

**APPLICATION # A-2021-0121**  
**WARD 10**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **BROOKVALLEY DEVELOPMENTS BRAMPTON INC.** 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 Block 57, Plan 43M-1745 and Part of Block 135, Plan 43M-1182 municipally known as **47 RAINBROOK CLOSE**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) associated with a proposed single detached dwelling:

1. To permit a rear yard setback of 9.56m (31.37 ft.) whereas the by-law requires a minimum rear yard setback of 10.0m (32.80 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, June 22, 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.**

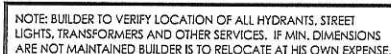
**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 10th day of June, 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](mailto:jeanie.myers@brampton.ca)





REG. PLAN No.	
ZONE	R1D-1245
LOT NUMBER	LOT 19
LOT AREA(m) <sup>2</sup>	431.57
BLDG AREA(m) <sup>2</sup>	
LOT COVERAGE(%)	
No. OF STOREYS	2
MEAN HEIGHT(m)	9.9
INT. GARAGE DIMS(m)	5.59X6.10
GARAGE DOOR(m)	2X2.44

LEGEND			
FFE	FINISHED FLOOR ELEVATION		SUMP PUMP
TFW	TOP OF FOUNDATION WALL		BELL PEDESTAL
TBS	TOP OF BASEMENT SLAB		CABLE PEDESTAL
USF	UNDER SIDE FOOTING		CATCH BASIN
USFR	UNDER SIDE FOOTING @ REAR		DBL. CATCH BASIN
USFG	UNDER SIDE FOOTING @ GAGE		ENGINEERED FILL
TEF	TOP OF ENGINEERED FILL		HYDRO CONNECTION
R	NUMBER OF RISERS TO GRADE		FIRE HYDRANT
WOD	WALKOUT DECK		STREET LIGHT
LOB	LOOKOUT BASEMENT		MAIL BOX
WOB	WALK OUT BASEMENT		TRANSFORMER
WUB	WALK UP BASEMENT		SEWER CONNECTIONS 2 LOTS
REV	REVERSE PLAN		SEWER CONNECTIONS 1 LOT
STD	STANDARD PLAN		WATER CONNECTION
△	DOOR		WATER VALVE CHAMBER
○	WINDOW		HYDRANT AND VALVE
	AIR CONDITIONING		HYDRO METER
	DOWN SPOUT TO SPLASH PAD		GAS METER
	DOWNSPOUT CONNECTED TO STM		MANHOLE - STORM
→	SWALE DIRECTION		MANHOLE - SANITARY
---	CHAINLINK FENCE		
---	PRIVACY FENCE		
---	SOUND BARRIER		

NOTE: USF IS BASED ON 150mm (6") FOOTING DEPTH. CONTRACTOR TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE.

[illegible]

**IMPORTANT FOOTING NOTES**

- IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER ADDITIONAL THICKNESS MAY BE REQUIRED.
- LOT GRADING PLANS ASSUME A FTS TO USF DISTANCE OF 0.23, BASED ON FOOTING THICKNESS UP TO 6".
- IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USF IS TO BE LOWERED BY THE FOLLOWING AMOUNTS:
  - UP TO 9" FOOTING, LOWER USF BY 0.07
  - 10" FOOTING, LOWER USF BY 0.10
  - 11" FOOTING, LOWER USF BY 0.13
  - 12" FOOTING, LOWER USF BY 0.16
  - 13" FOOTING, LOWER USF BY 0.18
  - 14" FOOTING, LOWER USF BY 0.20

WWW.RNDESIGN.COM  
T:905-738-3177  
WWW.THEPLUSGROUP.CA

I, DANIEL HANNINEN DECLARE THAT I HAVE REVIEWED AND  
TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON  
BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3  
SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED  
AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES /  
CATEGORIES.

QUALIFIED DESIGNER BCIN:	20888
FIRM BCIN:	26995
DATE:	MAY-05-2021

LOT 19



**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, June 17, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm, Friday, June 18, 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, June 18, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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.



## EXPLANATORY LETTER

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

LOCATION OF THE SUBJECT LAND: 47 Rainbrook Close A-2021-0121

To whom it may concern,

The purpose of this minor variance application is to request that a 9.56m rear yard be allowed for the subject property, whereas zone R1D-1245 requires 10.00m. Due to the heavily angled property line at the rear east side of the lot it creates a deficiency of 0.44 metres on that side of the lot. It is to be noted that most of the rear wall of the building complies with the 10.00m rear yard requirement.

Dated this 11 of May, 2021

DAVID HUIE (RN DESIGN LTD)

Applicant



FILE NUMBER: A-2021-0121

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)** Brookvalley Developments Brampton Inc.  
**Address** 137 Boews Road , Concord, ON L4K 1H3  
  
**Phone #** 905 738 7010 / (5948) **Fax #** \_\_\_\_\_  
**Email** Domenic@zancorhomes.com

2. **Name of Agent** David Dyce Huie (RN design Ltd)  
**Address** 8395 Jane street  
Vaughan, ON, M2J0A4  
  
**Phone #** 416-738-3177 **Fax #** 905-738-5449  
**Email** Davidh@rngdesign.com

3. **Nature and extent of relief applied for (variances requested):**  
Requesting a rear yard setback reduction from required 10.00m to 9.56m

4. **Why is it not possible to comply with the provisions of the by-law?**  
Due to the heavily angled property line at the rear east side of the lot it creates a deficiency of 0.44m on the side of the lot. Note that most of the rear wall of the building complies within the 10.00m rear yard set back.

5. **Legal Description of the subject land:**  
**Lot Number** Lot 19 (Block 57)  
**Plan Number/Concession Number** M1821 BLK 135/ M1745 BLK 57  
**Municipal Address** 47 RainBrook Close

6. **Dimension of subject land (in metric units)**  
**Frontage** 11.00  
**Depth** 33.96  
**Area** 431.57

7. **Access to the subject land is by:**  
**Provincial Highway** ☐ **Seasonal Road** ☐  
**Municipal Road Maintained All Year** ☒ **Other Public Road** ☐  
**Private Right-of-Way** ☐ **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.)

N/A

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

Single detached dwelling  
Ground Floor area: 133.1 m2                      Building length: 19.94m  
Gross Floor area: 301.00m2                      Building height: 9.9m  
Stories: 2  
Building Width: 9.09m

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 4.5m

Rear yard setback 9.56m (Subject to minor Variance)

Side yard setback 0.60m (Left side)

Side yard setback 1.20m (Right side)

10. Date of Acquisition of subject land: 47 Rainbrook Close
11. Existing uses of subject property: RESIDENTAL
12. Proposed uses of subject property: RESIDENTAL
13. Existing uses of abutting properties: RESIDENTAL
14. Date of construction of all buildings & structures on subject land: 2021
15. Length of time the existing uses of the subject property have been continued: N/A (NEW LOT)
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 # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

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

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

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

*D. Dyce*

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF BRAMPTON

THIS 14 DAY OF MAY, 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, DAVID DYCE HUIE, OF THE CITY \_\_\_\_\_ OF BRAMPTON

IN THE PROVINCE \_\_\_\_\_ OF ONTARIO \_\_\_\_\_ 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 *21* DAY OF  
*May*, 20*21*

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

*D. Dyce*

*D. Dyce*

Signature of Applicant or Authorized Agent

Submit by Email

*Jeanie Myers*  
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

R1D-1245

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

*L Barbutto*

Zoning Officer

May 21, 2021

Date

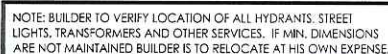
DATE RECEIVED

*MAY 21, 2021*

Date Application Deemed  
Complete by the Municipality

*MAY 21, 2021*





REG. PLAN No.	
ZONE	R1D-1245
LOT NUMBER	LOT 19
LOT AREA(m) <sup>2</sup>	431.57
BLDG AREA(m) <sup>2</sup>	
LOT COVERAGE(%)	
No. OF STOREYS	2
MEAN HEIGHT(m)	9.9
INT. GARAGE DIMS(m)	5.59X6.10
GARAGE DOOR(m)	2X2.44

FFE	FINISHED FLOOR ELEVATION		SUMP PUMP
TFW	TOP OF FOUNDATION WALL		BELL PEDESTAL
TBS	TOP OF BASEMENT SLAB		CABLE PEDESTAL
USF	UNDER SIDE FOOTING		CATCH BASIN
USFR	UNDER SIDE FOOTING @ REAR		DBL CATCH BASIN
USFG	UNDER SIDE FOOTING @ GARAGE		ENGINEERED FILL
TEF	TOP OF ENGINEERED FILL		HYDRO CONNECTION
R	NUMBER OF RISERS TO GRADE		FIRE HYDRANT
WOD	WALKOUT DECK		STREET LIGHT
LOB	LOOKOUT BASEMENT		MAIL BOX
WOB	WALK OUT BASEMENT		TRANSFORMER
WUB	WALK UP BASEMENT		SEWER CONNECTIONS 2 LOTS
REV	REVERSE PLAN		SEWER CONNECTIONS 1 LOT
STD	STANDARD PLAN		WATER CONNECTION
	DOOR		WATER VALVE CHAMBER
	WINDOW		HYDRANT AND VALVE
	AIR CONDITIONING		HYDRO METER
	DOWN SPOUT TO SPLASH PAD		GAS METER
	DOWNSPOUT CONNECTED TO STM		MANHOLE - STORM
	SWALE DIRECTION		MANHOLE - SANITARY
	_____X_____		CHAINLINK FENCE
	_____XX_____		PRIVACY FENCE
	_____XXX_____		SOUND BARRIER
			FOOTING TO BE EXTENDED TO 62 INCH BELOW GRADE
			[6] FOOTING (MINI) CONTRACTOR

NOTE: USE IS BASED ON 150mm

TO CONFORM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE.

[illegible]

- IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER ADDITIONAL THICKNESS MAY BE REQUIRED.
- LOT GRADING PLANS ASSUME A TBS TO USF DISTANCE OF 0.23, BASED ON FOOTING THICKNESS UP TO 6".
- IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USF IS TO BE LOWERED BY THE FOLLOWING AMOUNTS:
  - UP TO 9" FOOTING, LOWER USF BY 0.07
  - 10" FOOTING, LOWER USF BY 0.10
  - 11" FOOTING, LOWER USF BY 0.13
  - 12" FOOTING, LOWER USF BY 0.15
  - 13" FOOTING, LOWER USF BY 0.18
  - 14" FOOTING, LOWER USF BY 0.20



I, DANIEL HANNINEN DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD**, UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN:	20888
FIRM BCIN:	26995
DATE:	MAY-05-2021

CLIENT ZANCOR HOMES

PROJECT/LOCATION

BRAMPTON,  
ONTARIO

**DRAWING**

## SITE PLAN

DRAWN BY

BWS

SCALE

1:250

PROJECT No. \_\_\_\_\_

ECT No.  
20027

LOT NUMBER

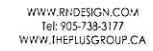
NUMBER  
LOT 19











I, ERIC SCHNEIDER, DECLARE THAT I HAVE REVIEWED AND  
TAKEN FULL RESPONSIBILITY FOR THE DESIGN WORK ON  
BEHALF OF **KNIGHT RIDING LTD** (OWNER, C/P 14)  
SUBSECTION 4.2.4 OF THE PLEBIS CODE. I AM QUALIFIED  
AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASS/ES  
CATEGORIES.

QUALIFIED DESIGNER SIGN: *Eric Schneider* 3/3/03  
FIRM SIGN: 2/19/03  
DATE: 03-03-2003

DISBURSE.

W Architect Inc.  
DESIGN CONTROL REVIEW  
APR. 21, 2021

**FINAL** BY: AK  
This stamp is only for the purposes of design control and carries no other professional obligations.



**SCHILLER ENGINEERING LTD.**  
JOB NO. 202156123  
CERTIFIED FOR  
☒ STRUCTURAL INFORMATION ONLY  
☒ STEEL BEAMS  
☒ EXTERIOR WALL UNITS  
☒ FOOTING, CONC. WALLS AND SLABS  
\*UNREINFORCED FLOOR SLABS AND  
ROOF TRUSSES CERTIFIED BY OTHERS\*

[illegible]

487

Zancor Homes

Project: **The Reserve at  
Country Trails**  
Brampton

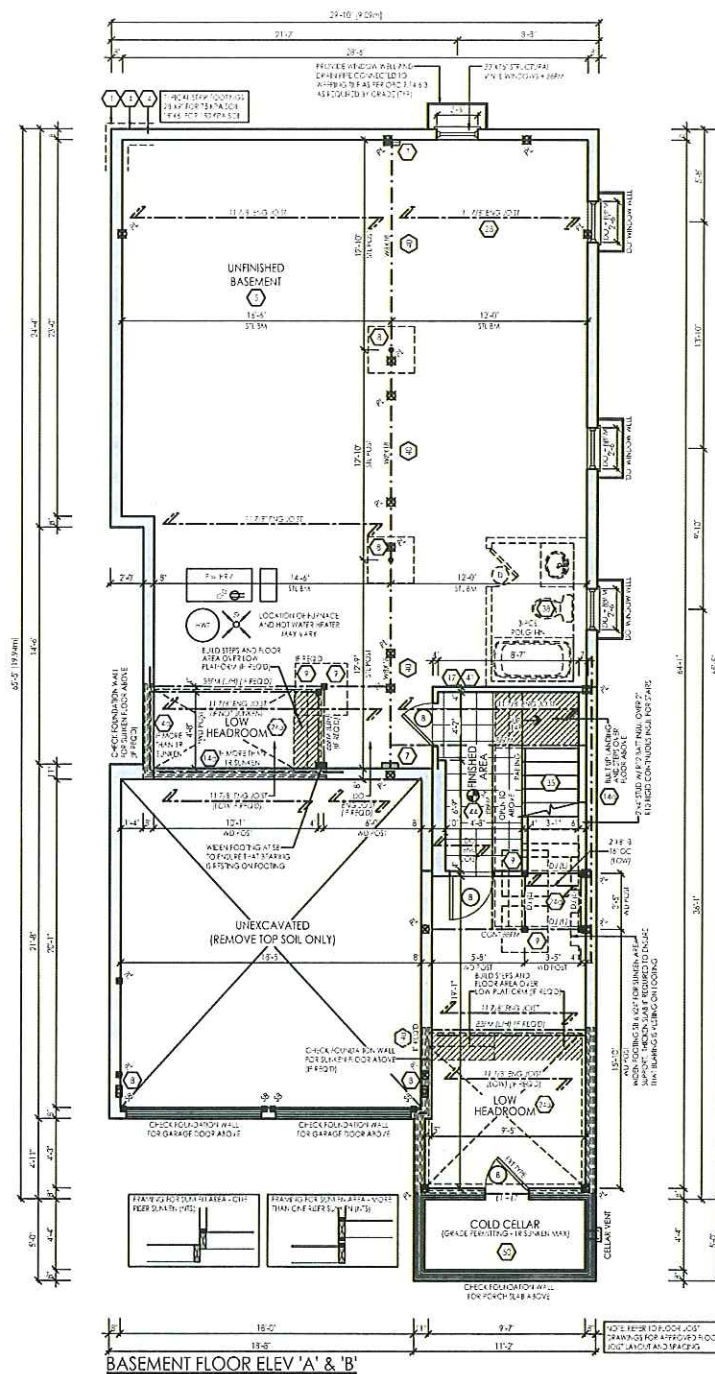
36-4

20027

$$3/16" = 1'-0"$$

code

A1







WWW.RNDESIGN.COM  
Tel: 905-738-3177  
WWW.IHEPLUSGROUP.CA

I HEREBY CERTIFY THAT I HAVE READ AND  
THESE DRAWINGS ARE MY OWN WORK AND  
I AM NOT PROVIDING ANY DESIGN OR  
ENGINEERING SERVICES TO ANY OTHER  
PROJECT OR TO ANY OTHER PERSON OR  
ENTITY.  
DATE: 30/04/2021  
SIGNATURE: [Signature]

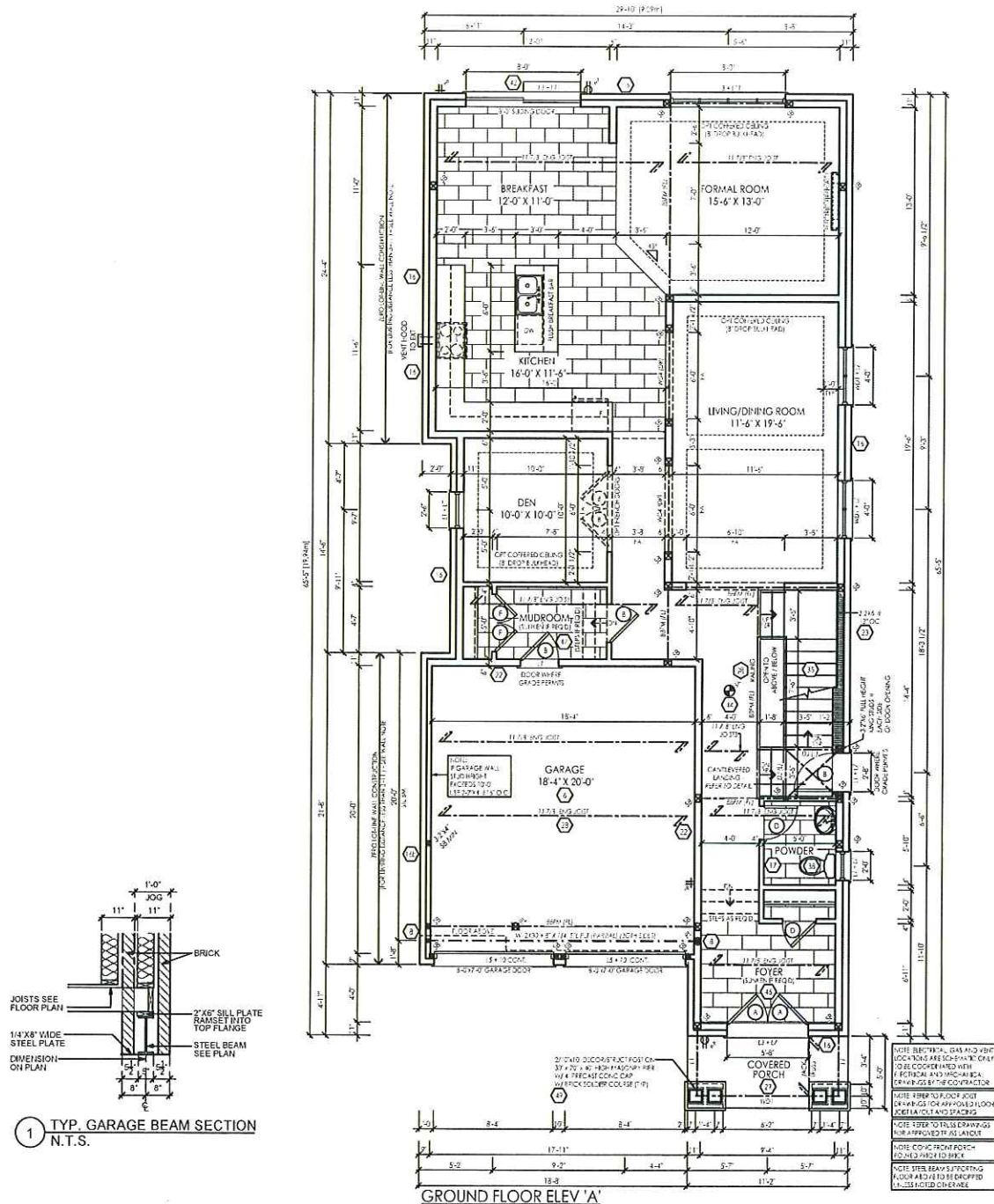
W Architect Inc.  
DESIGN CONTROL REVIEW  
APR. 21, 2021  
FINAL BY [Signature]



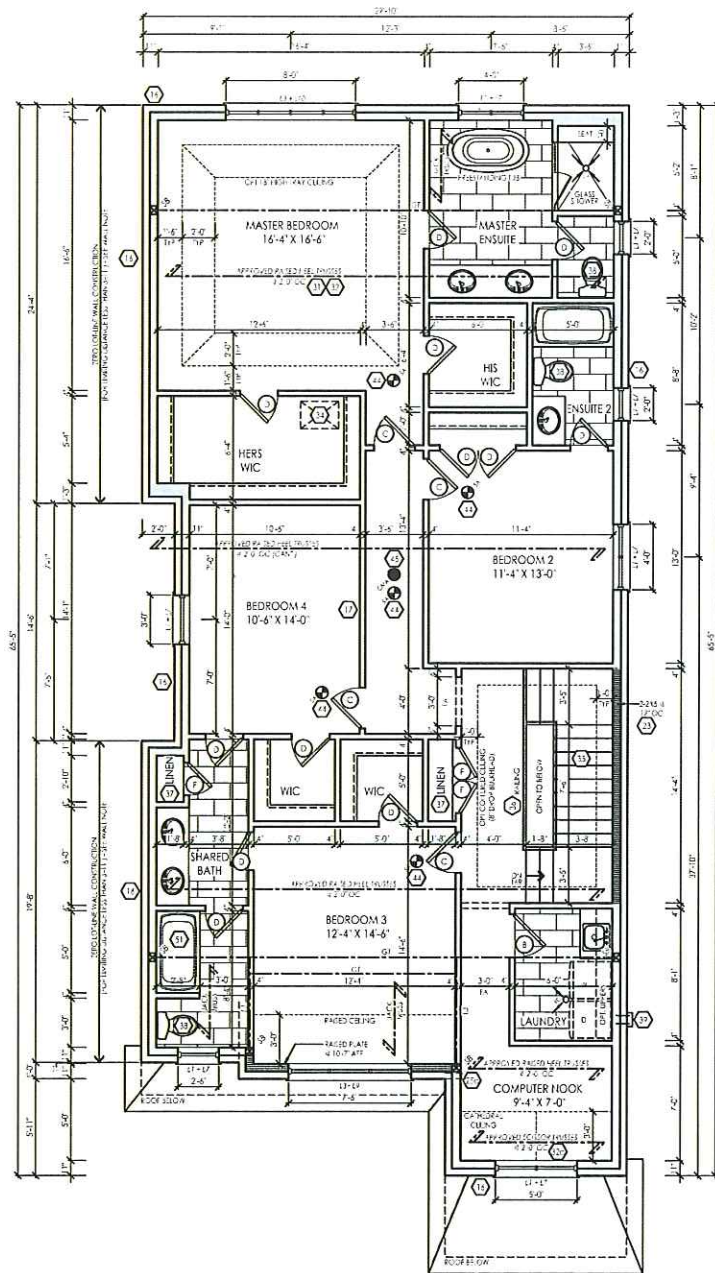
SCHILLER ENGINEERING LTD.  
JOB NO. 20027123  
CLERK OF WORK  
STRUCTURAL INFORMATION ONLY  
STEEL BEAMS  
EXTERIOR WALL UNITS  
FOOTING, FOUNDATION WALLS AND SLABS  
ENGINEERED FLOOR DECKS AND  
ROOF TRUSSES (CONTINUED BY OTHERS)

REV	DESCRIPTION	DATE	BY	CHK
1	ISSUED FOR PERMIT	2021/04/21	TS	TS
2	REVISED PER COMMENTS	2021/04/21	TS	TS
3	REVISED PER COMMENTS	2021/04/21	TS	TS
4	REVISED PER COMMENTS	2021/04/21	TS	TS
5	REVISED PER COMMENTS	2021/04/21	TS	TS
6	REVISED PER COMMENTS	2021/04/21	TS	TS
7	REVISED PER COMMENTS	2021/04/21	TS	TS
8	REVISED PER COMMENTS	2021/04/21	TS	TS
9	REVISED PER COMMENTS	2021/04/21	TS	TS
10	REVISED PER COMMENTS	2021/04/21	TS	TS
11	REVISED PER COMMENTS	2021/04/21	TS	TS
12	REVISED PER COMMENTS	2021/04/21	TS	TS
13	REVISED PER COMMENTS	2021/04/21	TS	TS
14	REVISED PER COMMENTS	2021/04/21	TS	TS
15	REVISED PER COMMENTS	2021/04/21	TS	TS
16	REVISED PER COMMENTS	2021/04/21	TS	TS
17	REVISED PER COMMENTS	2021/04/21	TS	TS
18	REVISED PER COMMENTS	2021/04/21	TS	TS
19	REVISED PER COMMENTS	2021/04/21	TS	TS
20	REVISED PER COMMENTS	2021/04/21	TS	TS

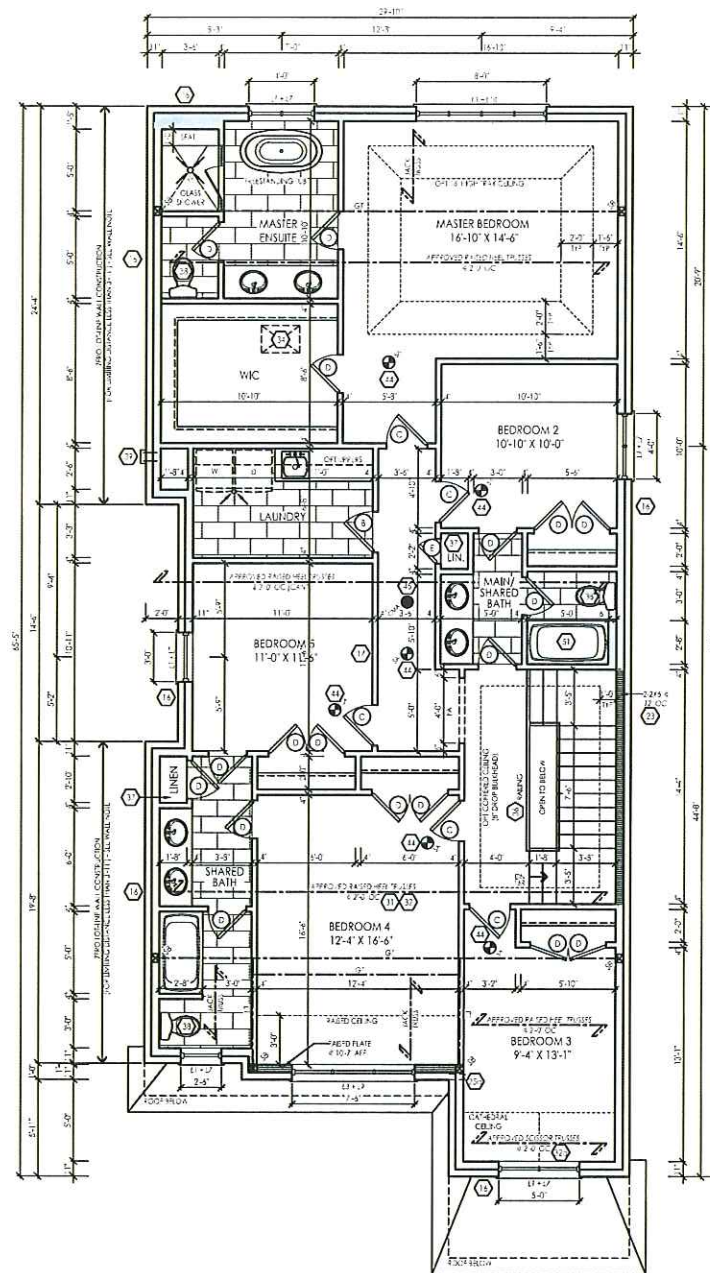
client	Zancor Homes
project	The Reserve at Country Trails Brampton
model	36-4
date	20027
scale	3/16" = 1'-0"
sheet	A2







SECOND FLOOR ELEV 'A'



OPT SECOND FLOOR ELEV 'A'  
5 BEDROOM PLAN



WWW.RNDESIGN.COM  
Tel: 905-738-3177  
WWW.THEPLUSGROUP.CA

I, THE ARCHITECT, DECLARE THAT I HAVE REVIEWED AND  
APPROVED THE DESIGN FOR THE SECOND FLOOR PLAN,  
BEING THE SECOND FLOOR PLAN, AND I HAVE  
SIGNED AND SEALED THE DRAWING IN ACCORDANCE  
WITH THE REQUIREMENTS OF THE REGULATION  
AND THE ACT IN RESPECT OF THE PROFESSIONAL  
CLASSIFICATION OF THE ARCHITECT.  
DATE: 2021/04/21  
SIGNATURE: [Signature]

W Architect Inc.  
DESIGN CONTROL REVIEW  
APR. 21, 2021  
FINAL BY: [Signature]



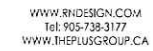
SCHILLER ENGINEERING LTD.  
JOANNO 20181123  
REGISTERED FOR  
STRUCTURAL INFORMATION ONLY  
BUILDINGS  
EXTENSION WALLS  
FOOTING WALLS AND SLABS  
FOUNDATION DESIGN AND  
WOOD ROOFING DESIGN AND  
WOOD ROOFING DESIGN AND  
WOOD ROOFING DESIGN AND

NO.	REVISION	DATE	BY	CHK.
1	ISSUED FOR PERMIT	2021.07.12	E. H.	H.
2	REVISED FOR PERMIT	2021.07.12	E. H.	H.
3	REVISED FOR PERMIT	2021.07.12	E. H.	H.

Client: Zancor Homes  
Project: The Reserve at Country Trails  
Location: Brampton  
Model: 36-4  
Project #: 20027  
Scale: 3/16" = 1'-0"  
Page:

A3





I, ERIC SCHNEIDER, DECLARE THAT I HAVE REVIEWED AND  
 TAKE GOOD RESPONSIBILITY FOR THE DESIGN AND  
 BUILD OF THIS DESIGN UNDER MY OWN CONTROL.  
 SUBJECT: 324 OF THE FILING CODE. I AM GLAD TO  
 AND THE TERM IS REGISTERED IN THE APPROPRIATE CLASS  
 CATEGORIES.  
 CLAIMED DESIGNER: 3080  
 FIRM: 3080  
 DATE: 06-11-2021

*E. Schneider*

SIGNATURE

W Architect Inc.  
DESIGN CONTROL REVIEW  
APR. 21, 2021  
FINAL BY: *[Signature]*  
This stamp is valid for the purposes of design control and carries no other professional designation.



**SCHILLER ENGINEERING LTD**  
JOB NO. 202151123  
CERTIFIED FOR  
☒ STRUCTURAL INFORMATION ONLY  
☒ STEEL BEAMS  
☒ EXTERIOR WALL UNITS  
☒ FOOTING, CONC. WALLS, AND SLABS  
 \*UNREINFORCED FLOOR DESIGNS AND  
 ROOF TRUSSES CERTIFIED BY OTHERS\*

[illegible]

457

Zoncor Homes

**Project** The Reserve at  
Country Trails  
Brampton

36-4

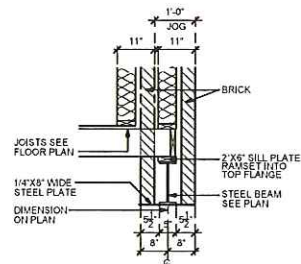
---

Copyright © 2007

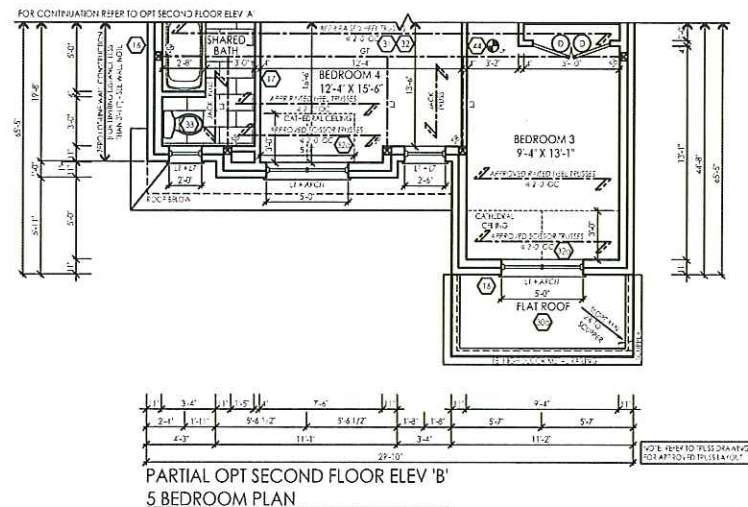
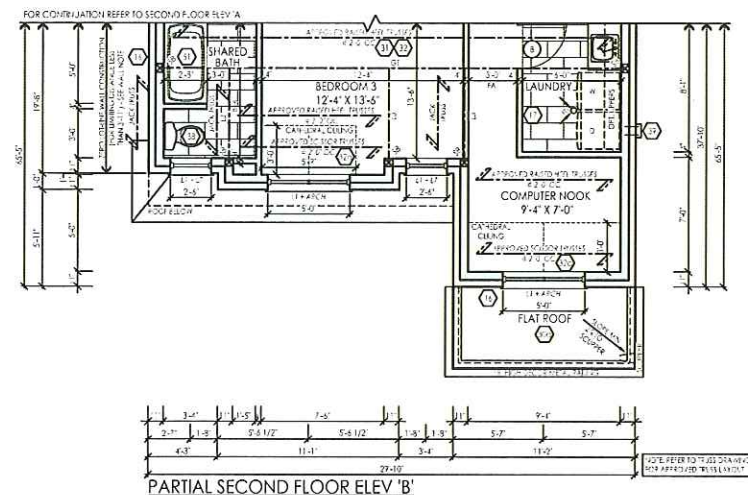
1000 3/16" = 1'-0"

page

A4



1 TYP. GARAGE BEAM SECTION  
N.T.S.







GROSS GLAZING AREA-ELEV A		
TOTAL PERIPHERAL WALL AREA	3966.88 sf	368.54 m²
FRONT GLAZING AREA	142.83 sf	13.27 m²
LEFT SIDE GLAZING AREA	32.00 sf	2.97 m²
RIGHT SIDE GLAZING AREA	90.00 sf	8.36 m²
REAR GLAZING AREA	160.00 sf	14.86 m²
TOTAL GLAZING AREA	424.83 sf	39.47 m²
TOTAL GLAZING PERCENTAGE	10.71 %	



RN  
DESIGN

WWW.RNDESIGN.COM  
Tel: 905-738-3177  
WWW.THEPLUSGROUP.CA

I, ERIC SCHROEDER, DECLARE THAT I HAVE REVIEWED AND  
TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON  
BEHALF OF BN DESIGN LTD (GROUP DIVISION C PART 2)  
SUBSECTION 32.4 OF THE BUILDING CODE (I AM QUALIFIED)  
AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASS /  
CATEGORIES  
QUANTIFIED DESIGNER SIGNATURE: 30840  
FIRM SIGNATURE: 21996  
DATE: (6-14-2021)

SIGNATURE \_\_\_\_\_

W Architect Inc.  
DESIGN CONTROL REVIEW  
APR. 21, 2021  
FINAL BY: *[Signature]*  
This stamp is only for the purposes of design review and carries no other professional obligations.



**SCHILLER ENGINEERING LTD.**  
JOB NO 2021SE123  
CERTIFIED FOR  
☒ STRUCTURAL INFORMATION ONLY  
☒ STEEL BEAMS  
☒ EXTERIOR WALL UNITS  
☒ FOOTING, CONC WALLS AND SLABS  
 \*UNDEECHED FLOOR DESIGNS AND  
 ROOF TRUSSES CERTIFIED BY OTHERS\*

[illegible]

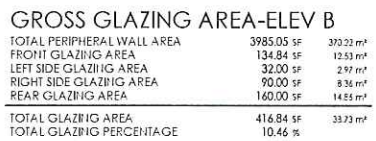
Client	Zancor Homes
Company	The Reserve at Country Trails Brampton
Project	36-4
Company #	20027
Scale	3/16" = 1'-0"
Design	

A5

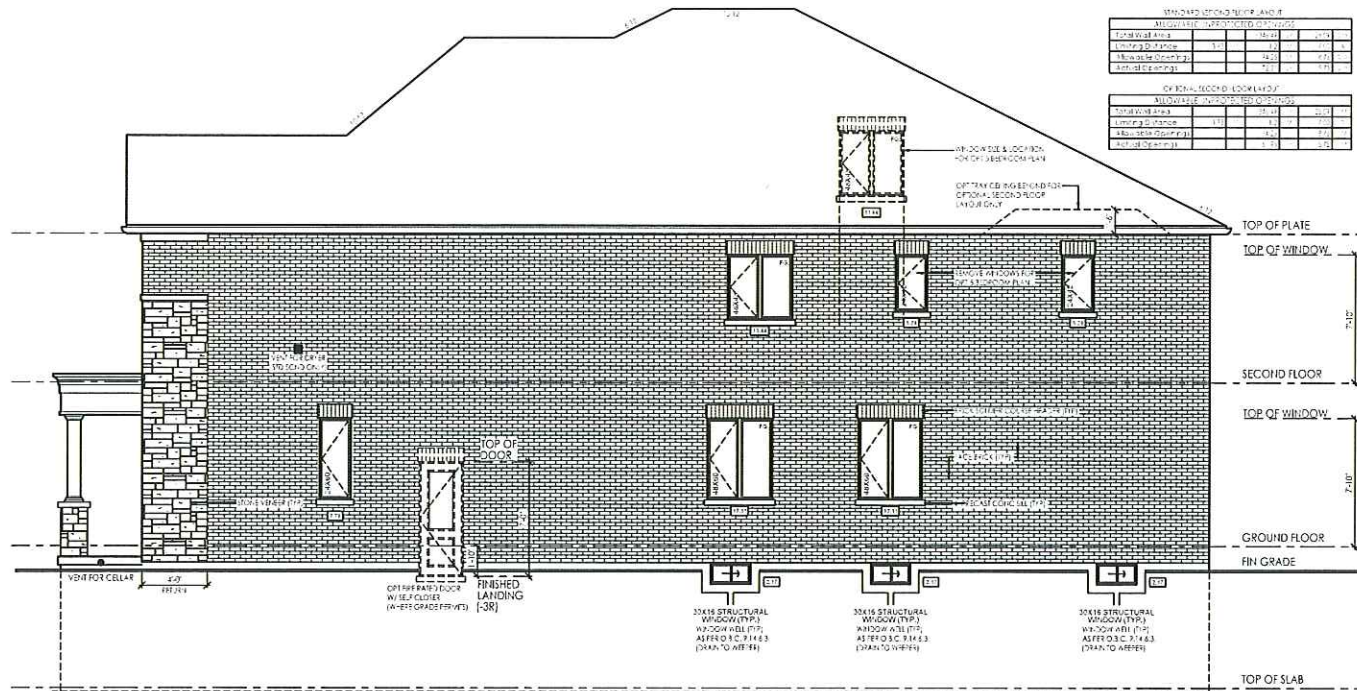




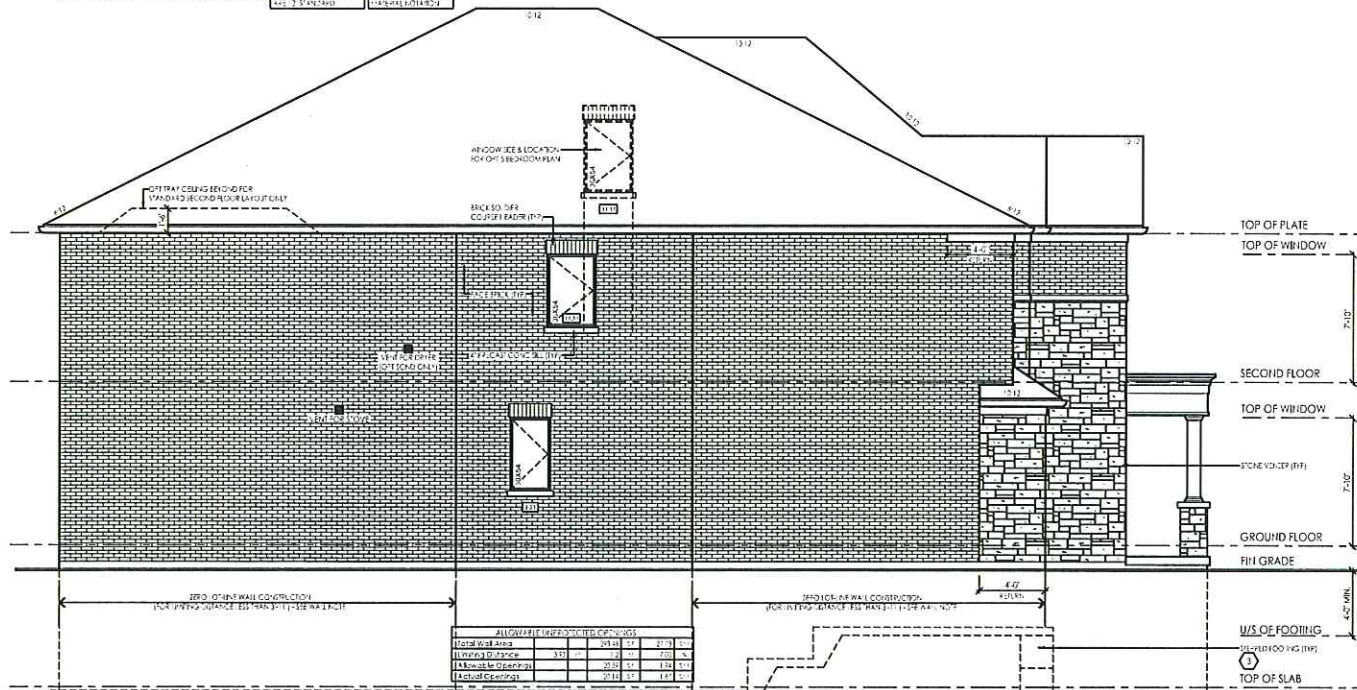








RIGHT SIDE ELEVATION 'B'



LEFT SIDE ELEVATION 'B'



WWW.RNDESIGN.COM  
Tel: 905-738-3177  
WWW.THEPLUSGROUP.CA

I, THE DESIGNER, HEREBY DECLARE THAT I HAVE REVIEWED AND  
APPROVED THE DESIGN AND CONSTRUCTION OF THE ABOVE  
WORK. I AM A REGISTERED PROFESSIONAL ENGINEER IN THE  
PROVINCE OF ONTARIO, CANADA, AND I AM A MEMBER OF  
THE ENGINEERING COUNCIL OF ONTARIO (ECO).  
DATE: 04/21/2021  
SIGNATURE: [Signature]

W Architect Inc.  
DESIGN CONTROL REVIEW  
APR. 21, 2021  
FINAL BY: [Signature]



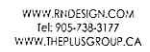
SCHILLER ENGINEERING LTD.  
JOB NO. 20210123  
ENGINEERED FOR:  
STRUCTURAL INFORMATION ONLY  
STEEL BEAMS  
EXTERIOR WALL UNITS  
FOOTING, CONG. WALLS AND SLABS  
FLAT ROOF FLOOR DECKS AND  
ROOF TRUSSES CULMINATED BY OTHERS

#	Revisions	Date	By	Chk
1	SLAB DECK LAYOUT	04/21/21	TS	BS
2	SLAB DECK LAYOUT	04/21/21	TS	BS
3				
4				
5				
6				
7				
8				
9				
10				

Client: Zancor Homes  
Project: The Reserve at Country Trails  
Brampton  
Sheet: 36-4  
Project #: 20027  
Scale: 3/16" = 1'-0"  
Page: 1

A8





I, ENZO ANGILERI, DECLARE THAT I HAVE REVIEWED AND  
TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON  
BUILDING INFORMATION MODEL DESIGN CAPAS  
FUNCTIONALITY 4.0 OF THE B.I.M. FOR COSTE, I AM QUALIFIED  
AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/  
CATEGORIES:  
QUALIFIED DESIGNER FIRM: 00040  
FIRM CODE: 00099  
DATE: Enthol 06-11-2021  
SIGNATURE: \_\_\_\_\_

W Architect Inc.  
DESIGN CONTROL REVIEW  
APR. 21, 2021  
FINAL BY: *[Signature]*  
The stamp is only for the purposes of Design Control and does not constitute a professional signature.



**SCHILLER ENGINEERING LTD.**  
JOB NO. 20215E123  
CERTIFIED FOR  
☒ STRUCTURAL INFORMATION ONLY  
☒ STEEL BEAMS  
☒ EXTERIOR WALL UNITS  
☒ FOOTING, CONG. WALLS, AND SLABS  
 \*ENGINEERED FLOOR DESIGNS AND  
 ROOF TRUSSES CERTIFIED BY OTHERS\*

[illegible]

487

Zancor Homes

Project 21

The Reserve at  
Country Trails  
Brampton

---

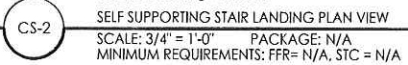
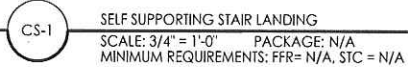
36-4

20027

AS SHOWN

page

A9



PAGE 1 OF 3 FOR  
CANTILEVERED  
LANDING DETAILS







A-2021-0121

