

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **BHUPINDER TURNA AND AMANDEEP TURNA** 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 Part of Lot 5, Concession 3 WHS municipally known as **8871 CREDITVIEW ROAD**, Brampton;

AND WHEREAS the applicants are requesting the following variances associated with the proposed severed lot under consent application B-2021-0004:

1. To permit a lot width of 18.29 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 668.31 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a rear yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum rear yard setback of 15m (49.21 ft.);
4. To permit a front yard setback of 8.49m (27.85 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.);
5. To permit side yard setbacks of 0.61m (2.0 ft.) and 1.22m (4.0 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
6. To permit 50% of the required front yard to be landscaped open space whereas the by-law requires 70% of the required front yard to be landscaped open space.

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: YES

File Number: _____
File Number: B-2021-0004

The Committee of Adjustment has appointed **TUESDAY, June 1, 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.

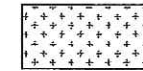
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 14th day of May 20, 2021.

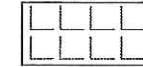
Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

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

NOTE :THE MAXIMUM
INTERIOR GARAGE WIDTH
WILL NOT BE EXCEED 50% OF
THE DWELLING UNIT WIDTH.

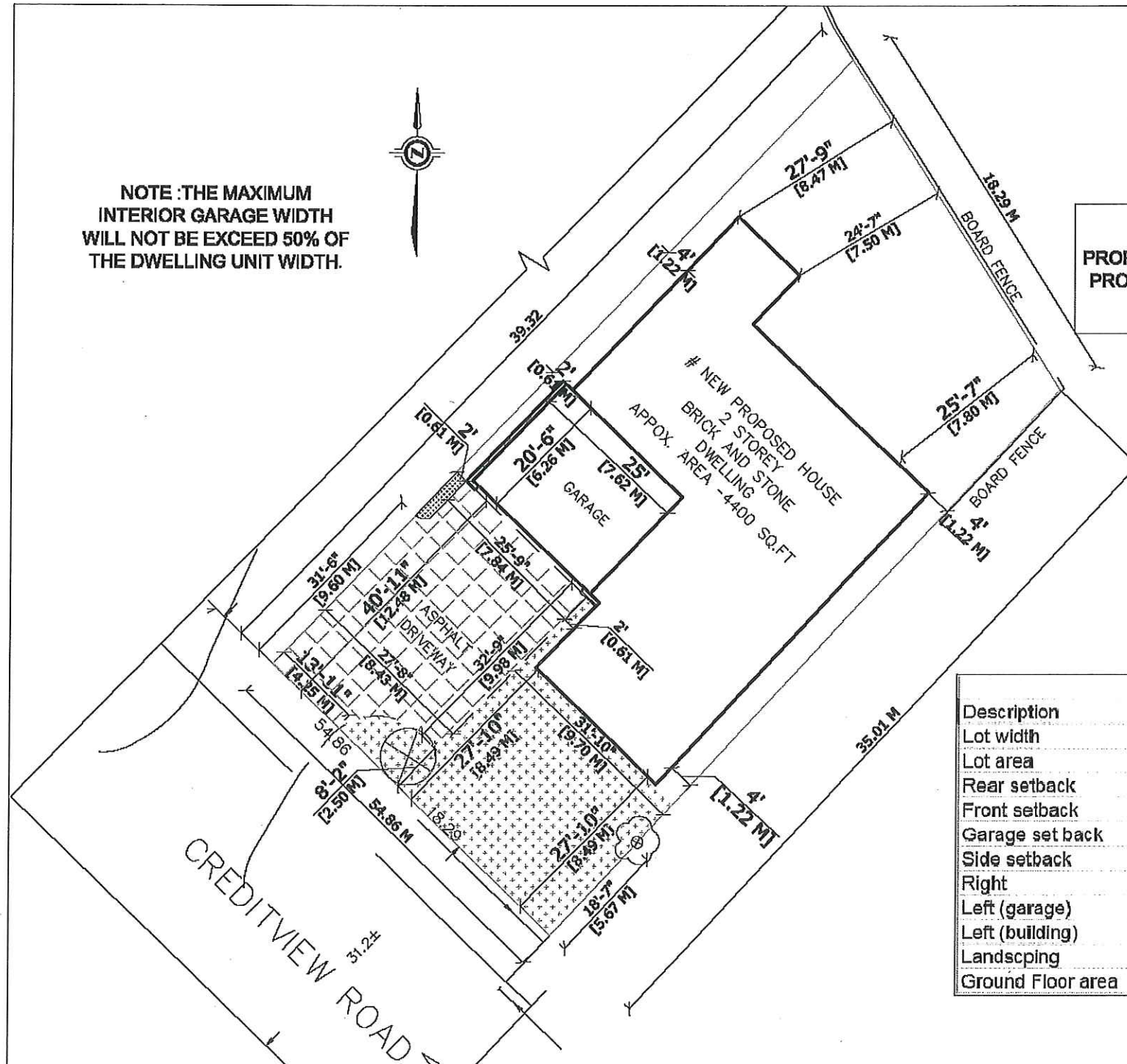


PROPOSED
LANDSCAPE AREA



PROPOSED ASPHALT
DRIVEWAY

FRONT AREA = 2050.00 SQ.FT (190.45 SQ.M)
PROPOSED LANDSCAPE AREA = 1025.00 SQ.FT (95.22 SQ.M)
PROPOSED DRIVEWAY AREA = 1025.00 SQ.FT (95.22 SQ.M)
PERCENTAGE = 49.99 %



Severed Lot			
Description	Required	Existing.	Proposed
Lot width	45.00 m		18.29 m
Lot area	4000 sq.m		668.316 sq.m
Rear setback	15.00 m		7.50 m
Front setback	12.00 m		8.49 m
Garage set back			12.48 m
Side setback	7.50 m		
Right			1.22 m
Left (garage)			0.61m
Left (building)			1.22 m
Landscping	70%		
Ground Floor area	115 sq.m		219.22 sq.m

General Notes

RELEASED FOR BUILDING PERMIT
- CONTRACTOR SHALL CHECK ALL DIMENSIONS
ON THE WORK SITE AND REPORT
DISCREPANCIES TO THE CONSULTANT
BEFORE PROCEEDING.
- ALL DIMENSIONS AND SPACING ARE TO THE
PROPERTY OF CONSULTANT AND MUST BE
RETURNED AT THE COMPLETION OF WORK.
- THIS DRAWING IS NOT TO BE USED FOR
CONSTRUCTION UNTIL REVIEWED BY THE
CONSULTANT.
- DIMENSIONS ARE IN METERS TO BE ROUNDED.

LEGENDS:-

No.	Revision/Issue	Date

Firm Name and Address
ADVANCE ENGINEERING AND CONSULTANCY INC.
2888 CREDITVIEW RD.
SUITE 100, BRAMPTON, ON
L6Y 0G8
TEL: 905-844-4338
www.advanceeng.ca

Project Name and Address
6871 CREDITVIEW RD
BRAMPTON, ON
L6Y 0G8

Drawing Title
SEVERED LOT SITE PLAN

Project 6871 CREDITVIEW RD	Sheet A 102
Date 07/15/2024	
Scale N.T.S.	

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 27, 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 28, 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 28, 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.

AMENDMENT LETTER

May 12, 2021

To: Committee of Adjustment

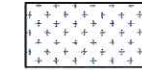
**RE: APPLICATION FOR MINOR VARIANCE
BHUPINDER TURNA AND AMANDEEP TURNA
PART OF LOT 5, CONCESSION 3 WHS
A-2021-0103 – 8871 CREDITVIEW ROAD
WARD 4**

Please **amend** application **A-2021-0103** to reflect the following:

1. To permit a lot width of 18.29 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 668.31 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a rear yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum rear yard setback of 15m (49.21 ft.);
4. To permit a front yard setback of 8.49m (27.85 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.);
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Applicant/Authorized Agent

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INTERIOR GARAGE WIDTH
WILL NOT BE EXCEED 50% OF
THE DWELLING UNIT WIDTH.

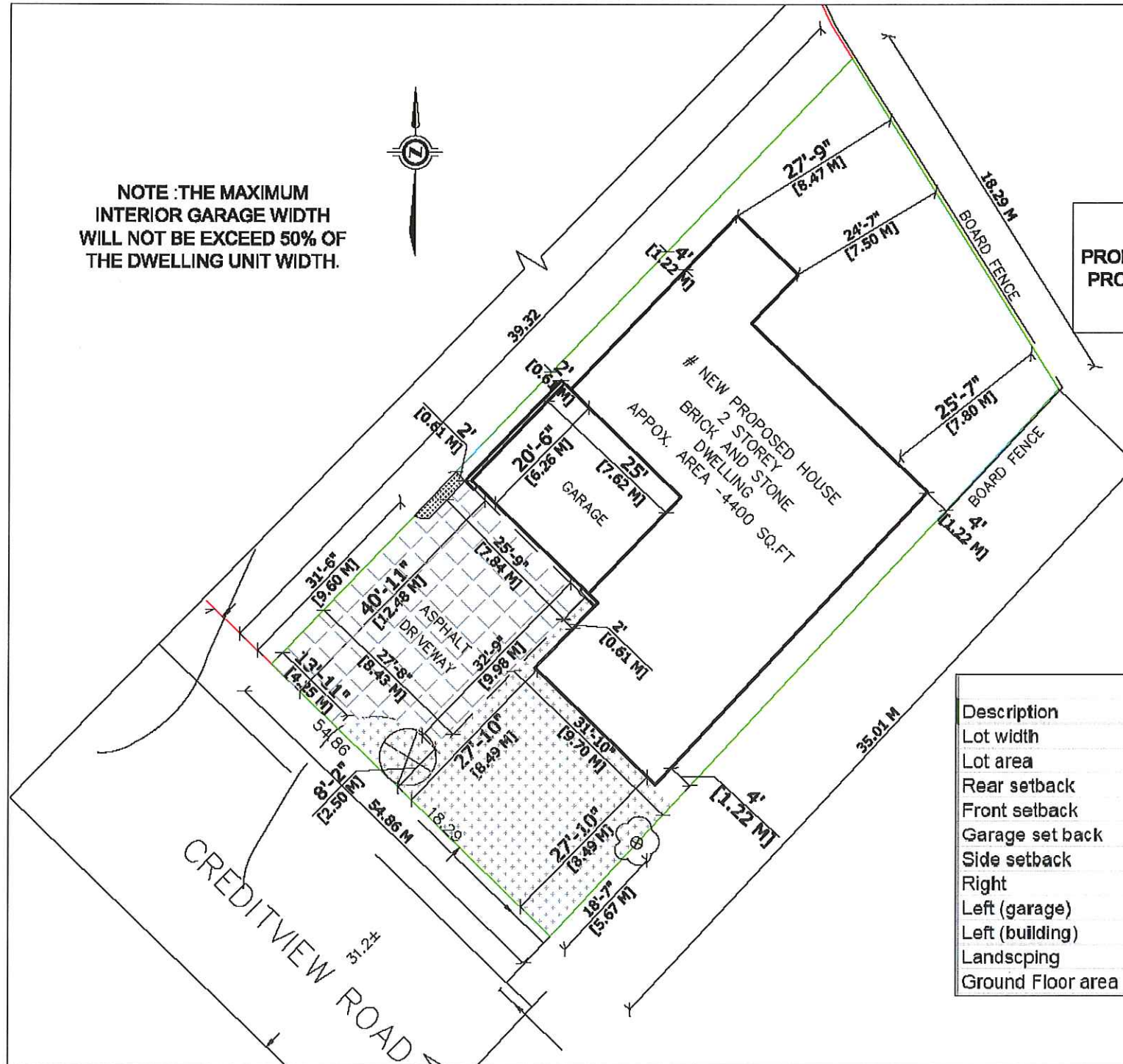


**PROPOSED
LANDSCAPE AREA**



**PROPOSED ASPHALT
DRIVEWAY**

FRONT AREA = 2050.00 SQ.FT (190.45 SQ.M)
PROPOSED LANDSCAPE AREA = 1025.00 SQ.FT (95.22 SQ.M)
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Left (garage)			0.61m
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Landscping	70%		
Ground Floor area	115 sq.m		219.22 sq.m

General Notes

RELEASED FOR BUILDING PERMIT
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CONSTRUCTION UNLESS SIGNED BY THE
CONSULTANT.
* DIMENSIONS ARE NOT TO BE EQUALS.

LEGENDS:-

No. Revision/Amend Date

Firm Name and Address
ARCHITECTURAL AND CONSULTANCY INC.
8000 CREDITVIEW ROAD
SUITE 100, MISSISSAUGA, ON,
L4Y 4G8
TEL: 905-884-4300
WWW.ANDARCHITECT.COM

Project Name and Address
6871 CREDITVIEW RD
BRAMPTON, ON
L6Y 0G8

Drawing Title
SEVERED LOT SITE PLAN

Project	6871 CREDITVIEW RD	Sheet	A 102
Date	07/13/2021		
Scale	1/8"=1'-0"		

Flower City



brampton.ca

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

FILE NUMBER: A-2021-0103

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)** BHUPINDER TURNA, AMANDEEP TURNA
Address 8871 CREDITVIEW ROAD, BRAMPTON, ON
L6Y 0G8
Phone # 416-818-0194 **Fax #** _____
Email turnasvilla@gmail.com

2. **Name of Agent** ARPANA SAINI
Address UNIT # 138, 2960 DREW ROAD,
MISSISSAUGA, ON, L4T 0A5
Phone # 647-545-0001 **Fax #** _____
Email permits@ambee.ca

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

LOT WIDTH	- 18.29 M
LOT AREA	- 668.31 SQ.M
REAR SETBACK	- 7.50 M
FRONT SET BACK	- 8.49 M
GARAGE SETBACK	- 12.48 M
RIGHT SIDE SET BACK	- 1.22M
LEFT SIDE SETBACK(GARAGE)	- 0.61 M
LEFT SIDE SETBACK (BUILDING)	- 1.22 M

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

THE PROPOSED SEVERED LOT WILL NOT MEET THE MINIMUM ZONING BY LAW REQUIREMENTS.

5. **Legal Description of the subject land: Lot Number** 5
Plan Number/Concession Number 3 W.H.S
Municipal Address 8871 CREDITVIEW ROAD(SEVERED)

6. **Dimension of subject land (in metric units)**
Frontage 18.29 M
Depth 35.01M, 39.32 M
Area 668.31 SQ.M

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

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.)

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED BUILDING AREA - 223.83 SQ.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 _____
Rear yard setback _____
Side yard setback _____
Side yard setback _____

PROPOSED

Front yard setback 8.49 M
Rear yard setback 7.50 M
Side yard setback 1.22 M
Side yard setback 0.61 M

10. Date of Acquisition of subject land: JUNE,2012
11. Existing uses of subject property: RESIDENCIAL
12. Proposed uses of subject property: RESIDENCIAL
13. Existing uses of abutting properties: RESIDENCIAL
14. Date of construction of all buildings & structures on subject land: PROPOSED 2021
15. Length of time the existing uses of the subject property have been continued: 0
16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify) _____
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify) _____
Septic ☐
- (c) What storm drainage system is existing/proposed?
Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

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

Yes ☒ No ☒

If answer is yes, provide details: File # B-2021-0064 Status CONCURRENT

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

ARPANA

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 22nd 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, Arpana Saini, OF THE TOWN OF Acron
IN THE REGION OF HATTON HILLS 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

Per THIS 20th DAY OF April, 2021.

April Dela Cerna
A Commissioner etc.

Arpana Saini
ARPANA SAINI
Signature of Applicant or Authorized Agent
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires May 8, 2021.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

Agricultural

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

Todd Taylor
Zoning Officer

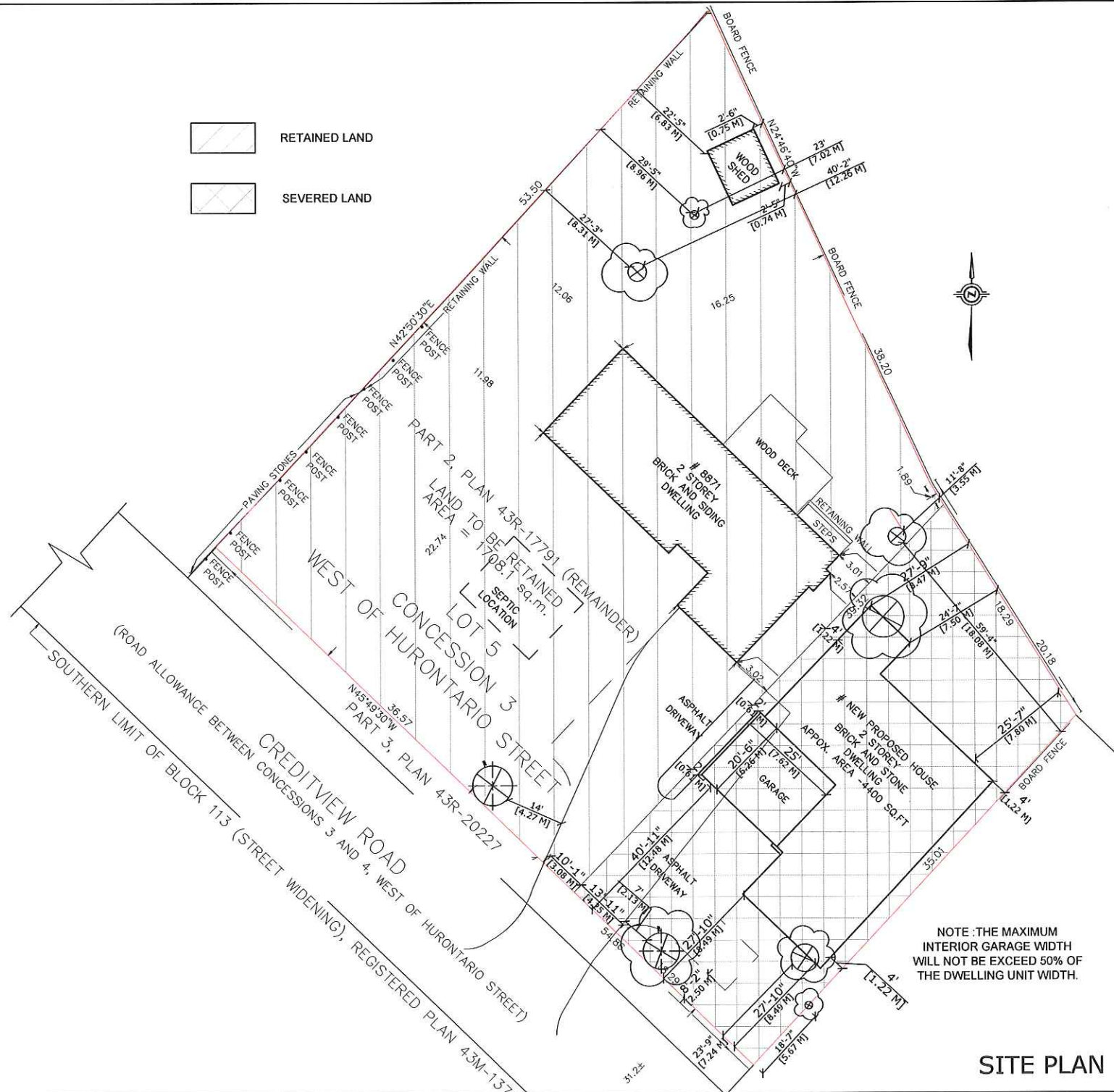
May 3, 2021
Date

DATE RECEIVED

April 28, 2021

Date Application Deemed Complete by the Municipality

MAY 3, 2021



SITE PLAN

General Notes

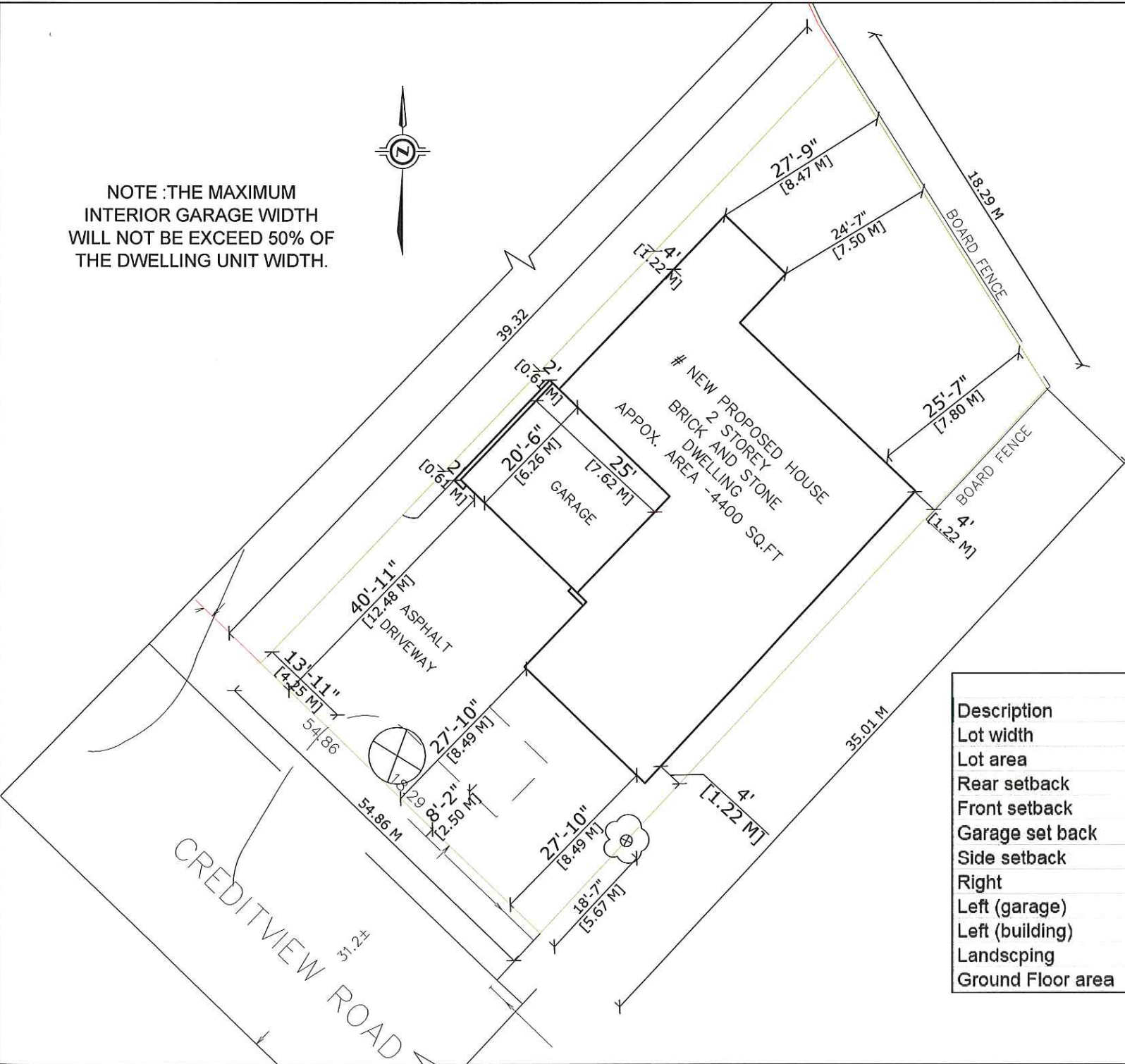
RELEASED FOR BUILDING PERMIT
* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
* ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
* DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

No.	Revision/Issue	Date
Firm Name and Address		
AMBE ENGINEERING AND CONSULTANCY INC. 2160 DREW ROAD #138, MISSISSAUGA, ON, L4Y 0B5 905.945.4339 permits@ambe.ca		
Project Name and Address		
8871 CREDITVIEW RD BRAMPTON, ON L6Y 0G8		
Drawing Title		
SITE PLAN		
Project		Sheet
8871 CREDITVIEW RD		
Date		
4/22/2021		
Scale		A 100
1/15		



NOTE :THE MAXIMUM
INTERIOR GARAGE WIDTH
WILL NOT BE EXCEED 50% OF
THE DWELLING UNIT WIDTH.



Severed Lot			
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Lot width	45.00 m		18.29 m
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LEGENDS:-

No.	Revision/Issue	Date

Firm Name and Address
AMBEE ENGINEERING AND CONSULTANCY INC.
2960 CREW ROAD
#120, MISSISSAUGA, ON,
L4Y 0B5
905.565.4329
permits@ambee.ca

Project Name and Address
8871 CREDITVIEW RD
BRAMPTON, ON
L6Y 0G8

Drawing Title
SEVERED LOT SITE PLAN

Project 8871 CREDITVIEW RD	Sheet
Date 4/22/2021	A 102
Scale N.T.S.	



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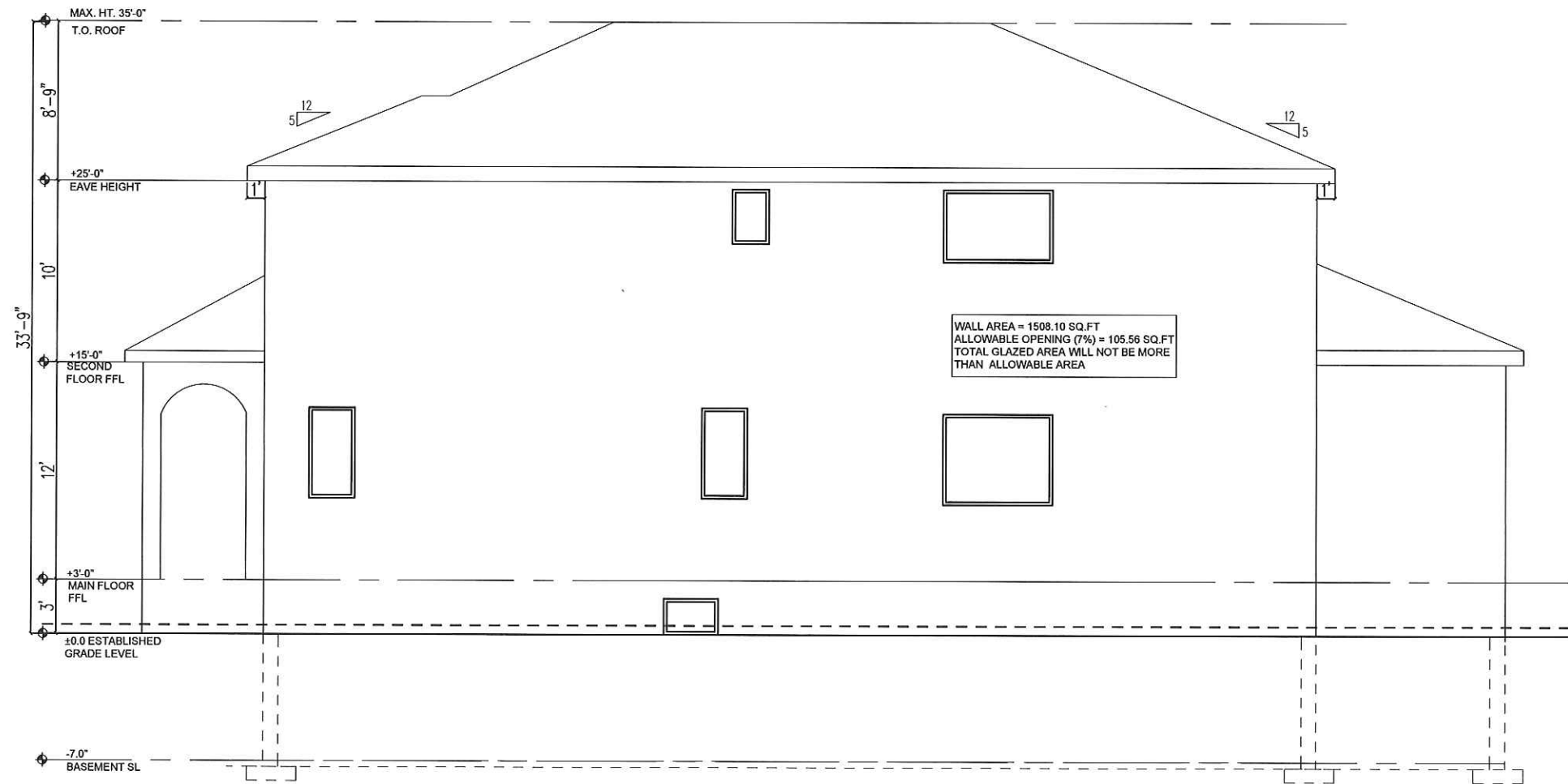
No.	Revision/Issue	Date

Firm Name and Address
 AMBEE ENGINEERING AND CONSULTANCY INC.
 2950 DREW ROAD
 #134, MISSISSAUGA, ON,
 L4Y 0G8
 905 965-4329
 permit@ambec.ca

Project Name and Address
 8871 CREDITVIEW RD
 BRAMPTON, ON
 L6Y 0G8

Drawing Title
 FRONT ELEVATION

Project 8871 CREDITVIEW RD	Sheet A 103
Date 4/27/2021	
Scale N.T.S.	



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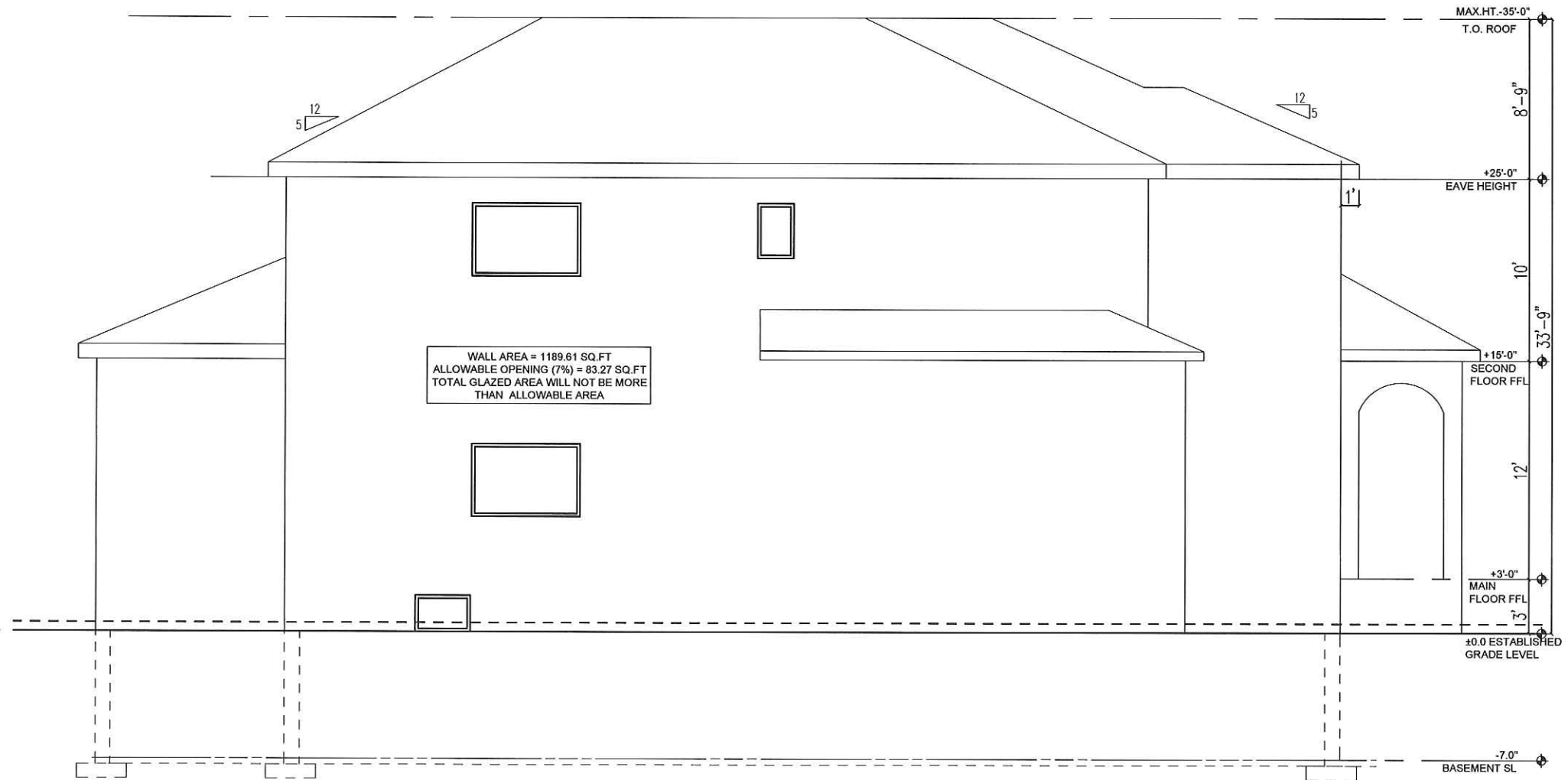
No.	Revision/Issue	Date
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Firm Name and Address
AMBEE ENGINEERING AND CONSULTANCY INC.
2960 DREW ROAD
#118, MISSISSAUGA, ON,
M4Y 0B5
905.965.4329
permits@ambec.ca

Project Name and Address
8871 CREDITVIEW RD
BRAMPTON, ON
L6Y 0G8

Drawing Title
RIGHT SIDE ELEVATION

Project 8871 CREDITVIEW RD	Sheet
Date 4/22/2021	A 104
Scale NTS	



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Project Name and Address 8871 CREDITVIEW RD BRAMPTON, ON L6Y 0G8		
Drawing Title LEFT SIDE ELEVATION		
Project 8871 CREDITVIEW RD	Sheet A 105	
Date 4/22/2021		
Scale NTS		