

APPLICATION # A-2021-0165
WARD 10

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **AMANJOT KAHLON AND PAWANDEEP KAHLON** 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 19, Plan 1002 municipally known as **12 ST. JOHNS ROAD**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit a building height of 11.28m (37 ft.) whereas the by-law permits a maximum building height of 10.6m (34.78 ft.);
2. To permit a garage door height of 2.74m (9.0 ft.) whereas the by-law permits a maximum garage door height of 2.4m (7.88 ft.);
3. To permit an existing fence in the required front yard with a maximum height of 1.52m (5.0 ft.) whereas the by-law permits a fence in the required front yard to a maximum height of 1.0m (3.28 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:	<u>NO</u>	File Number:	<u></u>
Application for Consent:	<u>NO</u>	File Number:	<u></u>

The Committee of Adjustment has appointed **TUESDAY, August 24, 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 **12th Day of August, 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

Allan Parsons
Director, Development Services

CLIENT	
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01	ISSUED FOR QTY	2021-07-2
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REVISIONS

2021-07-26 5:32:46 PM

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS



3PA-2072-0054



TORONTO - CANADA 4 15 54 E 5140 1-10 04 1000 07 2000 0000

SITE PLAN

DR. / WNN Author	CHECKED Checker
SCALE @ ARCH D As indicated	DATE 07/23/21

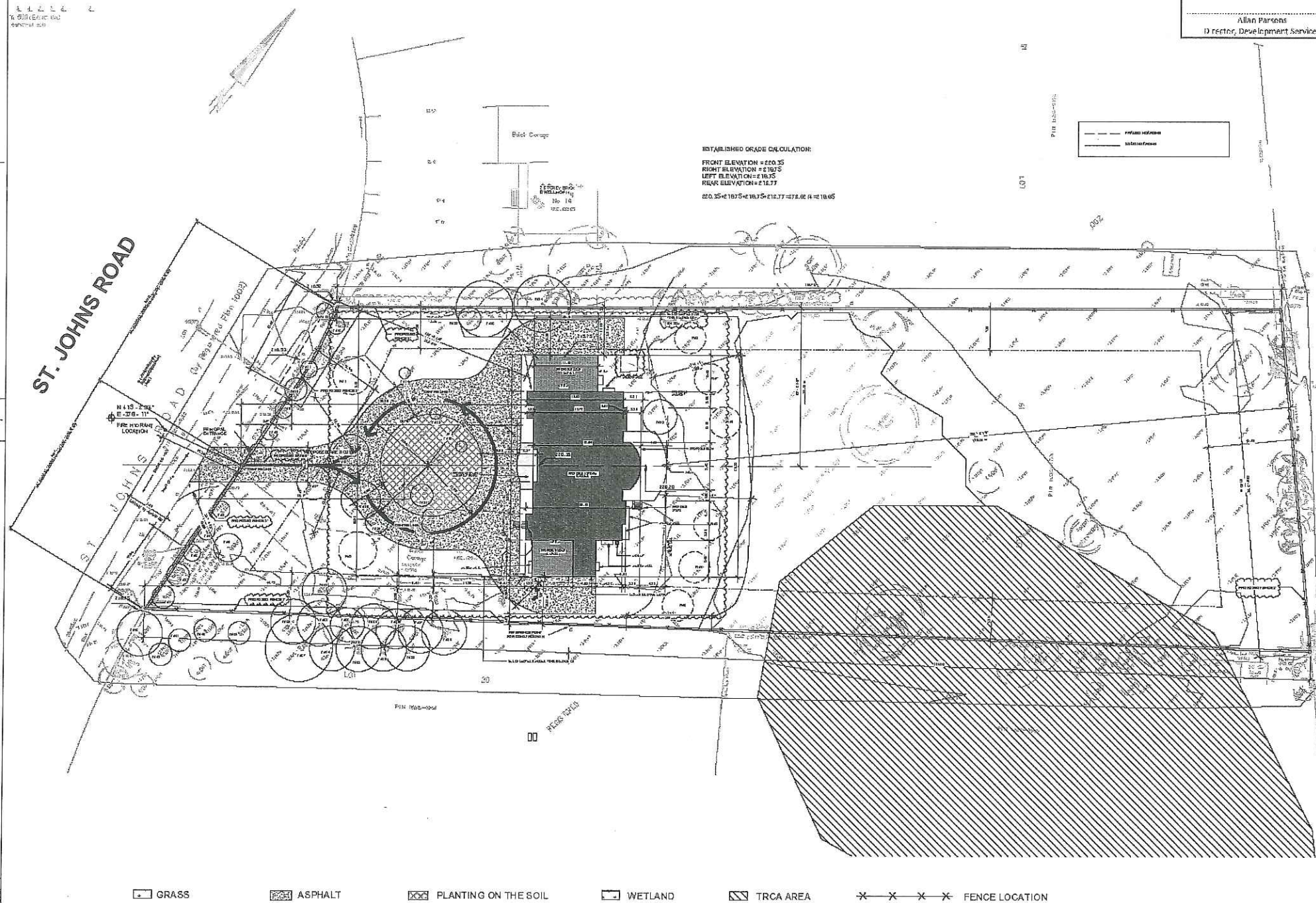


PROJECT NO.	190116 JRB
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STAGE	DRAWING NO.
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COFAA0 005

LOCATION BRAMPTON	REVISION 01
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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, August 20, 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, August 21, 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, August 21, 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.

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)Amanjot kahlon & Pawandeep kahlon

Address12 Saint Johns Rd, Brampton, ON L6P 0C4

Phone #416-995-6333Fax #

Emailkahlonaman@yahoo.com
2.

Name of AgentSaba Al Mathno

Address401-1670 Bayview Ave, Toronto, ON M4G 3C2

Phone #416-546-2040Fax #

Emailsaba@qbsarchitects.com
3.

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

The maximum permitted building height is 10.6 m & the proposed height is 11.28 m.

The maximum height permitted for a vehicle garage is 2.4m and the proposed is 2.74 m.

The proposed fence is 1.5 m where is the by law allows 1.0 m.
4.

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

Due to the existing grade conditions
5.

Legal Description of the subject land:

Lot Number19

Plan Number/Concession NumberRegistered Plan: 1002

Municipal Address12 Saint Johns Rd, Brampton, ON L6P 0C4
6.

Dimension of subject land (in metric units)

Frontage33.43 m

Depth186.84 m

Area10682.5
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.)

2 storey brick dwelling unit & attached garage & Shed
(to be demolished)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

2 storey dwelling unit

PROPOSED GROUND FLOOR AREA: 467.3 sq.m

PROPOSED SECOND FLOOR AREA: 438.7 sq.m

PROPOSED TOTAL GFA: 906.0 sq.m

Proposed FSI: 8.48%

PROPOSED GARAGES AREA: 126.7 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 30.75

Rear yard setback 139.74

Side yard setback 7.67

Side yard setback 36.35

PROPOSED

Front yard setback 35.56 m

Rear yard setback 110.39 m

Side yard setback 8.31 m

Side yard setback 8.51 m

10. Date of Acquisition of subject land: August 30, 2018

11. Existing uses of subject property: Residential

12. Proposed uses of subject property: Residential

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: 1975

15. Length of time the existing uses of the subject property have been continued: 46

16. (a) What water supply is existing/proposed?

Municipal ☒

Well ☐

Other (specify) _____

(b) What sewage disposal is/will be provided?

Municipal ☐

Septic ☒

Other (specify) _____

(c) What storm drainage system is existing/proposed?

Sewers ☐

Ditches ☐

Swales ☒

Other (specify) _____

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-2019-0054 Status In Review

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]
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 23 DAY OF JULY, 20 21.

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, AMANJOT KAMLOO, 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 23rd DAY OF

July , 20 21

[Signature]
A Commissioner etc.

[Signature]

[Signature]
Signature of Applicant or Authorized Agent

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

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

RESIDENTIAL RURAL ESTATE TWO - RE2

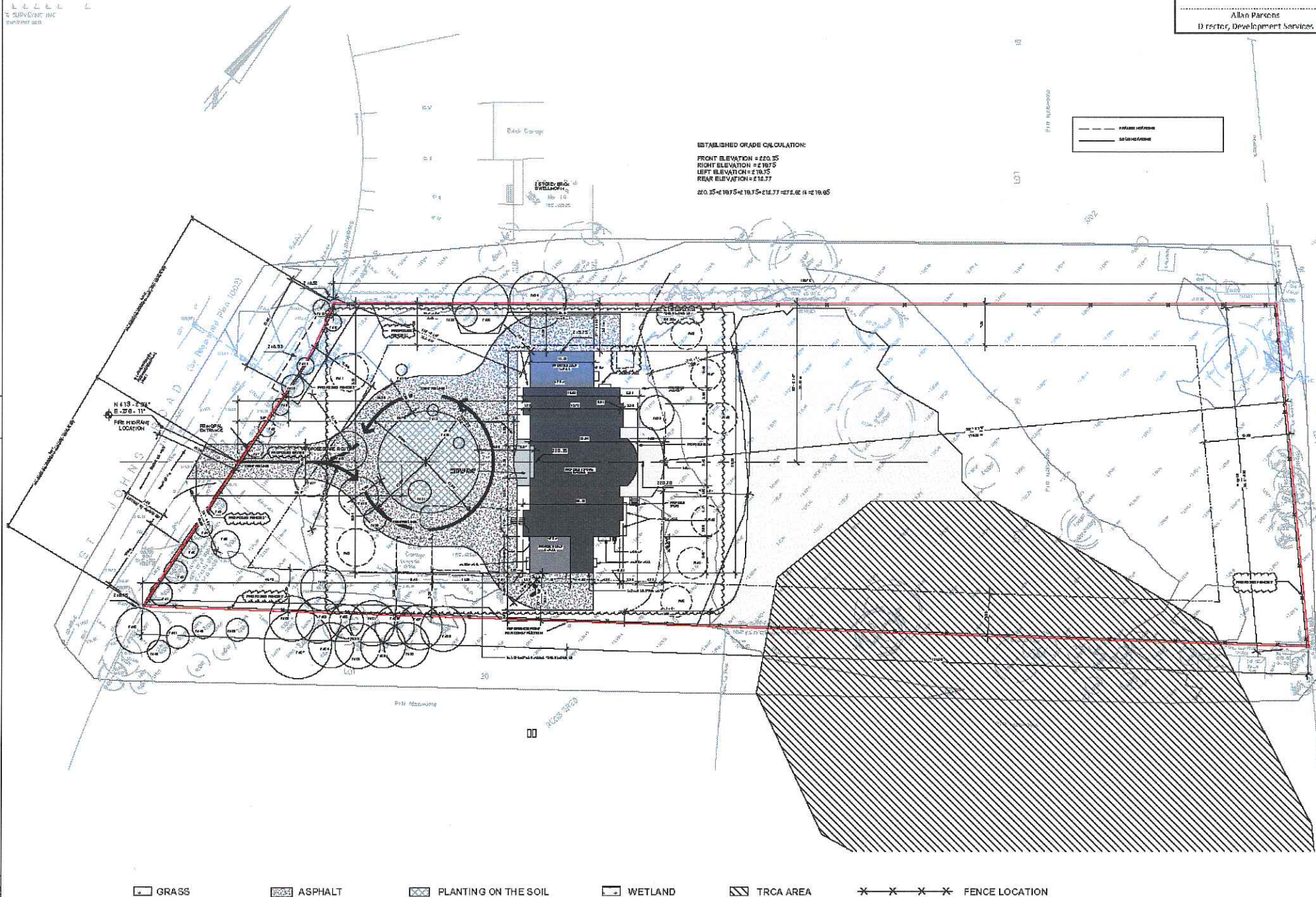
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

[Signature]
Zoning Officer

July 27, 2021
Date

DATE RECEIVED July 23, 2021




3/2/2024
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3/2/2024
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CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
subject to an agreement ☐
On This _____ Day of _____
Allan Parsons
Director, Development Services

PROJECT 12 ST. JOHNS RD. BRAMPTON-LOT 19 REGISTERED PLAN 1002		
CLIENT 		
01 ISSUED FOR CITY 2024-07-23		
REVISIONS 2024-07-23 2:46 PM Discrepancies must be reported immediately to the Architect before proceeding. Only signed dimensions are to be used. Contractors must show all dimensions on site. This drawing is protected by copyright. ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.		
CONSULTANTS 		
BPA-2024-005		
QBS ARCHITECTS TORONTO • OTTAWA • LONDON • VANCOUVER • CALGARY • EDMONTON • WEDDING • TRAVEL		
DRAWING TITLE SITE PLAN		
DRAWN Author	CHECKED Checker	
SCALE@ ARCH D As Indicated	DATE 07/23/24	
GRAPHIC SCALE 		
PROJECT NO. 190116 JRB		
STAGE COFAA0_005	DRAWING NO. COFAA0_005	
LOCATION BRAMPTON	REVISION 01	

City of Brampton Land Use Planning Department
1. The City of Brampton is a member of the City of Brampton Land Use Planning Department.
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Item	Proposed	Existing	Notes
1	Proposed	Existing	Notes
2	Proposed	Existing	Notes
3	Proposed	Existing	Notes
4	Proposed	Existing	Notes
5	Proposed	Existing	Notes
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8	Proposed	Existing	Notes
9	Proposed	Existing	Notes
10	Proposed	Existing	Notes

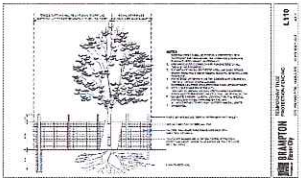
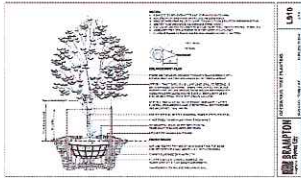
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15	Proposed	Existing	Notes
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18	Proposed	Existing	Notes
19	Proposed	Existing	Notes
20	Proposed	Existing	Notes

Item	Proposed	Existing	Notes
21	Proposed	Existing	Notes
22	Proposed	Existing	Notes
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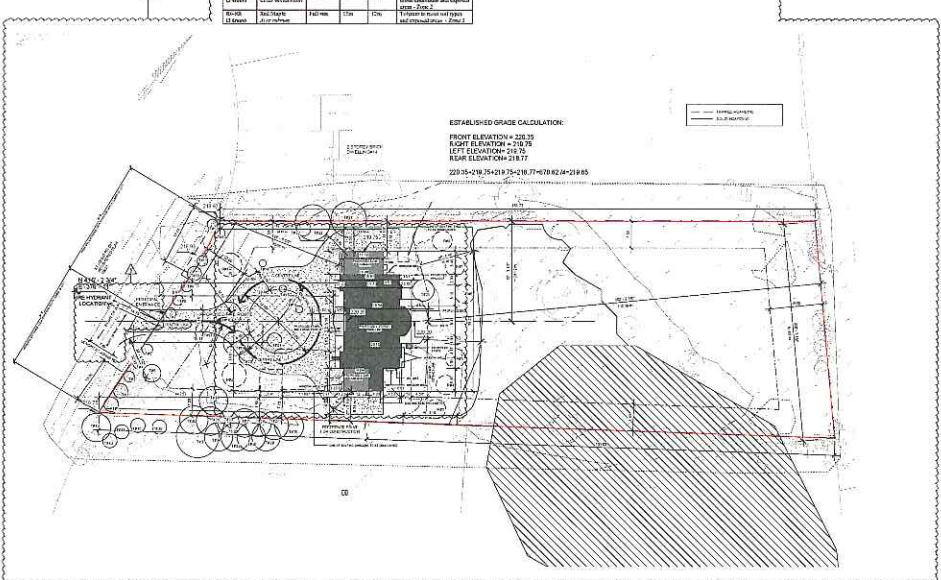
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Item	Proposed	Existing	Notes
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Item	Proposed	Existing	Notes
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68	Proposed	Existing	Notes
69	Proposed	Existing	Notes
70	Proposed	Existing	Notes



GRASS ASPHALT PLANTING ON THE SOIL WETLAND TRCA AREA

CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
subject to an agreement
On This Day of
Alan Parsons
Director, Development Services

PROJECT
12 ST. JOHNS RD.
BRAMPTON-LOT 19
REGISTERED PLAN
1002



Item	Proposed	Existing	Notes
71	Proposed	Existing	Notes
72	Proposed	Existing	Notes
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80	Proposed	Existing	Notes

REVISIONS

2021-07-16 3:42:48 PM
Discrepancies must be noted immediately to the
Architect before proceeding. City of Brampton is not
responsible for any errors or omissions in the drawing.
ALL DIMENSIONS ARE SHOWN IN METRIC & IMPERIAL.



QBS-2019-0054



PROPOSED SITE PLAN

DRAWN BY: FMU
CHECKED BY: SA

SCALE: ARCH D
1:500
DATE: 2020-01-07



PROJECT NO.: 190116 JRB

STAGE: ZR
DRAWING NO.: A0-003

LOCATION: BRAMPTON
REVISION: 00

Allan Parsons
Director, Development Services

CUE



13	ISSUED FOR ZONING	2/21/16
14	ISSUED FOR AIRBORST	2/21/16
13	ISSUED FOR LOP	2/17/16
12	ISSUED FOR CONSULTANTS	2/18/16
11	ISSUED FOR TRCA	2/16/16
10	ISSUED FOR SEPPIC	2/16/16
09	ISSUED FOR TRCA	2/16/16
08	ISSUED FOR ZONING	2/16/16
07	ISSUED FOR ZONING REVIEW	2/16/16
06	ISSUED FOR CONSULTANTS	2/16/16
05	ISSUED FOR TRCA REVIEW	2/16/16
04	REISSUED FOR CLIENT REVIEW	2/16/16
03	REISSUED FOR CLIENT REVIEW	2/16/16
02	REISSUED FOR CLIENT REVIEW	2/16/16
01	REISSUED FOR CLIENT REVIEW	2/16/16
00	REISSUED FOR ZONING	2/21/16

REASONS

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CONSULTANTS



SPR-2010-0064



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PROPOSED BASEMENT PLAN

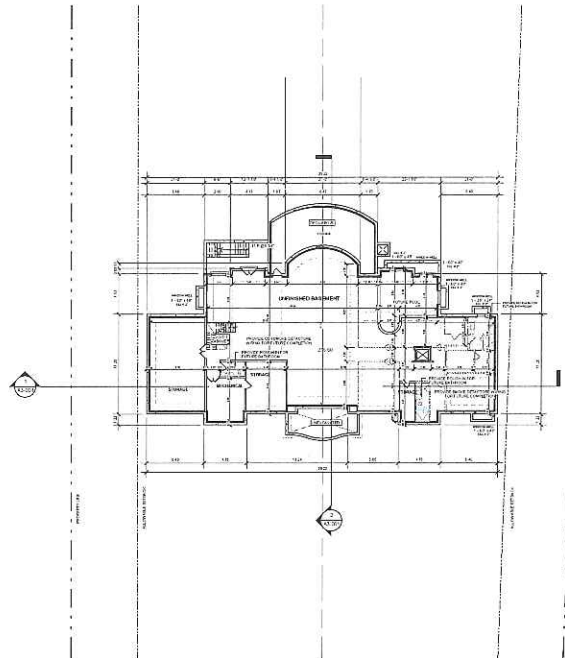
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SCALE: ARCH D 1"=200'	DATE 2015-10-24



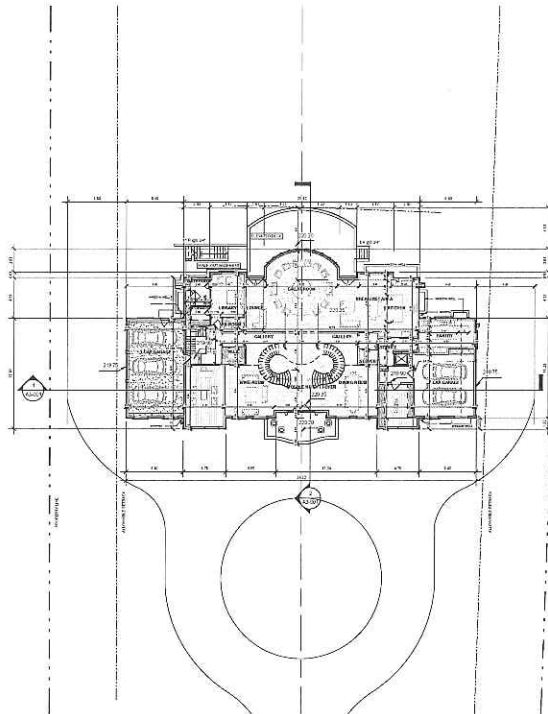
PROJECT NO.	190116 JRB
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STAGE	DRAWING NO.
ZR	A1-001

LOCATION	REVISION
BRAMPTON	00



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GROUND FLOOR AREA (EXCLUDING GARAGE) = 457.22 SQM/5029.11 SF
GARAGES AREAS =
73.45 + 83.22= 126.67 SQM/1363.45 SF

CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
subject to an agreement
On This ___Day of _____
Allan Parsons
Director, Development Services

PROJECT	
12 ST. JOHNS RD. BRAMPTON-LOT 19 REGISTERED PLAN 1002	
CLIENT	
15	ISSUED FOR ZONING 2021-05-10
14	ISSUED FOR AMENDMENT 2021-03-15
13	ISSUED FOR LOP 2021-03-04
12	ISSUED FOR CONSULTANTS 2021-05-09
11	ISSUED FOR TRCA 2021-03-31
10	ISSUED FOR DEPT 2021-05-28
09	ISSUED FOR TRCA 2020-12-17
08	ISSUED FOR ZONING 2020-08-17
07	ISSUED FOR ZONING REVIEW 2019-10-07
06	ISSUED FOR CONSULTANTS 2019-08-15
05	ISSUED FOR TRCA REVIEW 2019-08-14
04	REVISSED FOR CLIENT REVIEW 2019-05-16
03	REVISSED FOR CLIENT REVIEW 2019-05-07
02	REVISSED FOR CLIENT REVIEW 2019-05-12
01	REVISSED FOR CLIENT REVIEW 2019-05-31
00	REVISSED FOR ZONING 2017-07-09
REVISIONS	
2021-07-18 3:42:53 PM	
Discrepancies must be reported immediately to the Architect before proceeding. Only agreed dimensions are to be used. Contractors must check all dimensions on site. This drawing is prepared by metric. ALL DIMENSIONS ARE SHOWN IN METERS & MILLIMETERS.	
CONSULTANTS	
SP/2019-004	
DRAWING TITLE	
PROPOSED GROUND FLOOR PLAN	
DRAWN: JB	CHECKED: SA
SCALE: ARCH D 1:200	DATE: 2019-10-04
GRAPHIC SCALE	
PROJECT NO. 190116 JRB	
STAGE ZR	DRAWING NO. A1-002
LOCATION BRAMPTON	REVISION 00

12 ST. JOHNS RD. BRAMPTON ON LRP 004

ZONING:142100003

PN:142100003

ROLL NUMBER:15-12-0-003-18720-0000

ZONE CODE:RE2

CATEGORY:RESIDENTIAL

TYP:RE2

REGISTERED PLAN OF SUBDIVISION:RP-1002

REGISTERED PLAN NUMBER:RP-1002

ARCHITECTURAL SHEET LIST			
Sheet Number	Sheet Name	Sheet Issue Date	Revision Number
A-001	DOB	08/14/20	13
A-002	COVER	2019-10-08	04
A-001	SITE STATISTICS	2019-10-08	04
A-002	SURVEY PLAN	2019-10-08	04
A-003	PROPOSED SITE PLAN	2019-10-08	04
A-004	PROPOSED BASEMENT FLOOR PLAN	2019-10-08	04
A-005	PROPOSED GROUND FLOOR PLAN	2019-10-08	04
A-006	PROPOSED SECOND FLOOR PLAN	2019-10-08	04
A-007	PROPOSED ATTIC PLAN	2019-10-08	04
A-008	PROPOSED ROOF PLAN	2019-10-08	04
A-009	PROPOSED FRONT (SOUTHWEST) ELEVATION	2019-10-08	04
A-010	PROPOSED REAR (NORTHEAST) ELEVATION	2019-10-08	04
A-011	PROPOSED RIGHT SIDE (SOUTHEAST) ELEVATION	2019-10-08	04
A-012	PROPOSED LEFT SIDE (NORTHWEST) ELEVATION	2019-10-08	04
A-013	SECTION A-A	2019-10-08	04
A-014	SECTION B-B	2019-10-08	04
AR-01	PROPOSED GFA	11/04/19	
Sheet Total: 17			



CITY OF BRAMPTON

LANDSCAPE PLAN

APPROVED

subject to an agreement ☐

On This _____ Day of _____

Allan Parsons

Director, Development Services

PROJECT

12 ST. JOHNS RD.

BRAMPTON-LOT 19

REGISTERED PLAN

1002

CLIENT

15	ISSUED FOR ZONING	2021-05-10
14	ISSUED FOR ARBORIST	2021-03-15
13	ISSUED FOR LCP	2021-03-04
12	ISSUED FOR CONSULTANTS	2021-02-09
11	ISSUED FOR TRCA	2021-02-01
10	ISSUED FOR SEPTIC	2021-01-28
09	ISSUED FOR TRCA	2020-12-17
08	ISSUED FOR ZONING	2020-06-17
07	ISSUED FOR ZONING REVIEW	2019-10-07
06	ISSUED FOR CONSULTANTS	2019-09-16
05	ISSUED FOR TRCA REVIEW	2019-06-16
04	REISSUED FOR CLIENT REVIEW	2019-07-16
03	REISSUED FOR CLIENT REVIEW	2019-07-03
02	REISSUED FOR CLIENT REVIEW	2019-06-12
01	REISSUED FOR CLIENT REVIEW	2019-05-31
00	REISSUED FOR ZONING	2021-07-05

REVISIONS

2021-07-06 12:44:26 PM

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS

SPA-2019-0054

TORONTO - CANADA 416 546 7040 info@qbsarchitects.com

DRAWING TITLE

COVER

DRAWN	JB	CHECKED	SA
SCALE @ ARCH D		DATE	2019-10-04
GRAPHIC SCALE			

PROJECT NO.

190116 JRB

STAGE	DRAWING NO.
ZR	A0-000

LOCATION	REVISION
BRAMPTON	00

GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH CURRENT EDITIONS OF THE ONTARIO BUILDING CODE 2012 CODE, AS AMENDED.
2. ALL WORKMANSHIP IS TO BE OF A STANDARD EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE.
3. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON COMPLETION OF THE PROJECT.
4. REPORTS ON ANYTHING ALLOTTED BEFORE OR ONWARDS TO THE ARCHITECT AT HIS OFFICE.
5. DO NOT SCALE DRAWINGS, USE LATEST SCALE DRAWINGS ONLY.
6. CONTRACTOR TO VERIFY ALL MATERIALS AND HORIZONTAL SITE DIMENSIONS PRIOR TO COMMENCING WORK, INCLUDING EXTERIOR LANDSCAPING DIMENSIONS.
7. CONTRACTOR TO PROVIDE ALL WOOD HANDRAILS AROUND THE PERIMETER OF THE JOB SITE & RETURN ON THE PROPOSED NEW STRUCTURE TO THE PROPERTY OWNER, IF APPLICABLE, TO BE USED FOR THE EXISTING CONTRACTOR'S PERMIT TO BUILD ROADS OR ON CITY PROPERTY IN THE AREA OF PLYWOOD HANDRAIL, A 7'0" HIGH CHAIN LINK FENCE BY FAST FENCE OR EQUIVALENT TO BE USED.
8. SITE MUST BE SAFE AND SECURE AT ALL TIMES. CONTRACTOR RESPONSIBLE FOR LOCKING THE CONSTRUCTION GATE NIGHTLY.
9. CONTRACTOR MUST FIGHT AGAINST "SLIPPERY" AND "DANGER-CONSTRUCTION AREA" SIGNS AS WELL AS ANY OTHER SIGNS REQUIRED BY ANY GOVERNMENT BODY, HEALTH & SAFETY, AND OTHER.
10. EXISTING GRADE DIFFERENCES, ESTIMATED DURING CONSTRUCTION, TO BE MAINTAINED UNLESS OTHERWISE NOTED (ON LOT DRAINAGE PLAN, ALL BACKFILL MUST BE ERODED, AND 2" MIN. TOPSOIL AND 8" MIN. AERIAL SOILS ARE REQUIRED).
11. CONTRACTOR TO EXISTING LANDSCAPING: USE TRIPLE MULCH SOIL AT ALL PLANTING BEDS.
12. REFLECTOR TO BE APPLIED TO EXISTING UTILITY LINES, UTILITIES OR APPLICABLE FOR SPECIAL INSTRUCTION REGARDING EXCAVATION / CONSTRUCTION IN PROXIMITY TO MATURE TREES.
13. EXISTING EXCAVATION SHALL BE INSTALLED IN SUCH A MANNER AS TO REVERT IT BACK TO EXISTING CONDITION AND TO ADJACENT PROPERTY, EXISTING STRUCTURES, UTILITIES, ROADS AND SIDEWALKS AT ALL STAGES OF CONSTRUCTION.
14. ENSURE ADEQUATE BRACING OF FOUNDATION WALLS PRIOR TO BACKFILL.
15. ALL STRUCTURAL WOODS TO BE #2 SPRUCE OR BETTER UNLESS NOTED OTHERWISE.
16. PROVIDE POSTS AROUND ALL BEAMS / GROUND TRUSSES, ETC. POSTS TO HOLD CEMENTS TO FOUNDATION OR EQUIVALENT SUPPORT.
17. ALL STAIRS, ROOFS AND OTHER DECKING SHALL BE REMOVED FROM SOIL TO A MIN. DEPTH OF 12" IN UNEXCAVATED AREAS UNDER A BUILDING, WOOD DECKING REMOVAL SHALL EXCEED 2" MIN. BEYOND THE PERIMETER OF THE BUILDING.
18. ALL WOOD SCRAP AND FORMS SHALL BE REMOVED FROM AROUND THE FOUNDATIONS BEFORE BACKFILLING AND FROM UNDER EXTERIOR STEPS OR PORCHES BEFORE CONSTRUCTION IS COMPLETED.
19. ALL EXISTING SURFACES ADJACENT TO NEW CONSTRUCTION AND THROUGH WHICH CONSTRUCTION MATERIALS AND CONTRACTOR'S FORCE(S) MOVE ARE TO BE PROTECTED.
20. PROVIDE TEMPORARY DUST BARRIERS AS REQUIRED TO MAINTAIN DUST / FREE ENVIRONMENT FOR ALL BUILDING AREAS OCCUPIED BY OWNER / TENANTS.
21. CONTRACTOR SHALL MAINTAIN THE JOB SITE AND WORK IN A Tidy CONDITION. DAILY CLEAN UP OF JOB SITE IS REQUIRED.
22. REMOVE ALL CONSTRUCTION DEBRIS FROM SITE USE UNLESS OTHERWISE NOTED. ALL WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE WHICH IS IN DIRECT CONTACT WITH SOIL IS TO BE SEPARATED FROM CONTACT WITH BENT PLYWOOD SHEETING (2" X 2" JOINT).
23. GARAGE ACCESS DOOR TO BUILDING TO BE ON ONE SW. CORNER, CEMENT CONCRETE AND GAS TIGHT.
24. ALL WINDOWS LOCATED 17'0" FROM GARAGE, SHALL COMPLY TO EXCEED 18" OF CSA STANDARDS A444.004 AND 57.1 A ONE REFERENCE TO PERMITS (LOCAL), WITH 4" MIN. TOPSOIL AND 8" MIN. AERIAL SOILS ARE REQUIRED. ALL WINDOWS SHALL BE SUSTAIN MINIMUM LOADINGS AS PER CODE 4.1.15 AND 5.8.3 FOR HEIGHT AND SPACING OF PICKETS, HORIZONTALS AND TO COMPLY WITH B.B. RULES.
41. ALL INTERIOR TRAIL TO BE HORIZONTAL PLAN (5.5 OTHERWISE) NOTED, EXTERIOR TRAIL TO BE AT LEAST 4" MIN. (PANT), NOTE: USE 4" MIN. (NOTE: PERMIT TO FURNISH) WITH 4" MIN. TOPSOIL AND 8" MIN. AERIAL SOILS ARE REQUIRED. ALL INTERIORS SHALL BE FINISHED WITH 1/2" MIN. DECKING OR EQUIVALENT.
42. ALL TRIM TO BE PRE-PAINTED (PRIMER + ONE COAT) PRIOR TO INSTALLATION.
43. CONTRACTOR MUST RECEIVE PERMISSION FROM OWNER PRIOR TO INSTALLATION OF JOB SIGN.
44. USE INSTRUCTIONS TO CONTRACTOR FOR ADDITIONAL SPECIFICATIONS AND CASH ALLOWANCES.
45. CONTRACTOR TO USE FLEXIBLE CORNER BEAD AT ALL REQUIRED DOWNSWALL EDGES.
46. THESE WORKING DRAWINGS ARE BASED ON "MEASURED DRAWINGS" OF THE EXISTING BUILDING, NOT "RECORD DRAWINGS", WHICH ARE THE ORIGINAL CONSTRUCTION DRAWINGS SUBMITTED TO REFLECT AS-BUILT CONDITIONS. MEASUREMENTS HAVE BEEN TAKEN TO EXISTING SURFACES ONLY, AND ACCEPT WHERE NOTED NO ATTEMPT HAS BEEN MADE TO VERIFY HIDDEN CONDITIONS.
47. NO REPRESENTATION IS MADE THAT THE BUILDING CONFORMS TO ANY CODE REQUIREMENTS, OR ANY CONSTRUCTION DRAWINGS THAT MAY HAVE BEEN SUBMITTED.

ELECTRICAL SYSTEM

- 1 CONTRACTOR TO COORDINATE STRUCTURAL JOISTS AND STUD LAYOUTS TO ACCOMMODATE THE ELECTRICAL POTLIGHTS, ETC. LOCATIONS.
- 2 NOTE: REPORT ANY LAYOUT DISCREPANCIES TO THE ARCHITECT PRIOR TO THE INSTALLATION.
- 3 SEE ALSO ATTACHED REFLECTED CEILING PLANS AND ELECTRICAL SPECIFICATIONS.
- 4 CONTRACTOR TO INSTALL APPROVED ELECTRICAL PANEL(S) OF ADEQUATE SIZE TO HANDLE ALL ELECTRICAL REQUIREMENTS.
- 5 CONTRACTOR TO ENSURE EXISTING ELECTRICAL PANEL(S) IS ADEQUATE TO SERVE BOTH EXISTING AND PROPOSED ADDITION'S POWER REQUIREMENTS.
- 6 CONTRACTOR RESPONSIBLE FOR OBTAINING ONTARIO HYDRO PERMIT.

SURVEY NOTE


1. BIDDER / GENERAL CONTRACTOR MUST RETAIN THE SERVICES OF A PROFESSIONAL SURVEYOR FOR THE STAKING OUT OF NEW FOUNDATIONS. SURVEYOR MUST BE GIVEN 72 HOURS NOTICE BEFORE BEING REQUIRED ON SITE.

TO BEGIN CONSTRUCTION

- SITE FENCING:** BARRIER OR SIGNAGE MUST ENCLOSE SITE WITH A FENCE THAT IS IN COMPLIANCE WITH THE CITY OF TORONTO MUNICIPAL CODE CHAPTER 903, ARTICLE 12. THE MIN. REQUIREMENT IS A PLASTIC MESH FENCE, 1.8M HIGH, TO BE POSTED SPACED NO MORE THAN 3.0M PARTIAL 1.1M GAUGE PLY OR ROTARY CUTTED LOGS AND RAILROAD TIES ARE ALLOWED AS AN ALTERNATE.
- CONSTRUCTION HOURS:** ANY CONSTRUCTION WHICH EXCEEDS 6.0% OF TIME IN RESIDENTIAL AREAS BETWEEN THE HOURS OF 7:00PM ONE DAY/TWO DAYS PER WEEK, FROM MONDAY TO SATURDAY AND ALL DAY SUNDAY AND STATUTORY HOLIDAYS.
- CALL FOR REPERCUSSIONS:** THE BUILDING OWNER/CONTRACTOR IS REQUIRED TO NOTIFY THE BUILDING REGULATION OFFICE AT VARIOUS STAGES OF CONSTRUCTION AS REQUIRED BY DIVISION C, PART 1, ARTICLE 1.3.1. OF THE ONTARIO BUILDING CODE. THE PHONE NUMBER FOR THE BUILDING REGULATION OFFICE RESPONSIBLE FOR THE PROJECTS AND WORK WILL BE INCLUDED IN THE PERMIT DOCUMENTS.
- PERMIT LISTS:** THE PERMIT PLANS AND SPECIFICATIONS MUST BE ON THE SITE AT ALL TIMES. THE PERMIT PLANS AND SPECIFICATIONS PROVIDED TO THE BUILDING REGULATION CONTRACTORS ARE USED FOR INSPECTION PURPOSES ONLY.

CONSTRUCTION DETAILS

[illegible]

<div><div>PROJECT NAME: 1015 BAYVIEW MANOR, DATE 01/10/18 1015 BAYVIEW MANOR, DATE 01/10/18 1015 BAYVIEW MANOR, DATE 01/10/18</div><div></div></div>																																					
CERTIFICATE OF PRACTICE NUMBER 0239																																					
NAME OF PROJECT: PROPOSED NEW TOWN STOREY DETACHED HOUSE 11-27 JONES BLVD. (NORTH OF JONES BLVD.)																																					
OWNER'S BUILDING CODE DATA MATRIX 1 (RESIDENTIAL)																																					
ONE CONSTRUCTION PERMIT TO BE ISSUED FOR THIS PROJECT																																					
Permittees to be Issued to: Owner: 1015 BAYVIEW MANOR, DATE 01/10/18 The architect and/or engineer: 1015 BAYVIEW MANOR, DATE 01/10/18																																					
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1. PROJECT DESCRIPTION:																																					
2. MAJOR OCCUPANCY: GROUP 8 RESIDENTIAL, OCCUPANCY																																					
3. BUILDING AREA (SQ. FT.): EXISTING 0. NEW 930.93																																					
4. GROSS FLOOR AREA (SQ. FT.): EXISTING 0. NEW 930.93																																					
5. NUMBER OF STOREYS: ABOVE GRADE 2. BELOW GRADE 1																																					
6. NUMBER OF STOREYS (THIS FIGURE) ABOVE GRADE 2: 1																																					
7. BUILDING CLASSIFICATION: 3.2.2.10.2.5.10																																					
8. SPECIAL USE DESIGNATION: 3.2.2.20.2.5.10																																					
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TOTAL GLAZED RATIO TO EXPOSED BUILDING FACE

TOTAL GLAZED RATIO TO EXPOSED BUILDING FACE	TOTAL EXPOSED BUILDING FACE		TOTAL GLAZED AREA	
	SCM	SOFT	SCM	SOFT
16.83%	604.83	6510.34	101.71	1025.55

CITY OF BRAMPTON ZONING BYLAWS

[illegible]

| PROJECT

12 ST. JOHNS RD.
BRAMPTON-LOT 19
REGISTERED PLAN
1002

CLIENT



15	ISSUED FOR ZONING	2021-05-10
14	ISSUED FOR ARBORIST	2021-03-15
13	ISSUED FOR LGP	2021-03-04
12	ISSUED FOR CONSULTANTS	2021-02-09
11	ISSUED FOR TRCA	2021-02-01
10	ISSUED FOR SEPTIC	2021-01-28
09	ISSUED FOR TRCA	2020-12-17
08	ISSUED FOR ZONING	2020-06-17
07	ISSUED FOR ZONING REVIEW	2019-10-07
06	ISSUED FOR CONSULTANTS	2019-09-16
05	ISSUED FOR TRCA REVIEW	2019-08-16
04	REISSUED FOR CLIENT REVIEW	2019-07-16
03	REISSUED FOR CLIENT REVIEW	2019-07-09
02	REISSUED FOR CLIENT REVIEW	2018-05-12
01	REISSUED FOR CLIENT REVIEW	2018-05-31
D0	REISSUED FOR ZONING	2021-07-06

REVISIONS

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Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS



SPA-2019-0254



TORONTO - CANADA 416.546.2040 info@qbsearchdirect.com

DRAWING TITLE

GENERAL NOTES

STATISTICS

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2019-10-04

GRAPHIC SCALE

PROJECT NO.

STAGE	DRAWING NO.
ZR	A0-001

LOCATION BRAMPTON	REVISION 00
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CLIENT



16	ISSUED FOR ZONING	2021-05-10
14	ISSUED FOR ARCHITECT	2021-03-15
13	ISSUED FOR LGP	2021-03-04
12	ISSUED FOR CONSULTANTS	2021-02-08
11	ISSUED FOR TRCA	2021-02-01
10	ISSUED FOR SEPTIC	2021-01-26
09	ISSUED FOR TRCA	2020-12-17
08	ISSUED FOR ZONING	2020-08-17
07	ISSUED FOR ZONING REVIEW	2019-10-07
06	ISSUED FOR CONSULTANTS	2019-09-16
05	ISSUED FOR TRCA REVIEW	2019-08-16
04	REISSUED FOR CLIENT REVIEW	2019-07-16
03	REISSUED FOR CLIENT REVIEW	2019-07-03
02	REISSUED FOR CLIENT REVIEW	2019-06-12
01	REISSUED FOR CLIENT REVIEW	2019-05-31
00	REISSUED FOR ZONING	2019-07-05

REVISIONS

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC

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SPA-2019-0054



DRAWING TITLE
SURVEY PLAN

DRAWN	JB	CHECKED	SA
SCALE @	ARCH D	DATE	2019-10-04
	1" = 30'-0"		

GRAPHIC SCALE

PROJECT NO. 190116 JRB

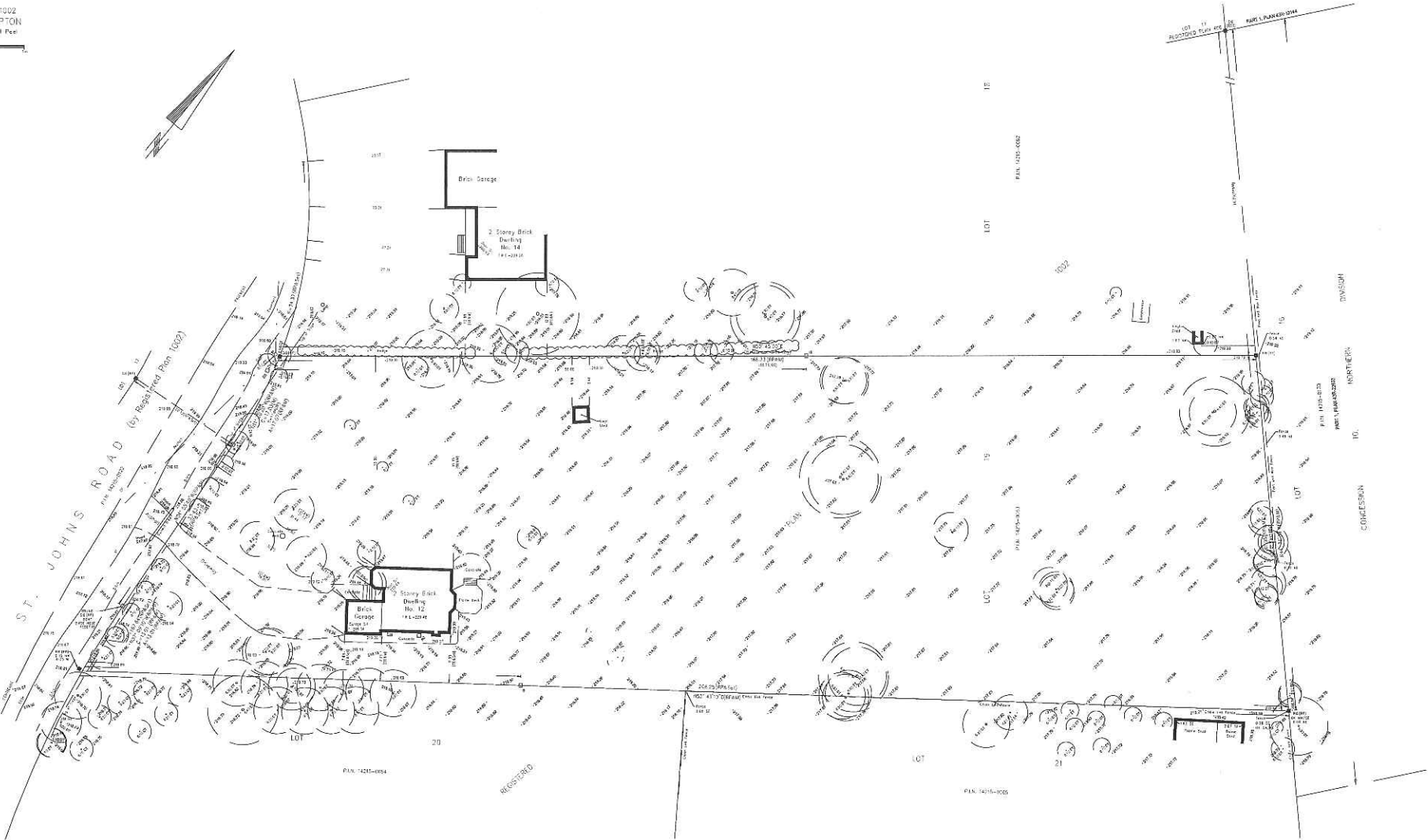
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DRAWING NO.
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LOCATION
BRAMPTON

REVISION
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PREPARED FOR: REAL PROPERTY REPORT - PART 1
PLAN OF SURVEY OF
LOT 19
REGISTERED PLAN 1002
CITY OF BRAMPTON
Regional Municipality of Peel
SCALE 1" = 30'
DATE: 2019-10-04
BY: SURVEYING INC.
O: 2019-10-04



SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey plan as the same appears on the records of the Surveyor General of Ontario, and that the same has been filed for record in the office of the Surveyor General of Ontario, and that the same has been published in the Ontario Gazette.



LEGEND

- BT - BENCH MARK
- CP - CORNER POINT
- EP - ELEVATION POINT
- GP - GROUND POINT
- HP - HORIZONTAL POINT
- IP - INTERIOR POINT
- OP - OUTLINE POINT
- RP - RIGHT OF WAY POINT
- SP - SURFACE POINT
- TP - TOP OF POST ELEVATION

LEGEND Continued

- BT - BENCH MARK
- CP - CORNER POINT
- EP - ELEVATION POINT
- GP - GROUND POINT
- HP - HORIZONTAL POINT
- IP - INTERIOR POINT
- OP - OUTLINE POINT
- RP - RIGHT OF WAY POINT
- SP - SURFACE POINT
- TP - TOP OF POST ELEVATION

METRIC

Distances shown on this plan are in metres and feet and are rounded to the nearest millimetre.

ELEVATION NOTE

Elevations are given in metres and feet and are rounded to the nearest millimetre.

BEARING NOTE

Bearings are given in degrees and minutes and are rounded to the nearest minute.

THIS PLAN WAS PREPARED FOR: 190116 JRB

PART 2 - SURVEY REPORT

1. THIS PLAN WAS PREPARED FOR: 190116 JRB

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CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
subject to an agreement ☐
On This _____ Day of _____
Allan Parsons
Director, Development Services

PROJECT
12 ST. JOHNS RD.
BRAMPTON-LOT 19
REGISTERED PLAN
1002

CLIENT



15	ISSUED FOR ZONING	2021-05-10
14	ISSUED FOR ARBORIST	2021-05-16
13	ISSUED FOR LGP	2021-03-04
12	ISSUED FOR CONSULTANTS	2021-02-09
11	ISSUED FOR TRCA	2021-02-01
10	ISSUED FOR SEPTIC	2021-01-26
09	ISSUED FOR TRCA	2020-12-17
08	ISSUED FOR ZONING	2020-08-17
07	ISSUED FOR ZONING REVIEW	2019-10-07
06	ISSUED FOR CONSULTANTS	2019-09-16
05	ISSUED FOR TRCA REVIEW	2019-08-16
04	REISSUED FOR CLIENT REVIEW	2019-07-16
03	REISSUED FOR CLIENT REVIEW	2019-07-03
02	REISSUED FOR CLIENT REVIEW	2019-06-12
01	REISSUED FOR CLIENT REVIEW	2019-05-31
00	REISSUED FOR ZONING	2021-07-08

REVISIONS

2021-07-08 12:44:41 PM

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DRAWING TITLE

PROPOSED FLOOR AREA
DIAGRAM

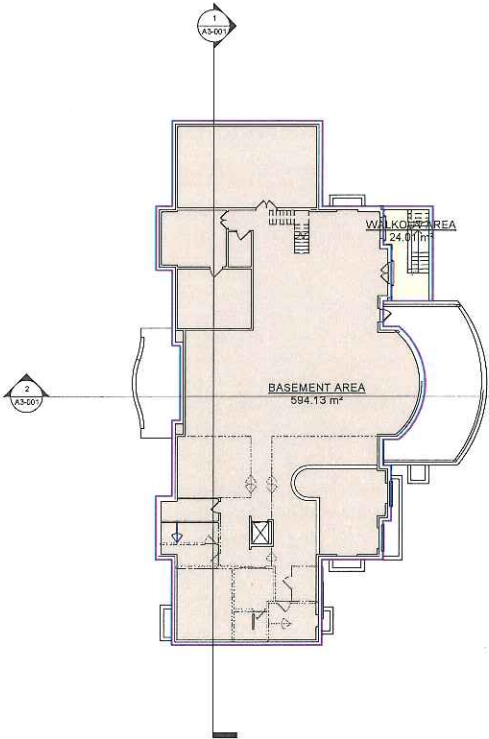
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SCALE @	ARCH D	DATE	2019-10-04
1 : 200			

N PH	GRAPHIC SCALE
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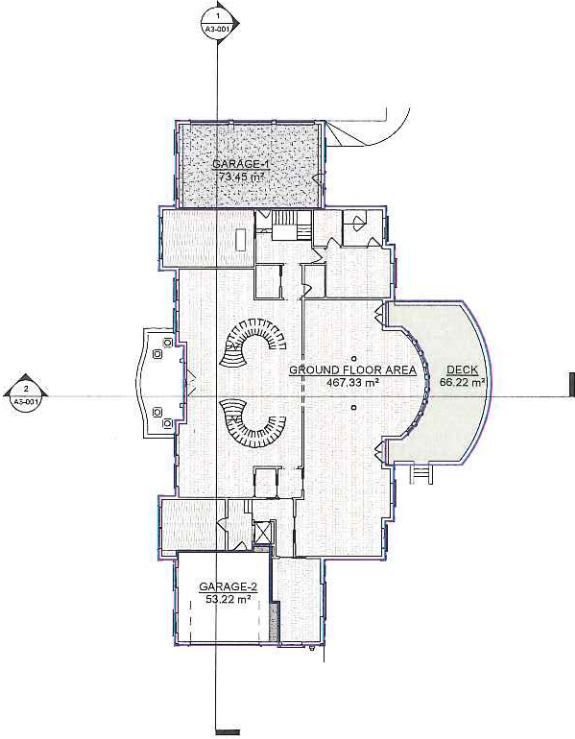
PROJECT NO. 190116 JRB

STAGE
ZR
DRAWING NO.
A0-004

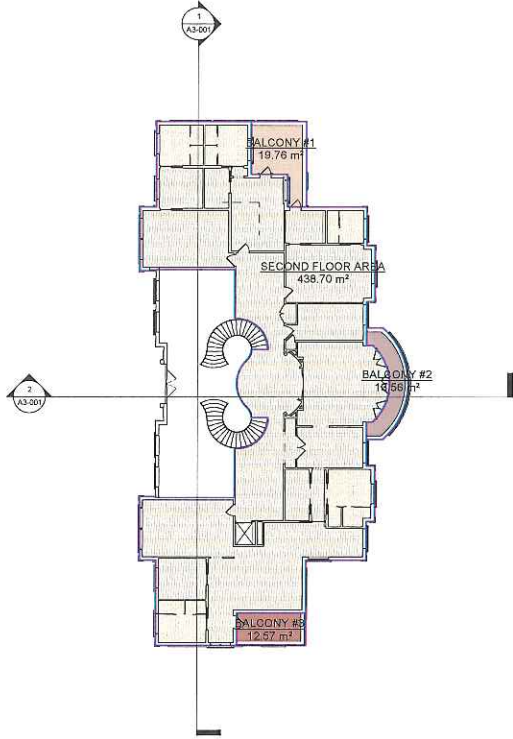
LOCATION
BRAMPTON
REVISION
00



1 KEY AREA FOR BASEMENT FLOOR
1 : 200



2 KEY AREA FOR GROUND FLOOR
1 : 200



3 KEY AREA FOR SECOND FLOOR
1 : 200

CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
subject to an agreement ☐
On This _____ Day of _____
Allan Parsons
Director, Development Services

PROJECT
12 ST. JOHNS RD.
BRAMPTON-LOT 19
REGISTERED PLAN
1002



15	ISSUED FOR ZONING	2021-05-10
14	ISSUED FOR ARBORIST	2021-03-15
13	ISSUED FOR LGP	2021-03-04
12	ISSUED FOR CONSULTANTS	2021-02-09
11	ISSUED FOR TRCA	2021-02-01
10	ISSUED FOR SEPTIC	2021-01-28
09	ISSUED FOR TRCA	2020-12-17
08	ISSUED FOR ZONING	2020-08-17
07	ISSUED FOR ZONING REVIEW	2019-10-07
06	ISSUED FOR CONSULTANTS	2019-09-16
05	ISSUED FOR TRCA REVIEW	2019-08-16
04	REISSUED FOR CLIENT REVIEW	2019-07-16
03	REISSUED FOR CLIENT REVIEW	2019-07-03
02	REISSUED FOR CLIENT REVIEW	2019-06-12
01	REISSUED FOR CLIENT REVIEW	2019-05-31
00	REISSUED FOR ZONING	2021-07-05

REVISIONS

2021-07-06 12:44:45 PM

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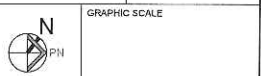
SPA-2019-0054



DRAWING TITLE
LANDSCAPING CALCULATION

DRAWN: JB
CHECKED: SA

SCALE @ ARCH D: 1:200
DATE: 2019-10-04



PROJECT NO.: 190116 JRB

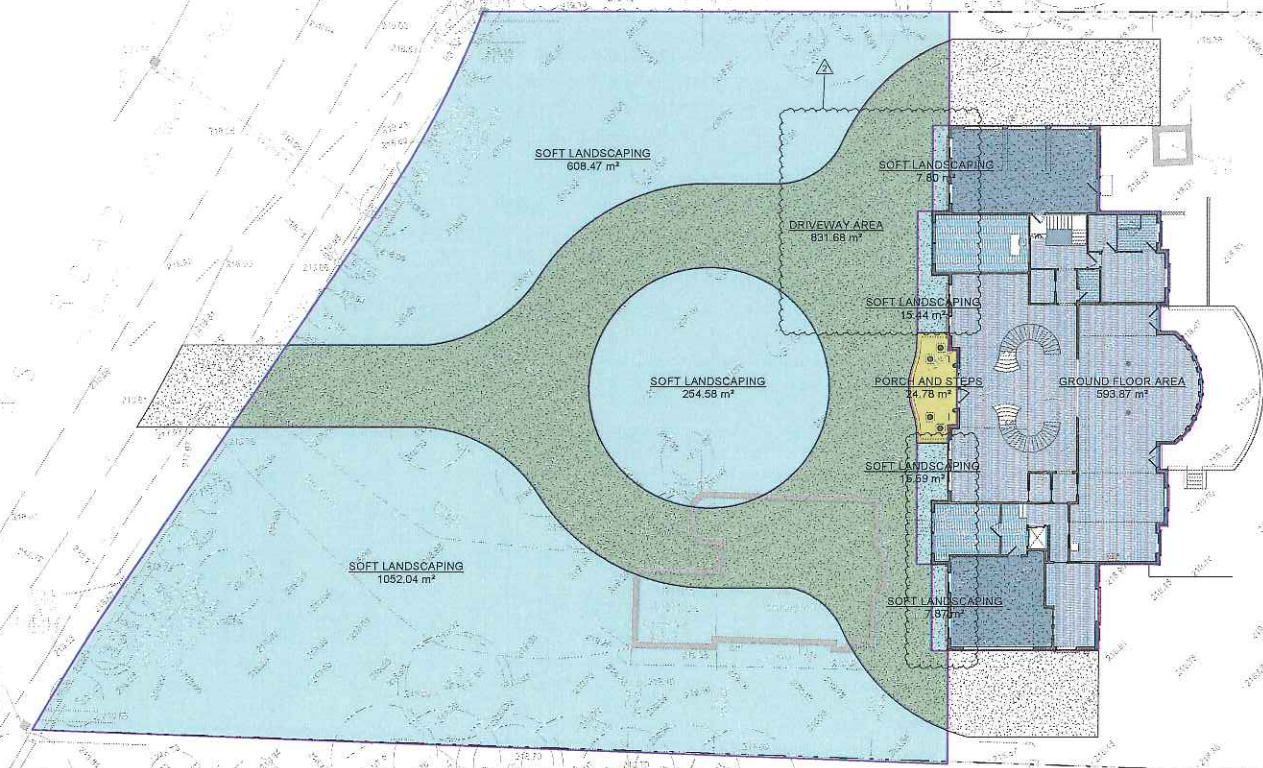
STAGE: ZR
DRAWING NO.: A0-005

LOCATION: BRAMPTON
REVISION: 00

FRONT YARD LANDSCAPING CALCULATION

- DRIVEWAY AREA
- GROUND FLOOR AREA
- PORCH AND STEPS
- SOFT LANDSCAPING

12 ST. JOHNS RD- FRONT YARD LANDSCAPING CALCULATION		
	AREA	PERCENT
TOTAL FRONT YARD AREA	2002	2019.24
DRIVEWAY AREA	831.68	41.54
PORCH, STEP, WALKWAY	24.78	1.24
PROPOSED FRONT YARD LANDSCAPE AREA	2153	108.21
PROPOSED FRONT YARD SOFT LANDSCAPE AREA	1837	91.76
PROPOSED LANDSCAPE OPEN AREA 100%	2002	2019.24



CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
subject to an agreement
On This _____ Day of _____
Allan Parsons
Director, Development Services

PROJECT
12 ST. JOHNS RD.
BRAMPTON-LOT 19
REGISTERED PLAN
1002

CLIENT



15	ISSUED FOR ZONING	2021-05-10
14	ISSUED FOR ARBCRIST	2021-03-15
13	ISSUED FOR LCP	2021-03-04
12	ISSUED FOR CONSULTANTS	2021-02-09
11	ISSUED FOR TRCA	2021-02-01
10	ISSUED FOR SEPTIC	2021-01-26
09	ISSUED FOR TRCA	2020-12-17
08	ISSUED FOR ZONING	2020-06-17
07	ISSUED FOR ZONING REVIEW	2019-10-07
06	ISSUED FOR CONSULTANTS	2019-09-16
05	ISSUED FOR TRCA REVIEW	2019-06-16
04	REISSUED FOR CLIENT REVIEW	2019-07-16
03	REISSUED FOR CLIENT REVIEW	2019-07-03
02	REISSUED FOR CLIENT REVIEW	2019-06-12
01	REISSUED FOR CLIENT REVIEW	2019-05-31
00	REISSUED FOR ZONING	2021-07-05

REVISIONS

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DRAWING TITLE

PROPOSED BASEMENT PLAN

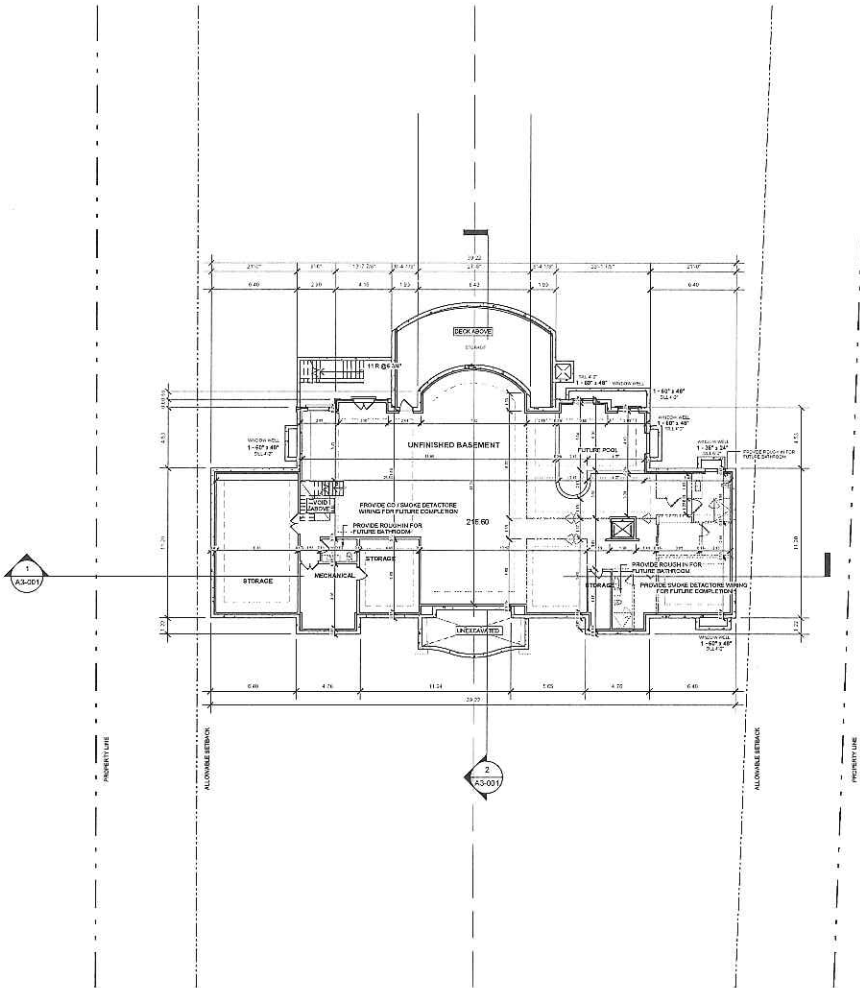
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SCALE	ARCH D 1:200	DATE	2019-10-04



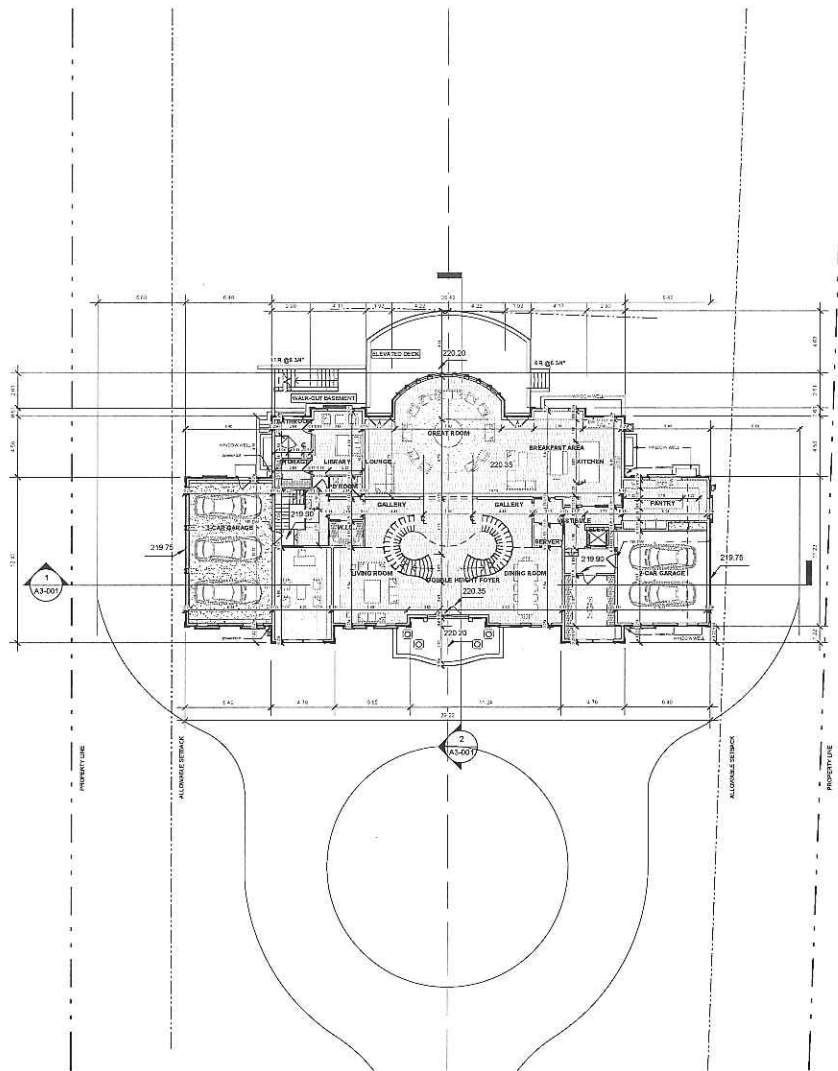
PROJECT NO. 190116 JRB

STAGE	DRAWING NO.
ZR	A1-001

LOCATION	REVISION
BRAMPTON	00



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2021-07-06 12:45:29 PM



GROUND FLOOR AREA (EXCLUDING GARAGE) = 467.22 SQM/5029.11 SF

GARAGES AREAS =

73.45 + 63.22= 126.67 SQM/1363.46 SF

CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
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On This ___ Day of _____
Allan Parsons
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PROJECT
12 ST. JOHNS RD.
BRAMPTON-LOT 19
REGISTERED PLAN
1002

CLIENT



15	ISSUED FOR ZONING	2021-05-10
14	ISSUED FOR ARCHITECT	2021-03-15
13	ISSUED FOR LGP	2021-03-04
12	ISSUED FOR CONSULTANTS	2021-02-09
11	ISSUED FOR TRCA	2021-02-01
10	ISSUED FOR SEPTIC	2021-01-26
09	ISSUED FOR TRCA	2020-12-17
08	ISSUED FOR ZONING	2020-08-17
07	ISSUED FOR ZONING REVIEW	2019-10-07
06	ISSUED FOR CONSULTANTS	2019-09-16
05	ISSUED FOR TRCA REVIEW	2019-08-16
04	REISSUED FOR CLIENT REVIEW	2019-07-16
03	REISSUED FOR CLIENT REVIEW	2019-07-03
02	REISSUED FOR CLIENT REVIEW	2019-06-12
01	REISSUED FOR CLIENT REVIEW	2019-05-31
00	REISSUED FOR ZONING	2021-07-05

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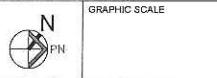


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DRAWING TITLE

PROPOSED GROUND FLOOR
PLAN

DRAWN	JB	CHECKED	SA
SCALE @ ARCH D	1:200	DATE	2019-10-04



PROJECT NO. 190116 JRB

STAGE
ZR
DRAWING NO.
A1-002

LOCATION
BRAMPTON
REVISION
00

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PROJECT
12 ST. JOHNS RD.
BRAMPTON-LOT 19
REGISTERED PLAN
1002

CLIENT



15	ISSUED FOR ZONING	2021-05-10
14	ISSUED FOR ARBORIST	2021-03-16
13	ISSUED FOR LGP	2021-03-04
12	ISSUED FOR CONSULTANTS	2021-02-09
11	ISSUED FOR TRCA	2021-03-01
10	ISSUED FOR SEPTIC	2021-01-28
09	ISSUED FOR TRCA	2020-12-17
08	ISSUED FOR ZONING	2020-06-17
07	ISSUED FOR ZONING REVIEW	2019-10-07
06	ISSUED FOR CONSULTANTS	2019-09-16
05	ISSUED FOR TRCA REVIEW	2019-06-16
04	REISSUED FOR CLIENT REVIEW	2019-07-16
03	REISSUED FOR CLIENT REVIEW	2019-07-03
02	REISSUED FOR CLIENT REVIEW	2019-06-12
01	REISSUED FOR CLIENT REVIEW	2019-05-31
00	REISSUED FOR ZONING	2021-07-08

REVISIONS

2021-07-08 12:44:54 PM

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DRAWING TITLE

PROPOSED SECOND FLOOR
PLAN

DRAWN

JB

CHECKED

SA

SCALE @

ARCH D

1 : 200

DATE

2019-10-04

GRAPHIC SCALE

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PROJECT NO.

190116 JRB

STAGE

DRAWING NO.

ZR

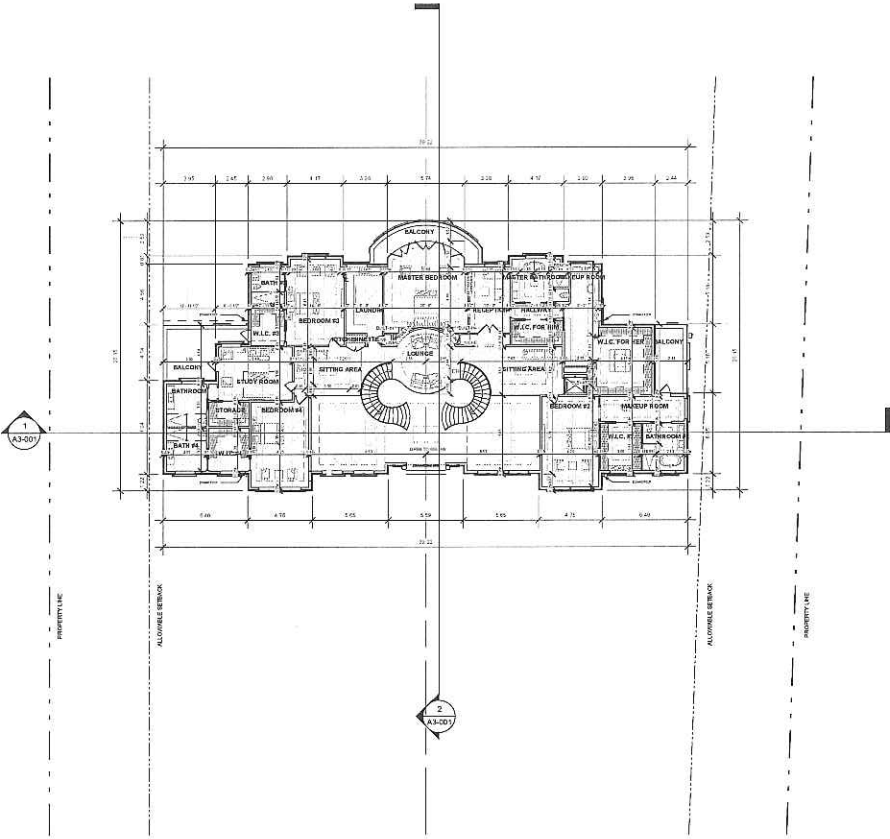
A1-003

LOCATION

BRAMPTON

REVISION

00



SECOND FLOOR AREA (EXCLUDING VOID)= 4722.12
SQFT-438.7 SQM

CITY OF BRAMPTON
LANDSCAPE PLAN
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Director, Development Services

PROJECT
12 ST. JOHNS RD.
BRAMPTON-LOT 19
REGISTERED PLAN
1002

CLIENT



15	ISSUED FOR ZONING	2021-05-10
14	ISSUED FOR ARCHITECT	2021-03-15
13	ISSUED FOR LGP	2021-03-04
12	ISSUED FOR CONSULTANTS	2021-02-09
11	ISSUED FOR TRCA	2021-02-01
10	ISSUED FOR SEPTIC	2021-01-28
09	ISSUED FOR TRCA	2020-12-17
08	ISSUED FOR ZONING	2020-08-17
07	ISSUED FOR ZONING REVIEW	2019-10-07
06	ISSUED FOR CONSULTANTS	2019-09-16
05	ISSUED FOR TRCA REVIEW	2019-08-16
04	REISSUED FOR CLIENT REVIEW	2019-07-16
03	REISSUED FOR CLIENT REVIEW	2019-07-03
02	REISSUED FOR CLIENT REVIEW	2019-06-12
01	REISSUED FOR CLIENT REVIEW	2019-05-31
00	REISSUED FOR ZONING	2021-07-06

REVISIONS

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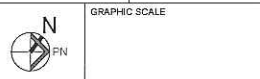


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DRAWING TITLE

PROPOSED ATTIC PLAN

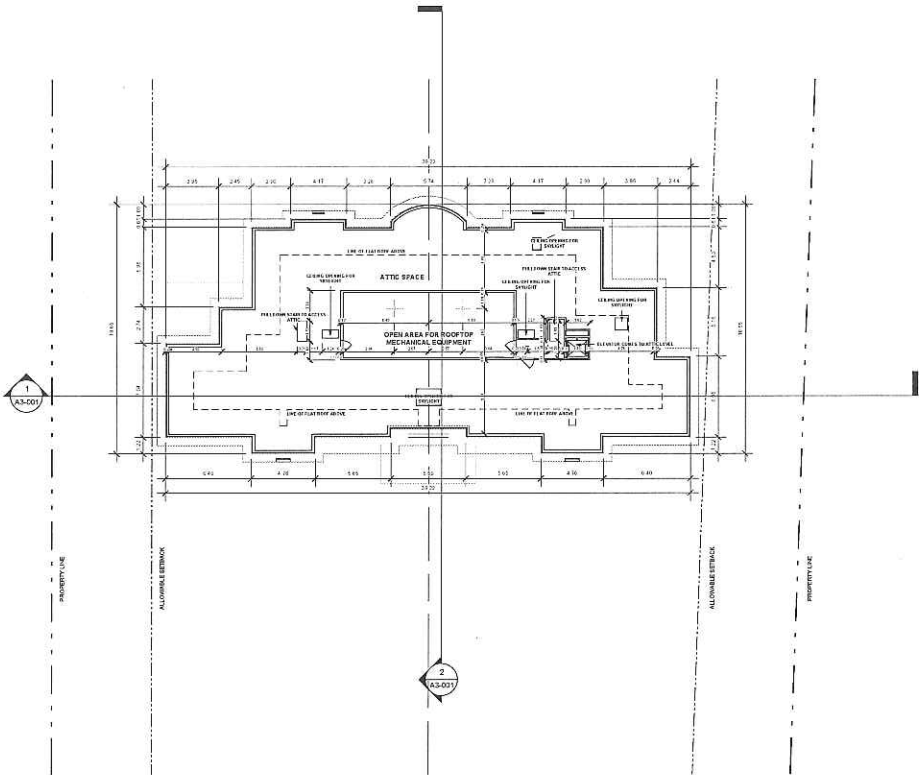
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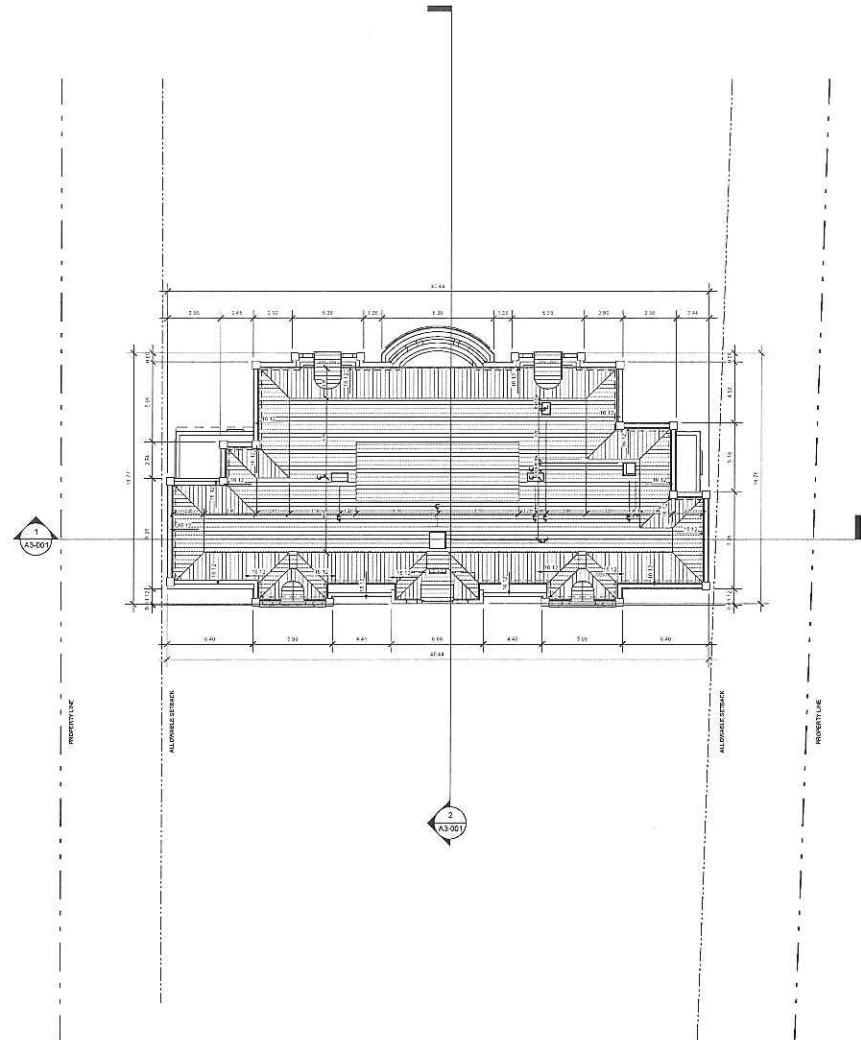


PROJECT NO. 190116 JRB

STAGE	DRAWING NO.
ZR	A1-004

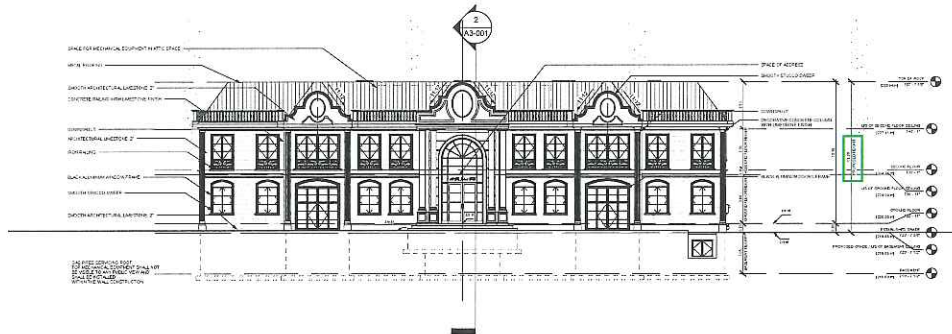
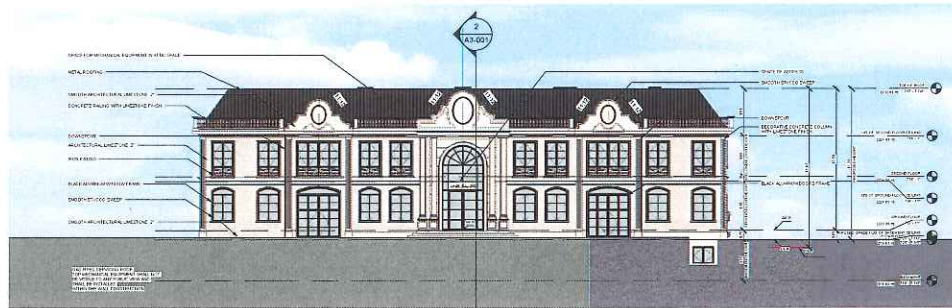
LOCATION BRAMPTON REVISION 00





CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
subject to an agreement ☐
On This _____ Day of _____
Allan Parsons
Director, Development Services

PROJECT		
12 ST. JOHNS RD. BRAMPTON-LOT 19 REGISTERED PLAN 1002		
CLIENT		
15	ISSUED FOR ZONING	2021-05-07
14	ISSUED FOR ARBORIST	2021-03-15
13	ISSUED FOR LGP	2021-03-04
12	ISSUED FOR CONSULTANTS	2021-02-09
11	ISSUED FOR TRCA	2021-02-01
10	ISSUED FOR SEPTIC	2021-01-28
09	ISSUED FOR TRCA	2020-12-17
08	ISSUED FOR ZONING	2020-06-17
07	ISSUED FOR ZONING REVIEW	2019-10-07
06	ISSUED FOR CONSULTANTS	2019-09-16
05	ISSUED FOR TRCA REVIEW	2019-06-16
04	REISSUED FOR CLIENT REVIEW	2019-07-16
03	REISSUED FOR CLIENT REVIEW	2019-07-03
02	REISSUED FOR CLIENT REVIEW	2019-06-12
01	REISSUED FOR CLIENT REVIEW	2019-05-31
00	REISSUED FOR ZONING	2021-07-06
REVISIONS		
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SPA-2019-0054		
DRAWING TITLE		
PROPOSED ROOF PLAN		
DRAWN	CHECKED	
J.B.	SA	
SCALE @ ARCH'D	DATE	
1:200	2019-10-04	
GRAPHIC SCALE		
PROJECT NO.		
190116 JRB		
STAGE	DRAWING NO.	
ZR	A1-005	
LOCATION	REVISION	
BRAMPTON	00	



MUNICIPAL ADDRESS

CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
subject to an agreement ☐
On This ___ Day of ___
Allan Parsons
Director, Development Services

ARCHITECTURAL SMOOTH LIMESTONE
TICKNESS: 2"
12"x24" OR SIMILAR



CONCRETE RAILING
WITH LIMESTONE
FINISH



DECORATIVE
CONCRETE COLUMN
WITH LIMESTONE
FINISH



BLACK METAL ROOFING
OR SIMILAR



IRON RAILING



BLACK ALUMINUM
FRAME DOORS AND
WINDOWS

PROJECT
12 ST. JOHNS RD.
BRAMPTON-LOT 19
REGISTERED PLAN
1002

CLIENT



15	ISSUED FOR ZONING	2021-05-10
14	ISSUED FOR ARBORIST	2021-03-15
13	ISSUED FOR LGP	2021-03-04
12	ISSUED FOR CONSULTANTS	2021-02-09
11	ISSUED FOR TRCA	2021-02-01
10	ISSUED FOR SEPTIC	2021-01-28
09	ISSUED FOR TRCA	2020-12-17
08	ISSUED FOR ZONING	2020-08-17
07	ISSUED FOR ZONING REVIEW	2019-10-07
06	ISSUED FOR CONSULTANTS	2019-09-16
05	ISSUED FOR TRCA REVIEW	2019-08-16
04	REISSUED FOR CLIENT REVIEW	2019-07-10
03	REISSUED FOR CLIENT REVIEW	2019-07-03
02	REISSUED FOR CLIENT REVIEW	2019-06-12
01	REISSUED FOR CLIENT REVIEW	2019-05-31
00	REISSUED FOR ZONING	2021-07-06

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DRAWING TITLE

PROPOSED FRONT
(SOUTH-WEST) ELEVATION

DRAWN JB CHECKED SA

SCALE @ ARCH D 1:200 DATE 2019-10-04

GRAPHIC SCALE

PROJECT NO. 190116 JRB

STAGE ZR DRAWING NO. A2-001

LOCATION BRAMPTON REVISION 00



CITY OF BRAMPTON
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Director, Development Services

ARCHITECTURAL SMOOTH LIMESTONE
THICKNESS-2
12"X24" OR SIMILAR



CONCRETE RAILING
WITH LIMESTONE
FINISHED



GLASS WALL



DECORATIVE
CONCRETE COLUMN
WITH LIMESTONE
FINISHED



BLACK METAL ROOFING
OR SIMILAR



IRON RAILING



BLACK ALUMINUM
FRAME DOORS AND
WINDOWS

PROJECT

12 ST. JOHNS RD.
BRAMPTON-LOT 19
REGISTERED PLAN
1002

CLIENT



15	ISSUED FOR ZONING	2021-05-10
14	ISSUED FOR ARBORIST	2021-03-16
13	ISSUED FOR LCP	2021-03-04
12	ISSUED FOR CONSULTANTS	2021-02-09
11	ISSUED FOR TRCA	2021-02-01
10	ISSUED FOR SEPTIC	2021-01-28
09	ISSUED FOR TRCA	2020-12-17
08	ISSUED FOR ZONING	2020-08-17
07	ISSUED FOR ZONING REVIEW	2019-10-07
06	ISSUED FOR CONSULTANTS	2019-08-16
05	ISSUED FOR TRCA REVIEW	2019-08-16
04	REISSUED FOR CLIENT REVIEW	2019-07-18
03	REISSUED FOR CLIENT REVIEW	2019-07-03
02	REISSUED FOR CLIENT REVIEW	2018-06-12
01	REISSUED FOR CLIENT REVIEW	2018-05-31
00	REISSUED FOR ZONING	2021-07-08

REVISIONS

2021-07-08 12:45:39 PM

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DRAWING TITLE

PROPOSED BACKSIDE
(NORTH-EAST) ELEVATION

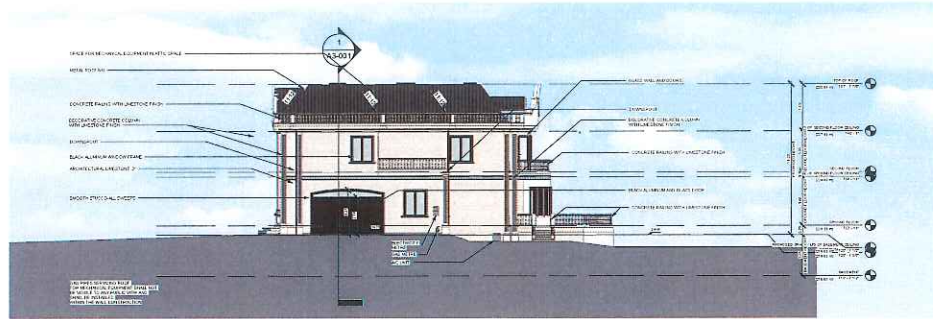
DRAWN	JB	CHECKED	SA
SCALE @	ARCH D	DATE	2019-10-04
	1 : 200		

GRAPHIC SCALE

PROJECT NO. 190116 JRB

STAGE
ZR
DRAWING NO.
A2-002

LOCATION
BRAMPTON
REVISION
00



ARCHITECTURAL SMOOTH LIMESTONE
THICKNESS 2"
12X24" OR SIMILAR



CONCRETE RAILING
WITH LIMESTONE
FINISHED



GLASS WALL



DECORATIVE
CONCRETE COLUMN
WITH LIMESTONE
FINISHED



BLACK METAL ROOFING
OR SIMILAR



IRON RAILING



BLACK ALUMINUM
FRAME DOORS AND
WINDOWS

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

Allan Parsons
Director, Development Services

PROJECT

12 ST. JOHNS RD.
BRAMPTON-LOT 19
REGISTERED PLAN
1002

CLIENT



15	ISSUED FOR ZONING	2021-05-10
14	ISSUED FOR ARBORIST	2021-05-16
13	ISSUED FOR LGP	2021-03-04
12	ISSUED FOR CONSULTANTS	2021-03-09
11	ISSUED FOR TRCA	2021-02-01
10	ISSUED FOR SEPTIC	2021-01-28
09	ISSUED FOR TRCA	2020-12-17
08	ISSUED FOR ZONING	2020-08-17
07	ISSUED FOR ZONING REVIEW	2019-10-07
06	ISSUED FOR CONSULTANTS	2019-05-16
05	ISSUED FOR TRCA REVIEW	2019-08-16
04	REISSUED FOR CLIENT REVIEW	2019-07-16
03	REISSUED FOR CLIENT REVIEW	2019-07-03
02	REISSUED FOR CLIENT REVIEW	2019-06-12
01	REISSUED FOR CLIENT REVIEW	2019-05-31
00	REISSUED FOR ZONING	2021-07-06

REVISIONS

2021-07-06 12:45:52 PM

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DRAWING TITLE

PROPOSED RIGHT SIDE
(SOUTH-EAST) ELEVATION

DRAWN JB CHECKED SA

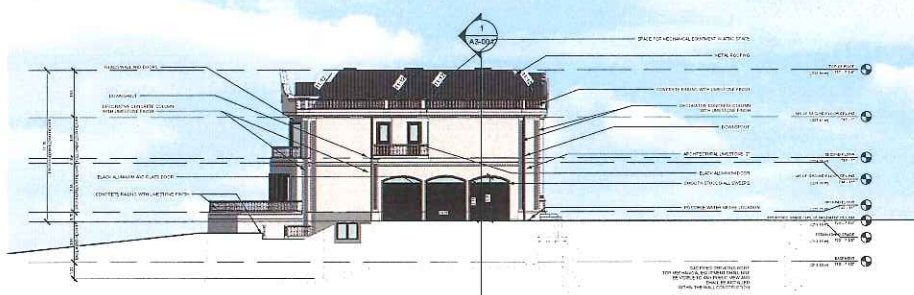
SCALE @ ARCH D 1:200 DATE 2019-10-04

GRAPHIC SCALE

PROJECT NO. 190116 JRB

STAGE DRAWING NO. ZR A2-003

LOCATION BRAMPTON REVISION 00



CITY OF BRAMPTON
LANDSCAPE PLAN
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On This _____ Day of _____

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12 ST. JOHNS RD.
BRAMPTON-LOT 1
REGISTERED PLANT
1002



15	ISSUED FOR ZONING	2021-03
14	ISSUED FOR AIRBORIST	2021-03
13	ISSUED FOR LGP	2021-03
12	ISSUED FOR CONSULTANTS	2021-03
11	ISSUED FOR TRCA	2021-03
10	ISSUED FOR SEPTIC	2021-01
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06	ISSUED FOR ZONING	2020-08
07	ISSUED FOR ZONING REVIEW	2019-10
06	ISSUED FOR CONSULTANTS	2019-09
05	ISSUED FOR TRCA REVIEW	2019-08
04	REISSUED FOR CLIENT REVIEW	2019-07
03	REISSUED FOR CLIENT REVIEW	2019-07
02	REISSUED FOR CLIENT REVIEW	2019-06
01	REISSUED FOR CLIENT REVIEW	2019-05

REVISION	
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2021-07-06 12:46:05 PM

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SPA-2019-005



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DRAWING TT

PROPOSED LEFT SIDE (NORTH
-WEST) ELEVATION

DRAWN

CKED

SCALE @ A1

E

GRAPHIC SCALE

PROJECT

190116 JF

STAGE

AWING N

ZF

A2-004

LOCATION
BRAMPTON

REVISION

00

CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
subject to an agreement
On This _____ Day of _____
Allan Parsons
Director, Development Services

PROJECT
12 ST. JOHNS RD.
BRAMPTON-LOT 19
REGISTERED PLAN
1002

CLIENT



15	ISSUED FOR ZONING	2021-05-10
14	ISSUED FOR ARBORIST	2021-03-15
13	ISSUED FOR LGP	2021-03-04
12	ISSUED FOR CONSULTANTS	2021-02-08
11	ISSUED FOR TRCA	2021-02-01
10	ISSUED FOR SEPTIC	2021-01-28
09	ISSUED FOR TRCA	2020-12-17
08	ISSUED FOR ZONING	2020-08-17
07	ISSUED FOR ZONING REVIEW	2019-10-07
06	ISSUED FOR CONSULTANTS	2019-09-15
05	ISSUED FOR TRCA REVIEW	2019-08-16
04	REISSUED FOR CLIENT REVIEW	2019-07-16
03	REISSUED FOR CLIENT REVIEW	2019-07-03
02	REISSUED FOR CLIENT REVIEW	2019-06-12
01	REISSUED FOR CLIENT REVIEW	2019-05-31
00	REISSUED FOR ZONING	2021-07-06

REVISIONS

2021-07-06 12:46:07 PM

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS



SPA-2019-0054



TORONTO, CANADA 416 546 2040 info@qbsarchitects.com

DRAWING TITLE

SECTION A-A AND B-B

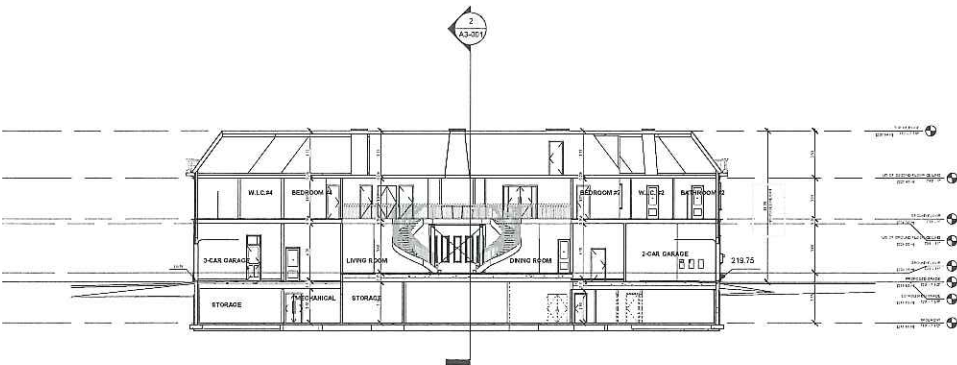
DRAWN	JB	CHECKED	SA
SCALE @	ARCH D	DATE	2019-10-04
	1 : 200		



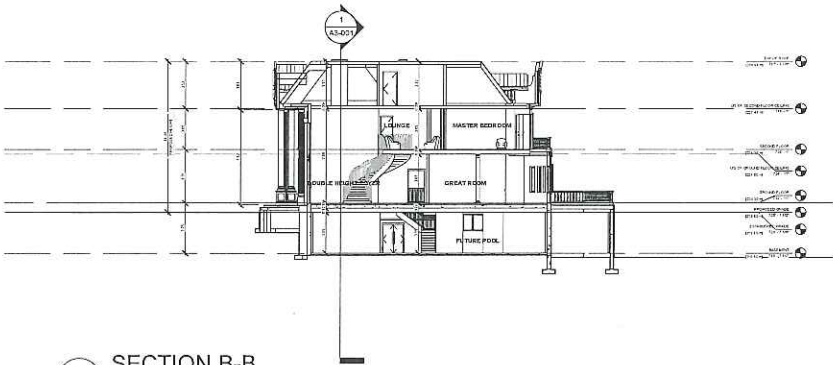
PROJECT NO. 190116 JRB

STAGE	DRAWING NO.
ZR	A3-001

LOCATION BRAMPTON REVISION 00



1 SECTION A-A
1 : 200



2 SECTION B-B
1 : 200

