BRAMPTON
Flower City
brampton.ca

Public Notice

Committee of Adjustment

APPLICATION # *A-2021-0134*
WARD #6

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **SCOTTISH HEATHER DEVELOPMENT 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 Lot 119 Plan 43M-2097 municipally known as **29 IXWORTH CIRCLE,** Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit an above grade side entrance located in an interior side yard with a width of 0.95m extending from the front wall of the dwelling up to the door, whereas the by-law requires a minimum side yard width of 1.2m extending from the front wall up to and including the door.

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 File Number: _____
Application for Consent: NO File Number: _____

The Committee of Adjustment has appointed **TUESDAY, July 13, 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 **30th 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

General Notes:

1. Surveyor to comply with all current by-laws regarding set backs in laying out the work. Any discrepancies are to be reported to the Architect and the builder.
2. The contractor shall check and verify all given grade elevations, drainage, existing and proposed utilities prior to commencement of construction.
3. Builder to verify hydrant, street light, transformers and other services locations. If minimum clearances are not maintained, Builder to relocate at his own expense.
4. Footings to bear on natural undisturbed soil or rock and be a minimum of 1.22m below finished grade. Underside of footings shown are taken from architectural plans and may not represent actual footing level.
5. All dimensions and grade elevations are given in meters and may be converted to feet by dividing by 0.3048.
6. Minimum slope for drainage in the swales is 2.0 %. Provide a min. 0.15m between specified house grade and swale invert. Window sills shall be a minimum of 0.15m above finished grades. All side yard swales to be located on lot lines.
7. Rear yard surface slope 2.0 % min. - 6.0 % max. Max allowable slope embankments 3:1 (horizontal to vertical) unless otherwise noted.
8. Driveway slope 2.0 % min. - 8.0 % max.
9. Provide 1.2 m min. clearance from driveways to street lights and hydrants. 1.5 m min. from driveways to transformers.
10. Existing curb cuts to be rectified to suit new driveways where necessary. The obtaining for approval of curved driveways is the builders responsibility.
11. Builder to ensure water box is located in grass area, 1.0 m min. clearance from the edge of driveway.
12. Unless otherwise indicated, finished floor grade 0.55m above specified house grade at entry points to house, and provision of three risers at entries must be made to gain entry into house.
13. Provide brick ledge as required to ensure exposed concrete foundation wall does not exceed 0.20m (8"). Site super to verify conditions prior to construction.

LEGEND

F.F.	FINISHED FLOOR LEVEL
T.P.	TOP OF FOUNDATION POUR
F.B.	FINISHED BASEMENT LEVEL
U/S	UNDERSIDE OF FOOTING
000.00	PROPOSED GRADE
000.00	EXISTING GRADE
*000.00	FOOTINGS HAVE BEEN EXTENDED
*	DENOTES LOT WITH ENGINEER FILL
	EXTENT OF ENGINEER FILL
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	WATER SERVICE
HYD.	HYDRANT
	STREET LIGHTING
	TRANSFORMER
	HOUSE ENTRANCE
	GARAGE OR OPTIONAL HOUSE ENTRANCE
	DROP GRADE SLAB
	DOWN SPOUT LOCATION
T.E.F. (000.00)	TOP OF ENGINEER FILL
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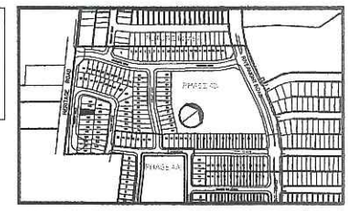
CT	CABLE TV PEDESTAL
BP	BELL PEDESTAL
B-GLB	BELL GRADE LEVEL BOX (F.T.G.)
C	CORNER LOT (Side & Rear upgrade)
R	REAR UPGRADE
S	SIDE UPGRADE
AB	ALL BRICK
	45 MIN. RATED WALL
R-GLB	ROGERS GRADE LEVEL BOX (F.T.G.)
R-MHP	ROGERS MAP VAULT (F.T.G.)
R-PED	ROGERS PEDESTAL (A.G.)
R-LOP	ROGERS PEDESTAL (A.G.)

NOTE :
BUILDER TO VERIFY SANITARY AND STORM INVERT ELEVATIONS PRIOR TO EXCAVATION FOR FOOTINGS.



KEY PLAN N.T.S.

NOTES

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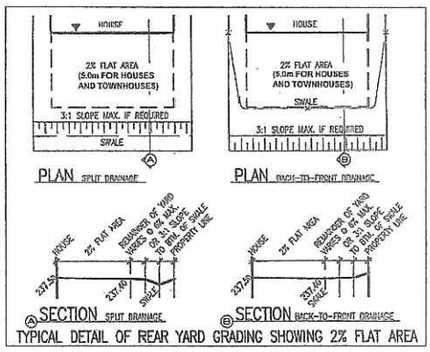
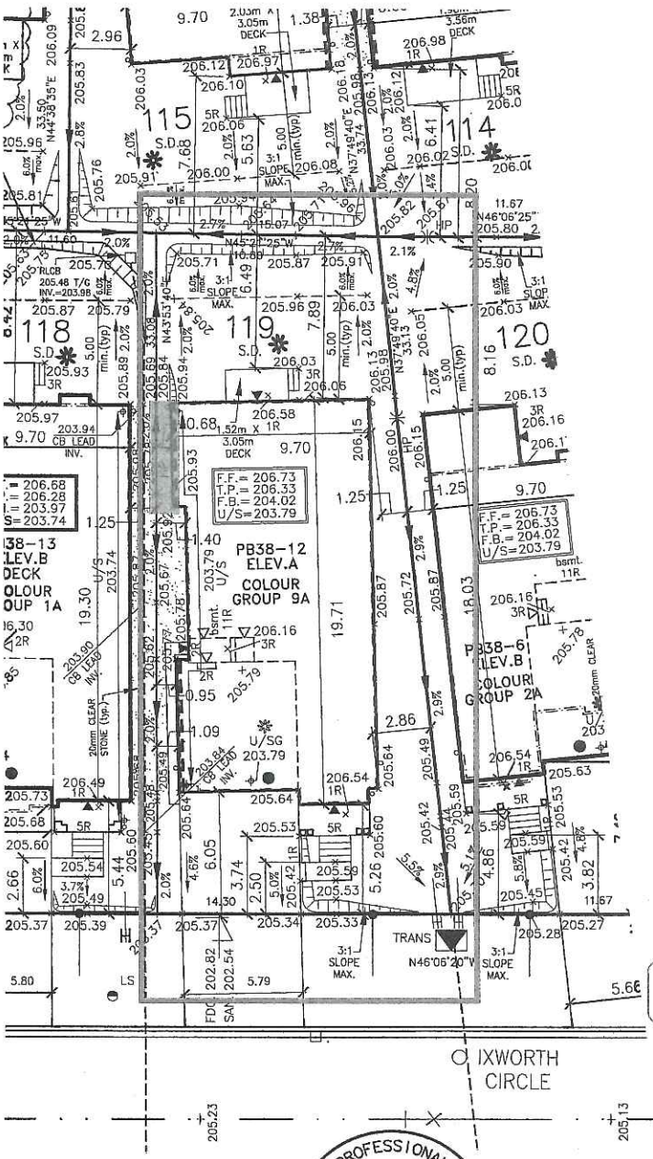
2. REAR TO FRONT DRAINAGE CAN BE ACCOMMODATED ONLY IF THE SEPARATION BETWEEN UNITS IS 2.4m.
3. THE HOUSE TYPE AND DRIVEWAY LOCATION SHALL NOT BE CHANGED WITHOUT CITY OF BRAMPTON APPROVAL.
4. WHERE POSSIBLE DOWNSPOUTS SHALL DISCHARGE TO THE GROUND SURFACE VIA SPLASH PADS TO THE FRONT OF THE HOUSE.
5. A MINIMUM AREA OF 5.0m SHALL BE GRADED AT 2.0% AT THE REAR OF THE HOUSE.
6. A MINIMUM AREA OF 7.5m SHALL BE GRADED AT 2.0% AT THE REAR OF THE HOUSE FOR REVERSE FRONTAGE LOTS.
7. A MINIMUM OF 0.15m CLEARANCE MUST BE PROVIDED BETWEEN THE BRICKLINE AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.
8. A MINIMUM CLEARANCE OF 0.20m MUST BE PROVIDED BETWEEN THE SIDING AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.
9. ALL LOT GRADING MUST COMPLY WITH CITY OF BRAMPTON STANDARDS 420 AND 421 UNLESS OTHERWISE NOTED.
10. DRIVEWAYS SHALL BE GRADED AT A MINIMUM OF 2.0% AND MAXIMUM OF 8.0% SLOPE.
11. A 0.6m SEPARATION SHALL BE PROVIDED BETWEEN DRIVEWAYS.
12. ALL AREAS BEYOND THE PLAN OF SUBDIVISION, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OF BRAMPTON AT THE CONTRACTOR'S EXPENSE.
13. ALL OPEN SPACE BLOCKS AND VALLEY LANDS SHALL BE MAINTAINED FREE OF GARBAGE AND CONSTRUCTION DEBRIS BY THE DEVELOPER UNTIL ASSUMPTION OF THE SUBDIVISION BY THE CITY OF BRAMPTON.
14. WHERE CORNER LOT FENCING IS REQUIRED BY THE CITY, THE SLOPE FROM THE NEAREST POINT AT THE DWELLING TO ANY POINT ALONG THE FENCE SHALL NOT EXCEED 5%.
15. DRIVEWAYS ARE TO HAVE A MINIMUM SEPARATION OF 0.6m AT CURBS AND SHALL NOT CROSS THE PROJECTION OF THE PROPERTY LINE.
16. THE MAXIMUM SLOPE ON THE LOTS SHALL BE 3H:1V, EXCEPT BETWEEN UNITS WHERE THE MAXIMUM SLOPE SHALL BE 5H:1V.
17. SWALE GRADES SHALL BE A MINIMUM OF 2.0% AND A MAXIMUM OF 6.0%. SWALES SHALL HAVE A MAXIMUM SIDE SLOPE OF 3H:1V, A MINIMUM DEPTH OF 0.15m AND A MAXIMUM DEPTH OF 0.3m. SWALES ALONG THE LOT LINE BETWEEN HOUSES SHALL HAVE A MAXIMUM DEPTH OF 0.2m.
18. FOOTINGS TO BE FOUNDED IN UNDISTURBED NATIVE SOIL OR, IF LOCATED IN ENGINEERED FILL, FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF, AND CERTIFIED IN THE FIELD BY, A GEOTECHNICAL ENGINEER.



TYPICAL DETAIL OF REAR YARD GRADING SHOWING 2% FLAT AREA



POURED-IN-PLACE STAIRS WITH MASONRY VENEER ON BOTH SIDES

HOMECAD PLAN DESIGNS Inc.

FIRM BCIN : 115056 Qualified Designer BCIN : 23933
I Stephen Safranyos have reviewed and take responsibility for this design.
May 5, 2021

LICENSED PROFESSIONAL ENGINEER
E. GROSKOPFS
May 05 /21
PROVINCE OF ONTARIO

BURNSIDE

Approved for drainage and grading
Lot 119
Date May 5, 2021
Signature

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAY 06, 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

ENGINEERED FILL
This lot is in an area of Engineered Fill.
The Builder is to have a qualified Geotechnical Engineer confirm the suitability of the footing subgrade prior to constructing footings. Extend footings into Engineered Fill as per soil report recommendations.
Lot: 119

BUILDING HEIGHT:	LOT: 119
BUILDING HEIGHT	9.26 m
MAXIMUM BUILDING HEIGHT (BYLAW)	11.60 m
LOT STATISTICS:	**LOT: 119**
GARAGE DOOR WIDTH	4.88 m
INTERIOR GARAGE WIDTH	5.59 m
INTERIOR GARAGE LENGTH	6.12 m

FOOTINGS CONSTRUCTED NEXT TO RLCB
Underside of footing has to extend to competent soil out of the catchbasin trench influence zone, below the lead pipe excavation, or as instructed by soils consultant. Extend footing as required.
Lot: 119

GREAT GULF

DRAFT — BUILDING BETTER BY DESIGN

Lot no. :	119			
Plan no.	43M-2097			
Scale :	1:250	2	05/05/2021	LOT 119 FO FINAL
Date:	MARCH 2020	1	05/03/2021	LOT 119 SITE + GRADE

Location : BRAMPTON, ONTARIO
Job No. : 2001
SCOTTISH HEATHER DEVELOPMENT INC.
PB18D

RIVERVIEW HEIGHTS SUBDIVISION

GREAT GULF PHASE 4B BLOCK 40-3

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, July 8, 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, July 9, 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, July 9, 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.

200 Brockport Dr. Toronto, ON M9W 5C9 905-536-6626

June 29th, 2021

City of Brampton,
Committee of Adjustment
2 Wellington Street
Brampton. Ontario
L6Y 4R2

Attention: Jeanie Meyers – Secretary-Treasurer,
Committee of Adjustment

Re: Lot 119 M-2097, 29 Ixworth Circle
Application A-2021-0134

AMENDMENT

Dear Jeanie,

As the agent for the above noted application, A-2021-0134, I am advising you in writing that Sections 3 and 9 of the COA application should be updated to reflect the following information:

Section 3. - side yard setback should read as 0.95m(3.11Ft.)
Section 9. – side yard setback Left side of house should read as 0.95m(3.11Ft.)

Trusting this meets with your approval.

Regards,

Stephen Safranyos, B.Tech.
Authorized Agent

CC: Brittney Heathwood – Great Gulf

DRAFT

Flower City

brampton.ca

FILE NUMBER: A-2021-0134

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)** Scottish Heather Development Inc.
Address 3751 Victoria Park Avenue
Toronto, Ontario M1W 3Z4

Cell # 905-550-5841 **Fax #**
Email brittney.heathwood@greatgulf.com

2. **Name of Agent** Stephen Safranyos of HomeCAD/DRAFT Design
Address 200 Brockport Drive
Toronto, Ontario M9W 5C9

Cell # 905-536-6626 **Fax #**
Email steve@draftdesign.ca

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

- to permit a side door in a side yard, where the side yard extending from the rear wall of the dwelling up to the door is 0.65m(2.13Ft.), whereas By-law 103-2021 requires a 1.2m(3.93Ft.) side yard extending from the rear wall of the dwelling up to and including the door.

NOTE: the side door of the dwelling IS at 1.40m(4.59Ft.) AND the opposite side of the dwelling DOES have a continuous side yard of not less than 1.2m(3.93Ft.) as required by By-law 103-2021, Section 10.24.1(b).

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

- By-law 103-2021 was passed on May 19th, 2021. Prior to May 19th, 2021, the site condition was considered acceptable. The dwelling on this lot was sold prior to the day the By-law came into effect, and the Building Permit has not yet been issued.

5. **Legal Description of the subject land:**
Lot Number 119 M-2097
Plan Number/Concession Number Part of Lots 4,and 5, Concession 5, West of Hurontario Street
Municipal Address 29 Ixworth Circle

6. **Dimension of subject land (in metric units)**
Frontage 11.60m
Depth 33.03m
Area 414.2m2

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:

PROPOSED BUILDINGS/STRUCTURES on the subject land: PB38-12A

Ground Floor Area =145.56m2 (1566.8SF) Gross Floor Area =326.94m2 (3519.1SF)
Width = 9.70m (31'-10")
Length = 19.71m (64'-8")
Height = 9.26m (30.38Ft.)
2- storeys

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 Lot 119
Front yard setback 6.05m (19.84Ft.) to garage 5.26m (17.25Ft.) to house
Rear yard setback 7.89m (25.88Ft.)
Side yard setback Left side House 0.68m (2.23Ft.) Side Door 1.40m (4.59Ft.)
Side yard setback Right side 1.25m (4.1Ft.)

10. **Date of Acquisition of subject land:** 2013

11. **Existing uses of subject property:** Residential

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

13. **Existing uses of abutting properties:** Vacant / Open Space Road R.O.W.

14. **Date of construction of all buildings & structures on subject land:** For Construction 2021

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

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

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

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

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** _____

Signature of ~~Applicant(s) or~~ Authorized Agent

DATED AT THE City OF Brampton

THIS 4th DAY OF June, 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, Stephen Safranyos, OF THE City OF Hamilton

IN THE Region OF Hamilton-Wentworth 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 4th DAY OF

June, 2021.

A Commissioner etc.

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

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1E 11.6 section 2429

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

Rose Bruno
Zoning Officer

June 7, 2021
Date

DATE RECEIVED June 4, 2021

Revised 2017/01/15

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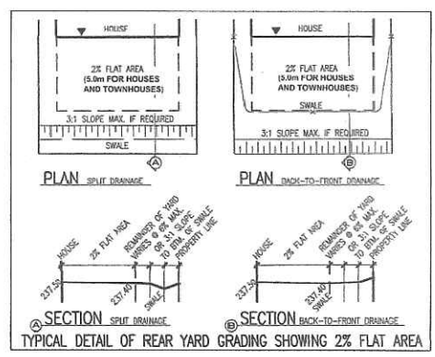
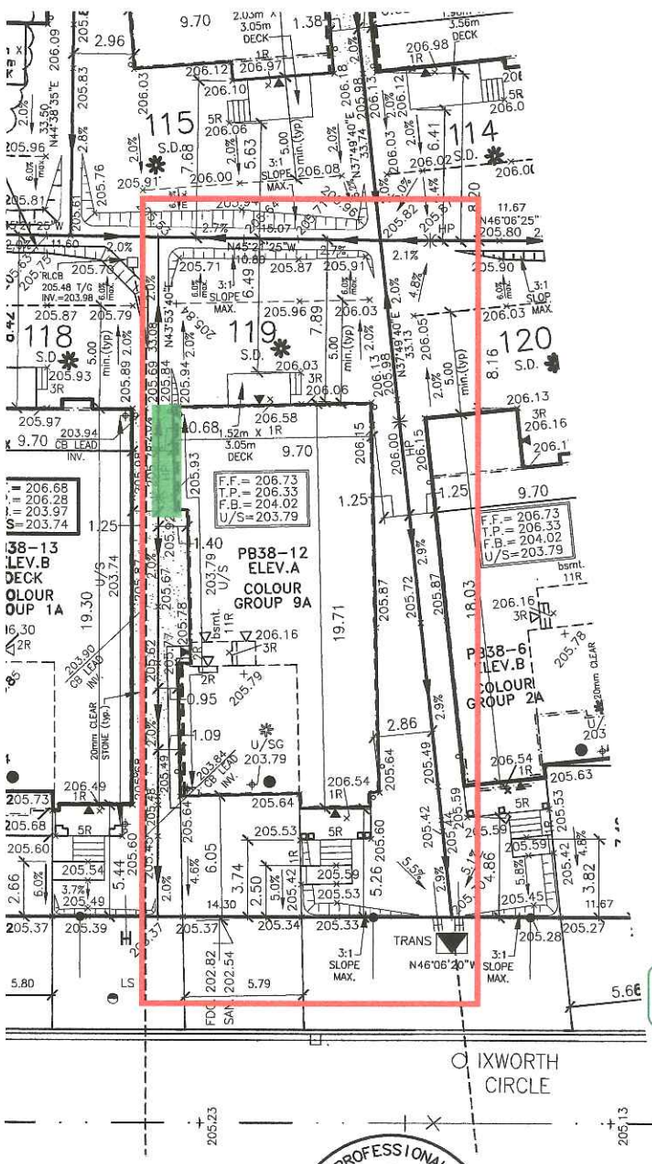
10. DRIVEWAYS SHALL BE GRADED AT A MINIMUM OF 2.0% AND MAXIMUM OF 8.0% SLOPE.
11. A 0.6m SEPARATION SHALL BE PROVIDED BETWEEN DRIVEWAYS.
12. ALL AREAS BEYOND THE PLAN OF SUBDIVISION, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OF BRAMPTON AT THE CONTRACTOR'S EXPENSE.
13. ALL OPEN SPACE BLOCKS AND VALLEY LANDS SHALL BE MAINTAINED FREE OF GARBAGE AND CONSTRUCTION DEBRIS BY THE DEVELOPER UNTIL ASSUMPTION OF THE SUBDIVISION BY THE CITY OF BRAMPTON.
14. WHERE CORNER LOT FENCING IS REQUIRED BY THE CITY, THE SLOPE FROM THE NEAREST POINT AT THE DWELLING TO ANY POINT ALONG THE FENCE SHALL NOT EXCEED 5%.
15. DRIVEWAYS ARE TO HAVE A MINIMUM SEPARATION OF 0.6m AT CURBS AND SHALL NOT CROSS THE PROJECTION OF THE PROPERTY LINE.
16. THE MAXIMUM SLOPE ON THE LOTS SHALL BE 3H:1V, EXCEPT BETWEEN UNITS WHERE THE MAXIMUM SLOPE SHALL BE 5H:1V.
17. SWALE GRADES SHALL BE A MINIMUM OF 2.0% AND A MAXIMUM OF 6.0%. SWALES SHALL HAVE A MAXIMUM SIDE SLOPE OF 3H:1V, A MINIMUM DEPTH OF 0.15m AND A MAXIMUM DEPTH OF 0.3m. SWALES ALONG THE LOT LINE BETWEEN HOUSES SHALL HAVE A MAXIMUM DEPTH OF 0.2m.
18. FOOTINGS TO BE FOUNDED IN UNDISTURBED NATIVE SOIL OR, IF LOCATED IN ENGINEERED FILL, FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF, AND CERTIFIED IN THE FIELD BY, A GEOTECHNICAL ENGINEER.



TYPICAL DETAIL OF REAR YARD GRADING SHOWING 2% FLAT AREA

HOMECAD PLAN DESIGNS Inc.

FIRM BCIN : 115056 Qualified Designer BCIN : 23933
I Stephen Safranyos have reviewed and take responsibility for this design.
May 5, 2021



POURED-IN-PLACE STAIRS WITH MASONRY VENEER ON BOTH SIDES

LICENSED PROFESSIONAL ENGINEER
E. GROSKOPFS
May 05/21
PROVINCE OF ONTARIO

BURNSIDE

Approved for drainage and grading
Lot 119
Date May 5, 2021
Signature

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAY 06, 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

ENGINEERED FILL
This lot is in an area of Engineered Fill.
The Builder is to have a qualified Geotechnical Engineer confirm the suitability of the footing subgrade prior to constructing footings. Extend footings into Engineered Fill as per soil report recommendations.
Lot: 119

BUILDING HEIGHT:	LOT: 119
BUILDING HEIGHT	9.26 m
MAXIMUM BUILDING HEIGHT (BYLAW)	11.60 m
LOT STATISTICS:	**LOT: 119**
GARAGE DOOR WIDTH	4.88 m
INTERIOR GARAGE WIDTH	5.59 m
INTERIOR GARAGE LENGHT	6.12 m

FOOTINGS CONSTRUCTED NEXT TO RLCB
Underside of footing has to extend to competent soil out of the catchbasin trench influence zone, below the lead pipe excavation, or as instructed by soils consultant. Extend footing as required.
Lot: 119

GREAT GULF

DRAFT — BUILDING BETTER BY DESIGN

Lot no. :	119
Plan no.	43M-2097
Scale :	1:250
Date:	MARCH 2020

2	05/05/2021	LOT 119 FO FINAL
1	05/03/2021	LOT 119 SITE + GRADE

RIVERVIEW HEIGHTS SUBDIVISION

GREAT GULF PHASE 4B BLOCK 40-3

Location : BRAMPTON, ONTARIO
Job No. : 2001
SCOTTISH HEATHER DEVELOPMENT INC.
PB18D