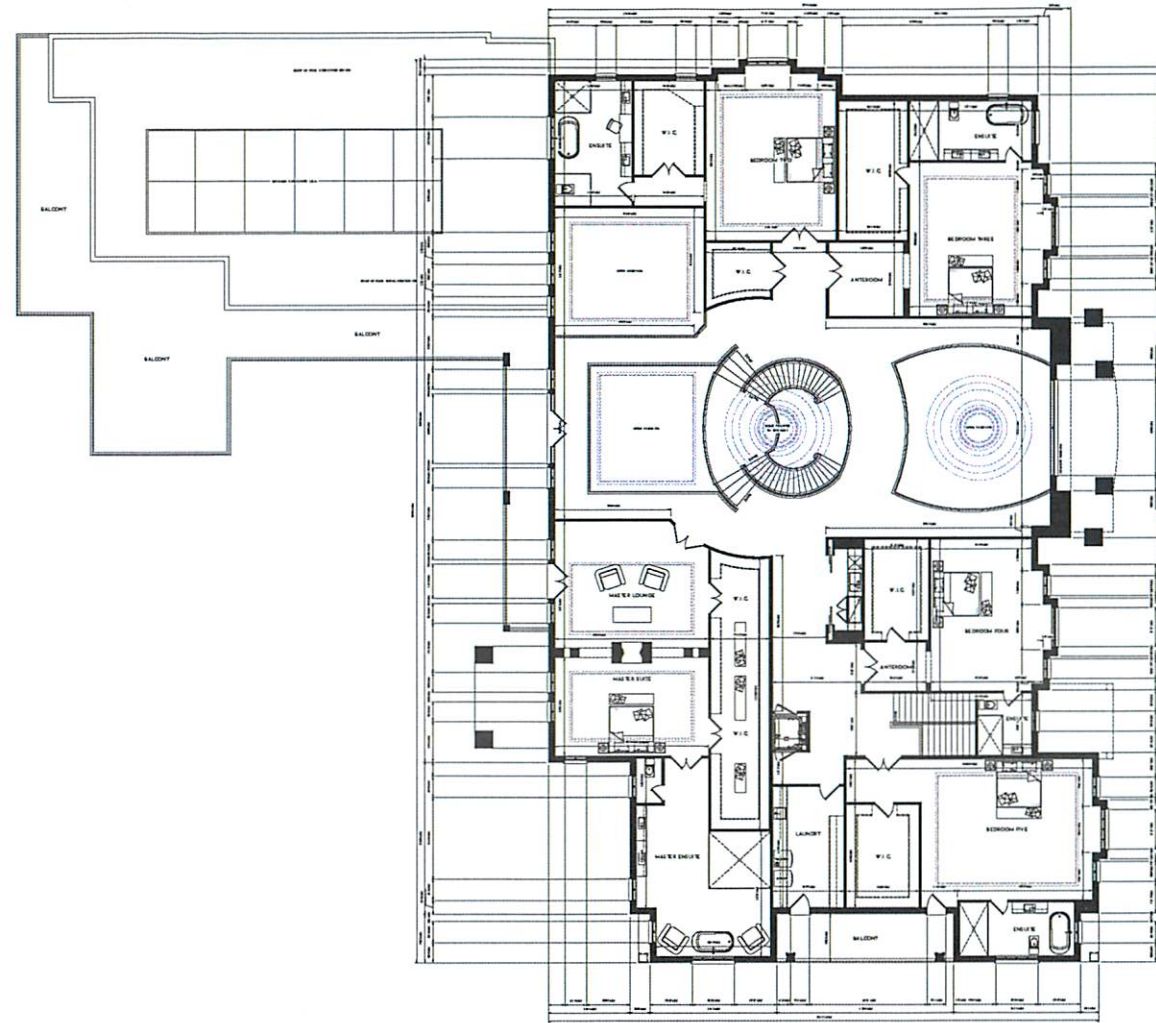
20 MORRIS COURT, BRAMPTON, ON L6P 6G6
FILE: SPA-2021-0012

HUIS
DESIGN STUDIO

1000 SHEPPARD AVENUE EAST
SUITE 100
VICTORIA PARK
TORONTO, ONTARIO M2H 3P4
TEL: (416) 291-1111
WWW.HUISDESIGNSTUDIO.COM

PROJECT: 20 MORRIS COURT, BRAMPTON, ON
DATE: 2021-01-12
DRAWN BY: J. HUIS
CHECKED BY: J. HUIS
APPROVED BY: J. HUIS

SCALE: 1/8" = 1'-0"
NORTH ARROW
A102



SECOND FLOOR PLAN

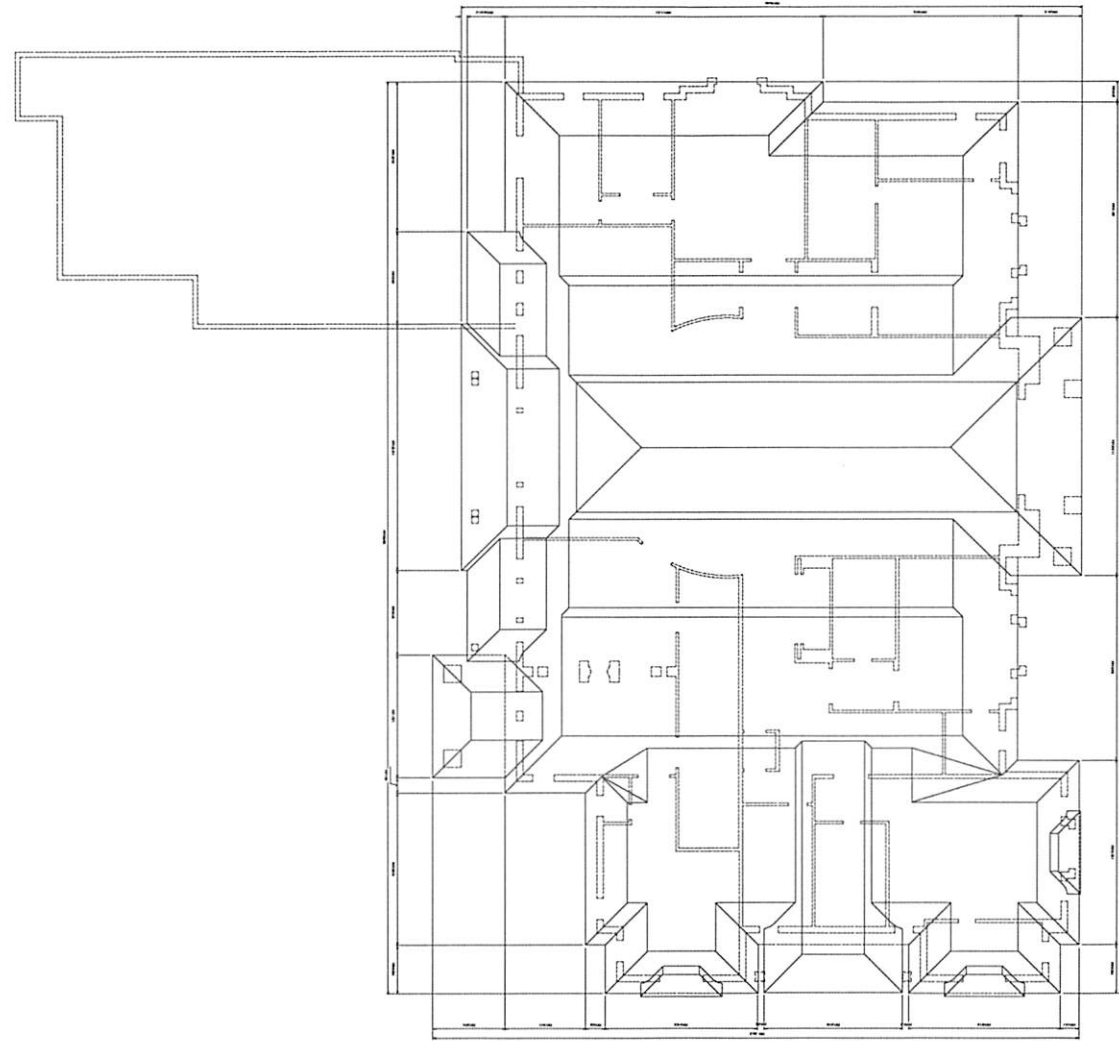
CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
On This Day of

20 MORRIS COURT, BRAMPTON, ON L6P 6G6
FILE: SPA-202-0012

HUIS
DESIGN STUDIO

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2012-01-12
2	REVISED PER CITY OF BRAMPTON COMMENTS	2012-01-12
3	REVISED PER CITY OF BRAMPTON COMMENTS	2012-01-12
4	REVISED PER CITY OF BRAMPTON COMMENTS	2012-01-12
5	REVISED PER CITY OF BRAMPTON COMMENTS	2012-01-12
6	REVISED PER CITY OF BRAMPTON COMMENTS	2012-01-12
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8	REVISED PER CITY OF BRAMPTON COMMENTS	2012-01-12
9	REVISED PER CITY OF BRAMPTON COMMENTS	2012-01-12
10	REVISED PER CITY OF BRAMPTON COMMENTS	2012-01-12

Scale: 1/8" = 1'-0"
North Arrow
A103

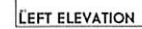


CONCEPTUAL ROOF PLAN

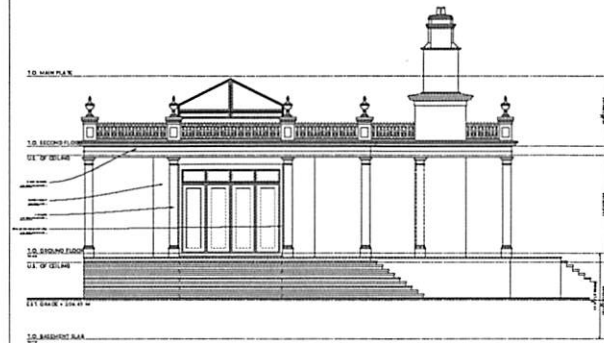
CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
Subject to an agreement ☐
On This _____ Day of _____
Attest: _____
Planning Department Services

20 MORRIS COURT, BRAMPTON, ON L6P 0G6
FILE: BPA 2021-0012

HUIS DESIGN STUDIO ARCHITECTURE 1000 KENNEDY ROAD, SUITE 100 SCARBOROUGH, ONTARIO M1T 3Z5 TEL: (416) 291-1111 WWW.HUISDESIGNSTUDIO.COM	PROJECT NO. 2021-0012 DATE 2021-01-12 PROJECT NAME 20 MORRIS COURT, BRAMPTON, ON L6P 0G6 CLIENT CITY OF BRAMPTON DESIGNER HUIS DESIGN STUDIO ARCHITECT HUIS DESIGN STUDIO ENGINEER HUIS DESIGN STUDIO LANDSCAPE ARCHITECT HUIS DESIGN STUDIO PLANNING HUIS DESIGN STUDIO PHOTOGRAPHY HUIS DESIGN STUDIO PRINTING HUIS DESIGN STUDIO DRAWING NO. A104	SCALE 1:100 DATE 2021-01-12 PROJECT NAME 20 MORRIS COURT, BRAMPTON, ON L6P 0G6 CLIENT CITY OF BRAMPTON DESIGNER HUIS DESIGN STUDIO ARCHITECT HUIS DESIGN STUDIO ENGINEER HUIS DESIGN STUDIO LANDSCAPE ARCHITECT HUIS DESIGN STUDIO PLANNING HUIS DESIGN STUDIO PHOTOGRAPHY HUIS DESIGN STUDIO PRINTING HUIS DESIGN STUDIO DRAWING NO. A104	SCALE 1:100 DATE 2021-01-12 PROJECT NAME 20 MORRIS COURT, BRAMPTON, ON L6P 0G6 CLIENT CITY OF BRAMPTON DESIGNER HUIS DESIGN STUDIO ARCHITECT HUIS DESIGN STUDIO ENGINEER HUIS DESIGN STUDIO LANDSCAPE ARCHITECT HUIS DESIGN STUDIO PLANNING HUIS DESIGN STUDIO PHOTOGRAPHY HUIS DESIGN STUDIO PRINTING HUIS DESIGN STUDIO DRAWING NO. A104
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20 MORRIS COURT, BRAMPTON, ON L6P 0G6
FILE: SPA-2021-0012



Architectural elevation drawing of the building facade, showing the ground floor, first floor, and roof. The drawing includes labels for various architectural elements and dimensions.

Labels on the left side (from top to bottom):

- ROOF RISE
- BUILDING HEIGHT
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- 1.0. 2ND FLOOR
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Labels on the right side (from top to bottom):

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- 1.0. 84TH FLOOR
- 1.0. 85TH FLOOR
- 1.0. 86TH FLOOR
- 1.0. 87TH FLOOR
- 1.0. 88TH FLOOR
- 1.0. 89TH FLOOR
- 1.0. 90TH FLOOR
- 1.0. 91ST FLOOR
- 1.0. 92ND FLOOR
- 1.0. 93RD FLOOR
- 1.0. 94TH FLOOR
- 1.0. 95TH FLOOR
- 1.0. 96TH FLOOR
- 1.0. 97TH FLOOR
- 1.0. 98TH FLOOR
- 1.0. 99TH FLOOR
- 1.0. 100TH FLOOR

Dimensions and other labels:

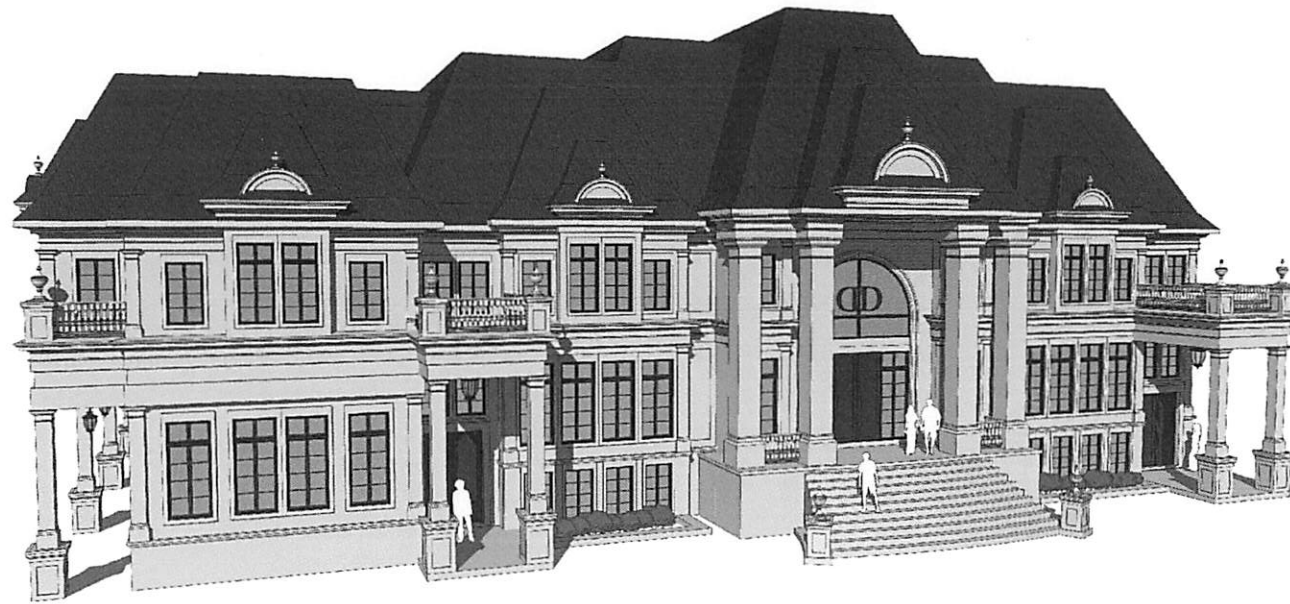
- 1.0. 1ST FLOOR
- 1.0. 2ND FLOOR
- 1.0. 3RD FLOOR
- 1.0. 4TH FLOOR
- 1.0. 5TH FLOOR
- 1.0. 6TH FLOOR
- 1.0. 7TH FLOOR
- 1.0. 8TH FLOOR
- 1.0. 9TH FLOOR
- 1.0. 10TH FLOOR
- 1.0. 11TH FLOOR
- 1.0. 12TH FLOOR
- 1.0. 13TH FLOOR
- 1.0. 14TH FLOOR
- 1.0. 15TH FLOOR
- 1.0. 16TH FLOOR
- 1.0. 17TH FLOOR
- 1.0. 18TH FLOOR
- 1.0. 19TH FLOOR
- 1.0. 20TH FLOOR
- 1.0. 21ST FLOOR
- 1.0. 22ND FLOOR
- 1.0. 23RD FLOOR
- 1.0. 24TH FLOOR
- 1.0. 25TH FLOOR
- 1.0. 26TH FLOOR
- 1.0. 27TH FLOOR
- 1.0. 28TH FLOOR
- 1.0. 29TH FLOOR
- 1.0. 30TH FLOOR
- 1.0. 31ST FLOOR
- 1.0. 32ND FLOOR
- 1.0. 33RD FLOOR
- 1.0. 34TH FLOOR
- 1.0. 35TH FLOOR
- 1.0. 36TH FLOOR
- 1.0. 37TH FLOOR
- 1.0. 38TH FLOOR
- 1.0. 39TH FLOOR
- 1.0. 40TH FLOOR
- 1.0. 41ST FLOOR
- 1.0. 42ND FLOOR
- 1.0. 43RD FLOOR
- 1.0. 44TH FLOOR
- 1.0. 45TH FLOOR
- 1.0. 46TH FLOOR
- 1.0. 47TH FLOOR
- 1.0. 48TH FLOOR

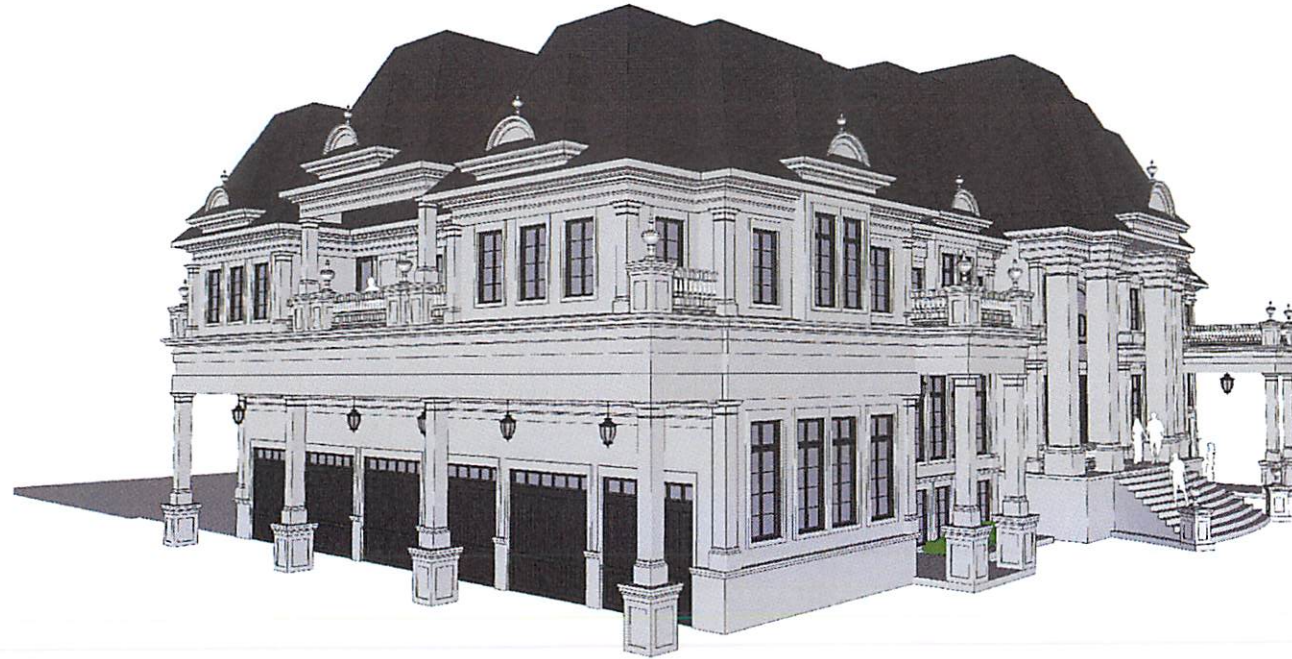
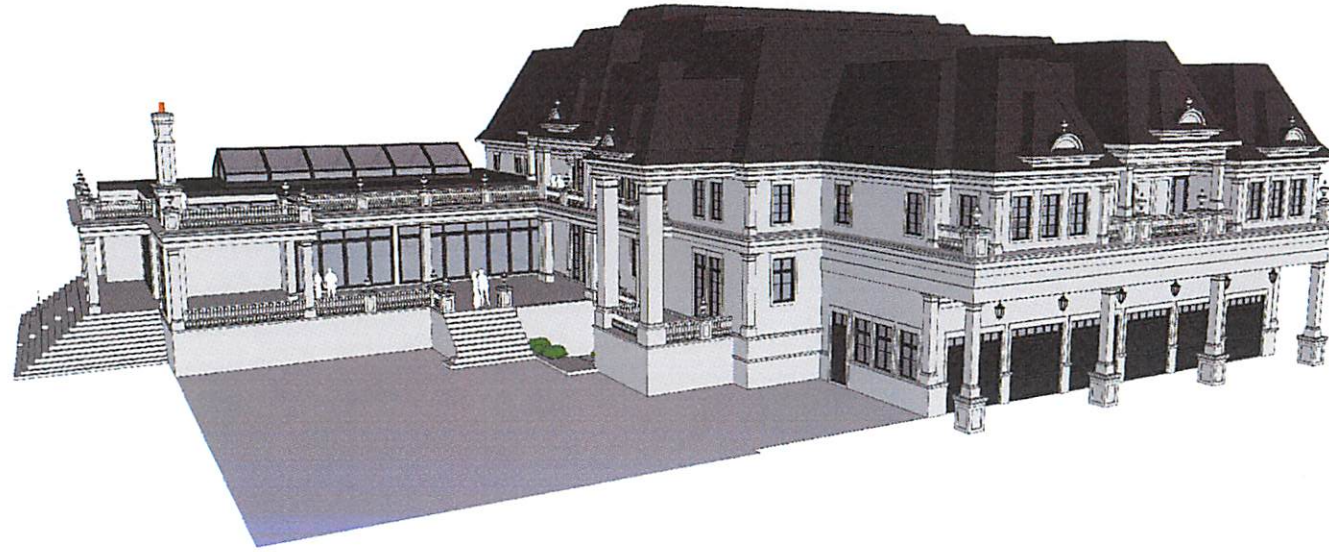
CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
subjected to an agreement ☐
On This _____ Day of _____

Mayor

20 MORRIS COURT, BRAMPTON, ON L6P 6G6
FILE: SPA-2021-0012

[illegible]





REGION OF PEEL WATER SERVICE NOTES:

1. ALL MATERIALS AND CONSTRUCTION METHODS MUST CONFORM TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2. WATERMAIN AND / OR WATER SERVICE MATERIALS 100 mm (4") AND LARGER MUST BE OF 15 PIPE MANUFACTURED TO A N.A. SPEC. C900-HR SPCC COMPOSITE WITH TRAZER WING, SIZE 50 mm (2") AND SMALLER MUST BE TYPE "X" SOFT COPPER PIPE PER A.S.T.M. B88-HR SPECIFICATION.
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 150 mm (6") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED ON PIPES TO ALLOW THE WATER TO DRAIN INTO 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 - 8 - 1 DIMENSION A AND 0.7 m (2') AND 0.8 m (2') AND TO HAVE PLUNGER NOZZLE.
7. WATERMAINS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPIES OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
8. WATERMAINS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3 m (1'7") OVER 7.5 m (25') UNDER SERVICES 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 COLORADO FROM EXISTING SYSTEMS.
10. ALL LIVE TAPPING AND OPENING 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 THE PROTECTION, SUPPORTING AND UNDERSTANDING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR ALL REPAIRS AND CONSIDERABLE REMEDIATION 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, THE CONTRACTOR SHALL BE 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, CONSENT WITH THE DEPT. OF HEALTH FOR BACTEROLOGICAL PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 ON 1-7-8.

NOTE:

IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO ENGAGE A QUALIFIED SOILS CONSULTANT AS REQUIRED TO ENSURE THAT THE HOUSE FOOTINGS ARE LOCATED UPON SOILS OF ADEQUATE BEARING CAPACITY AND THAT AN ADEQUATE BASEMENT DRAINAGE DESIGN HAS BEEN PREPARED. FOOTINGS TO BE EXTENDED TO NATIVE UNDISTURBED SOILS ON SOILS TO BE ENGINEERED BELOW THE FOOTINGS AS REQUIRED. THE BASEMENT TO BE SET TO A MINIMUM OF 0.50m ABOVE THE EXISTING GROUND WATER TABLE. EXISTING GROUND WATER TABLE TO BE DETERMINED PRIOR TO HOUSE CONSTRUCTION.

NOTE:

TO MINIMIZE DISTURBANCE TO THE ROAD THE CONTRACTOR SHALL CONSIDER TRENCHLESS TECHNOLOGIES FOR WATER SERVICE INSTALLATION ONLY TO BE APPROVED BY THE REGION OF PEEL AND CITY OF BRAMPTON.

CONTRACTOR'S NOTE:

AT THE TIME OF TENDER, THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND INVESTIGATE ALL EXISTING SERVICES, WATERMAINS, UTILITIES AND SEWERS AT POINTS OF CROSSING TO INSURE SATISFACTION AND MODIFY THEIR QUOTATION ACCORDINGLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE ADJUSTMENT OF ALL EXISTING UTILITIES, SEWERS AND WATERMAINS INCLUDING THOSE IN THE MUNICIPAL RIGHT-OF-WAY AS REQUIRED TO COMPLETE THE CONSTRUCTION OF THE SITE SERVICES.

CAUTION:

CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING GAS, ROGERS TV SERVICE AND OTHER UTILITIES DURING CONSTRUCTION AS REQUIRED.

NOTE:

DISCONNECT UNUSED EXISTING WATER SERVICE AT MAIN AS PER REGION OF PEEL STANDARDS

NOTE:

ALL DRAWINGS IN THIS SET SHALL BE READ IN CONJUNCTION WITH EACH OTHER. DRAWINGS INCLUDE THE FOLLOWING:

1. SITE GRADING, SERVING AND EROSION CONTROL PLAN
2. CONSTRUCTION NOTES & DETAILS PLAN

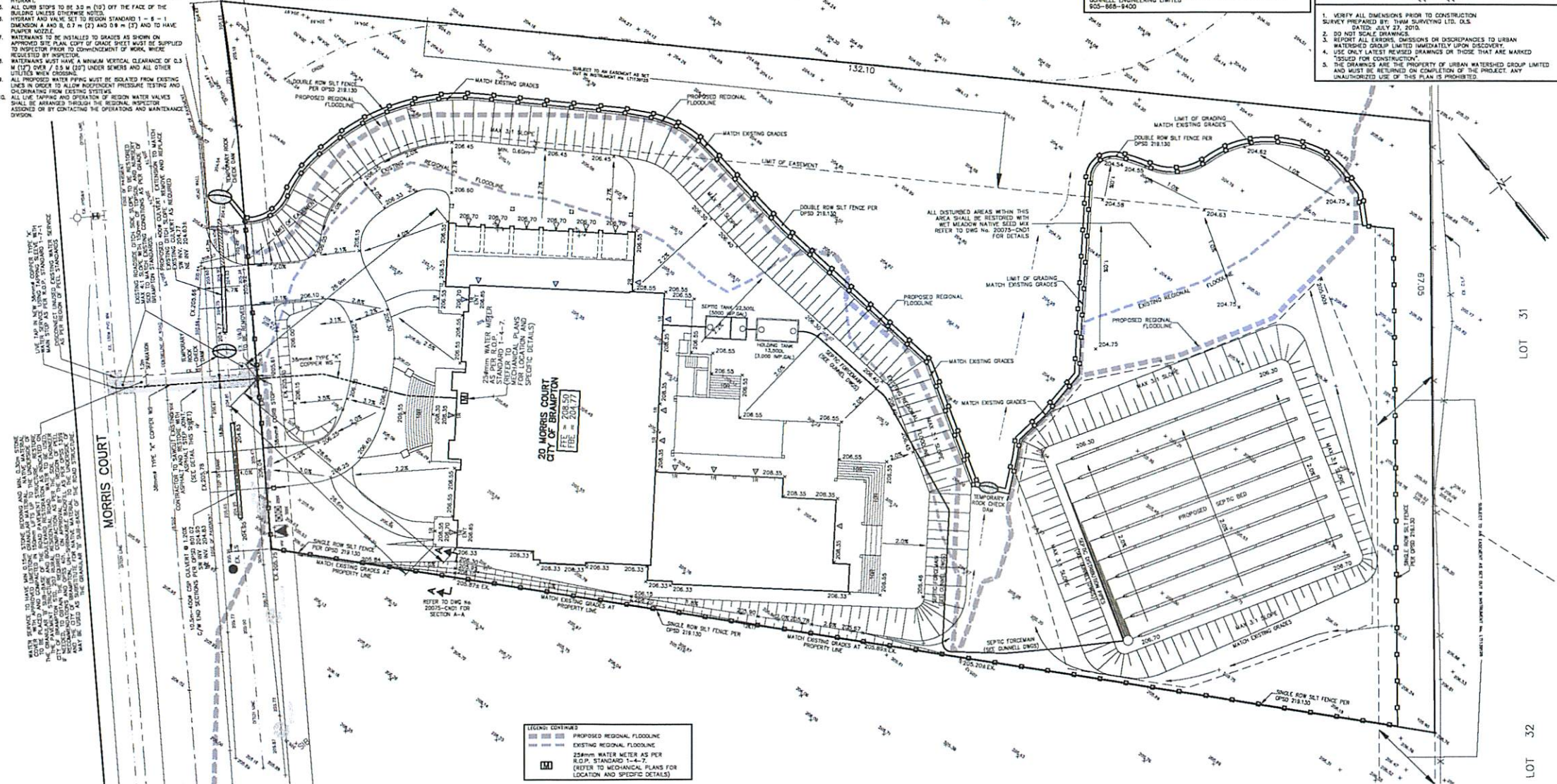
SEPTIC NOTE:

FOR SEPTIC SYSTEM DESIGN REFER TO DRAWINGS PREPARED BY GANNETT ENGINEERING LIMITED 905-885-9400

KEY MAP:



1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
2. SURVEY PREPARED BY: THMA SURVEYING LTD. OLS DATED: JULY 27, 2010.
3. REPORT ALL ERRORS, OMISSIONS OR DISCREPANCIES TO URBAN WATERSHED GROUP LIMITED IMMEDIATELY UPON DISCOVERY.
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
5. THE DRAWINGS ARE THE PROPERTY OF URBAN WATERSHED GROUP LIMITED AND MUST BE RETURNED ON COMPLETION OF THE PROJECT. ANY UNAUTHORIZED USE OF THIS PLAN IS PROHIBITED.



NO.	REVISIONS	DATE
1.	ISSUED FOR SITE PLAN APPROVAL	2010/01/14
2.	REVISED REGION OF PEEL COMMENTS	2010/02/08
3.	REVISED REGION OF PEEL COMMENTS	2010/03/18

BENCHMARK: BM = 205.887m
ELEVATIONS SHOWN HEREIN ARE GEODETIC AND ARE REFERRED TO THE CITY OF BRAMPTON BENCHMARK NO. 10-578. HAVING AN ELEVATION OF 205.887 METRES. THE NORTH FACE OF THE SOUTHEAST CORNER OF A CONCRETE BRIDGE ON MORRIS COURT, 70 METRES WEST OF THE CENTRELINE OF CYTRINA CRESCENT, TABLET IS SET 0.27 METRES WEST OF THE EAST END OF THE ADJUTMENT AND 0.34 METRES ABOVE GRADE.

- LEGEND:
- PROPERTY LINE
 - EXISTING ELEVATION
 - PROPOSED GRADE
 - PROPOSED 3:1 SLOPE
 - PROPOSED DRAINAGE DIRECTION
 - PROPOSED DRAINAGE SHALE
 - PROPOSED SILL FENCE AS PER CITY OF BRAMPTON SEE DWG NO. 20075-CDT FOR DETAILS
 - PROPOSED CURB STOP
 - PROPOSED CURB STOP
 - PROPOSED CURB STOP

- EXISTING VALVE & BOX
- TOP OF BANK
 - SW
 - SHALL
 - FIRST FLOOR ELEVATION
 - FIRE FINISHED BASEMENT ELEVATION
 - FIRE FINISHED GARAGE FLOOR ELEVATION
 - TOP OF FOUNDATION WALL ELEVATION
 - FIRE FINISHED BASEMENT ELEVATION
 - UNDERGROUND OF FOOTING
 - UNDERGROUND OF FOOTING REAR
 - GARAGE DOOR
 - ENTRANCE



CONSULTANT:

15065 AIRPORT ROAD, SUITE 304
CALEDON EAST, ONTARIO, L7C 1H9
PHONE: (905) 584-1458 FAX: (905) 584-1451
Urban Watershed Group Ltd.
A Member of the GRETH (LNU) Group of Companies
urbanwater@grmland.com

DESIGNED BY: P. ELLIS	DATE: NOVEMBER 09, 2010
DRAWN BY: B. KLESS	THMA SURVEYING
CHECKED BY: J. HARTMAN	DATE: JULY 27, 2010
SCALE: 1:200	DWG. NO. 20075-GREC1

PROJECT NAME:
DOSANJH RESIDENCE
20 MORRIS COURT
CITY OF BRAMPTON, ONTARIO
DRAWING NAME:
**SITE GRADING PLAN AND
EROSION CONTROL PLAN**

