

APPLICATION # A-2021-0231
WARD #3

APPLICATION FOR MINOR VARIANCE

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

AND WHEREAS the property involved in this application is described as Part of Lot 28, Plan M-254 municipally known as **83 MILL STREET SOUTH**, Brampton;

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

1. To permit an existing accessory structure (shed) to be located in the exterior side yard whereas the by-law does not permit an accessory structure to be located in the exterior side yard;
2. To permit a proposed below grade entrance between the main wall of a dwelling and the flankage lot line whereas the by-law does not permit a below grade entrance between the main wall of the dwelling and the flankage lot line;
3. To permit an exterior side yard setback of 1.5m (4.92 ft.) to a proposed below grade entrance whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 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, October 26, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

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

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

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

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

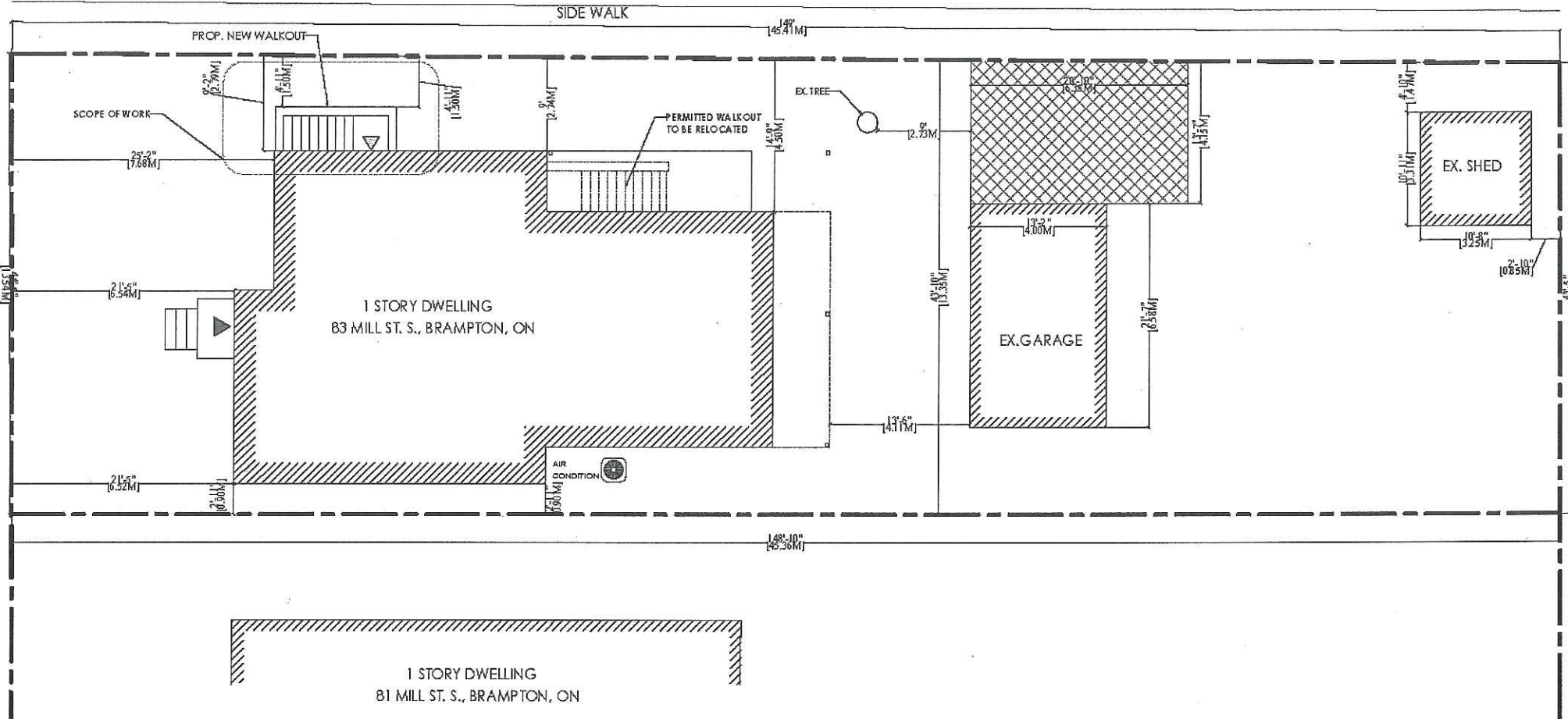
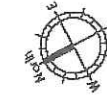
DATED at Brampton Ontario, this 14th Day of October, 2021.

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

MILL STREET
SIDE WALK

FRASER AVENUE



1 SITE PLAN
A-1 3/32" = 1'-0"

LEGEND

- PROPERTY LINE
- ASPHALT DRIVEWAY
- REQUIRED PARKING SPACE
- PATIO STONE WALKWAY

- EXISTING HOUSE ENTRANCE DOOR
- EXISTING SECONDARY DOOR TO MAIN UNIT
- NEW ACCESSORY APARTMENT ENTRANCE

MORE THAN 5 YEARS OLD

Minor Variance Application

- TO PERMIT AN EXISTING ACCESSORY STRUCTURE (SHED) TO BE LOCATED IN THE EXTERIOR SIDE YARD, WHEREAS THE BY-LAW DOES NOT PERMIT AN ACCESSORY STRUCTURE TO BE LOCATED IN THE EXTERIOR SIDE YARD;
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NOTES:

- DRAWINGS ARE TO BE READ NOT SCALED
- CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF HAVING JURISDICTION (THE LATEST VERSION OF STANDARDS AND CODES SHALL APPLY)
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- THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF ALPHA ENGINEERING DESIGN INC.

STAMP



NO.	MINOR VARIANCE APPLICATION	OCT 04, 2021
NO.	FOR PERMIT SUBMITTAL	SEP 28, 2021
NO.	FOR CLIENT REVIEW	JULY 04, 2021
NO.	ISSUED/REVISION	DATE

ALPHA ENGINEERING DESIGN INC.
 2000 - 1225 Kennedy Rd.,
 Toronto, ON M1P 4Y1
 Tel: (416) 808-0371
 info@alphaedinc.com
 www.alphaedinc.com

PROJECT ADDRESS:
**83 MILL ST. S.,
 BRAMPTON, ON**

DRAWING TITLE:

SITE PLAN

DWN. BY: SAH
 DESIGNED BY: ABU

SCALE: 1/16" = 1'-0"

PROJECT NO: 3155-21	DRAWING NO: SA02
DATE: OCTOBER 04, 2021	

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, October 21, 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, October 22, 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, October 22, 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.

Application for Minor Variance or Special Permission

- **Municipal Address:** 83 Mill Street South Brampton Ontario
- **Legal Description:** PLAN 320 LOT 1
- **Description of Work:** RS, Two Unit Dwelling, Change of Use – Two Unit Dwelling. Change of use a Two Unit Dwelling including a below grade entrance.
- **Minor Variance or Special Permission Description:** Requesting to be given special permission to relocate the below grade entrance (BGE) from the rear yard (pre-approved plan Permit # 20 254350 P01 00 RS) which is from the extension of the house

Variance Request:

1. To permit an existing accessory structure (shed) to be located in the exterior side yard, whereas the by-law does not permit an accessory structure to be located in the exterior side yard;
2. To permit a proposed below grade entrance between the main wall of a dwelling and the flankage lot line whereas the by-law does not permit below grade entrances between the main wall of the dwelling and the flankage lot line;
3. To permit an exterior side yard setback of 1.5m to a proposed below grade entrance whereas the by-law requires a minimum exterior side yard setback of 3.0m.

Reason for Request:

We are looking to create a separate apartment for my parents in the basement of our home at 83 Mill St South. My parents have been traveling back and forth from Lebanon where political tension is on the rise over the last few years and naturally, they feel more at ease here in Canada. Since our home is not currently setup for 2 families (and because both us and my parents enjoy our privacy), we are looking create the separate apartment/in-law suite as soon as possible.

The currently approved below grade entrance at the rear/side yard requires huge accommodations on the plan that have a large financial impact to our family adding greatly to this already costly but very necessary project.

The required changes would be as follows:

- Changing the location of the sump pump (estimated cost \$3000)
- Flipping the internal basement stairs (estimated cost \$3600)
- Shifting the whole mechanical system (boiler and hydronic heating system) just half a foot to fit everything within plan (estimated cost \$15,000).
- Removal of large 15-year-old and 25 foot tall Sweet Crab Apple tree (possibly the native species "Malus coronaria" which is rarely found in Ontario and is of special value to native bees, provides nesting sites as well as food and shelter for large and small birds) which currently stands in the way where the staircase would have to be located.

Setting the BGE at the rear/side yard not only increases the scope of work but also adds a lot complexity to our already very busy life as parents of 2 small children (3 and 5). As nature conservation advocates, it also truly breaks our heart to think of removing our beloved Crab Apple tree which is not only very valuable to wildlife but also to our 2 nature loving children. They love to watch from the windows as there is so much activity on this beautiful tree. It ranges from all the pollinators when it's in flower to the hungry squirrels and birds eating the little apples and of course all the nesting birds going back and forth to their nests on the tree.

If the special permission is granted to us, the BGE will be naturally screened by an existing large Pine tree therefore will not be visible from Mill St (please see reference section for pictures). There will be 4' and 11" (1.50 M) from the proposed new walkout to the property line and an additional 4 meters of city land from the property line to the side walk.

We have some great ideas for some beautiful, water efficient and low growing shrubs that would efficiently and beautifully hide the stair case from Craig St. however would happily work with the Planning Department regarding any recommendation it has on fencing, landscape etc. We truly love and value this beautiful mature neighbourhood and feel blessed to live here so we would ensure anything we do around our property would honour this home built in 1939 as well as the aesthetics of the neighbourhood overall.

The BGE at the rear/side yard also causes a lot of privacy concerns since it would be situated in front of the extension – our main living area on the main floor and where our children currently love to play. A BGE at the rear/side yard makes it impossible to have the privacy both families desperately need (us and my parents) and that could be easily met if we are granted approval on our proposal.

We truly appreciate your time and consideration!!

Kind regards,

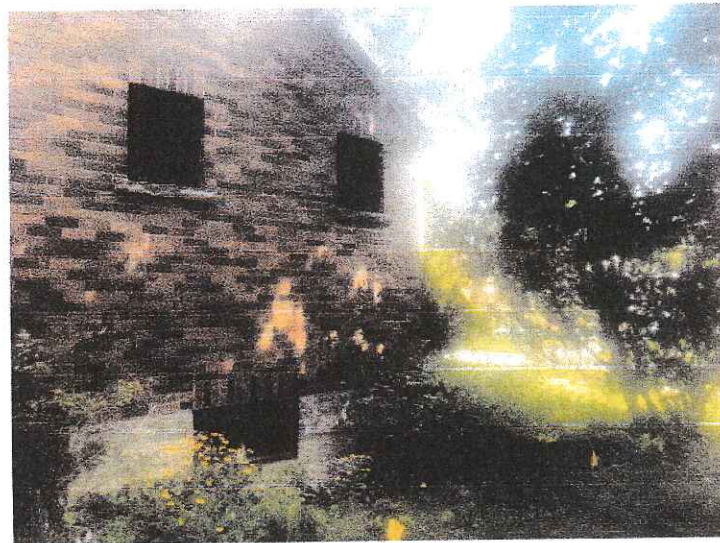
Tareq Deeb & Beatriz Costa



Note: The area under the extension of the currently permitted BGE at rear/side yard is a crawl space.

▪ **References:**

- Picture from across Mill Street to show how the pine tree would naturally screen the proposed walkout on the side wall.



Flower City



brampton.ca

FILE NUMBER: A-2021-0231

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) Tareq Deeb and Beatriz Costa
Address 83 Mill St South Brampton Ontario

Phone # 416-758-8289 / 647-835-6573 Fax # _____
Email tareq.deeb@gmail.com

2. Name of Agent _____
Address _____

Phone # _____ Fax # _____
Email _____

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

1. To permit an existing accessory structure (shed) to be located in the exterior side yard, where as by-law does not permit an accessory structure to be located on the exterior side.
2. To permit a proposed below grade entrance between the main wall of the dwelling and the flankage lot line, where as the by-law does not permit below grade entrances between the main wall of the dwelling and the flankage lot line.
3. To permit an exterior side yard setback of 1.5 meters to a proposed below grade entrance where as the by-law requires a minimum exterior side yard setback of 3.0 meters.

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

Only other possible position for BGE is to place in the position approved in the permit which will cause a complete re-allocation of the HVAC system and the Hydronic system in addition to a re-allocation of the water pump and the internal staircase. This will result in extremely high costs and will compromise the integrity of the structure and the overall look of the house from the outside.

5. Legal Description of the subject land:

Lot Number 1
Plan Number/Concession Number PLAN 320 LOT 1
Municipal Address 83 Mill Street South Brampton Ontario

6. Dimension of subject land (in metric units)

Frontage 44.42 Feet
Depth 149 Feet
Area 6540 SQ Feet

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.)

Dwelling 2 level storey (4 bedroom, 2 bathrooms); Garage; Shed.
Living (16.9 x 13.2 ft) Main floor; Dining (16.9 x 7.7 ft) Main floor
Kitchen (19.6 x 16.4 ft) Main floor; Breakfast (20.3 x 12.5 ft) Main floor
Bedroom (7.7 x 6.9 ft) Main; Bedroom (12.4 x 12.5 ft) Main;
Bedroom (11.5 x 9.6 ft) Main; Master (13.2 x 9.8 ft) 2nd floor;
cathedral ceiling bedroom (27.2 x 10.7 ft) 2nd floor; Bathroom (7.4 x 7.8 ft) 2nd floor.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

1. To permit an existing accessory structure (shed) to be located in the exterior side yard
2. To permit a proposed belowgrade entrance between the main wall of the dwelling and the frontage lot line.

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 6.49 meters
 Rear yard setback 6.69 meters (backyard from garage driveway)
 Side yard setback 9.50 meters
 Side yard setback 0.90 meters

PROPOSED

Front yard setback 6.49 meters
 Rear yard setback 6.69 meters
 Side yard setback 1.5 meters
 Side yard setback 0.9 meters

10. Date of Acquisition of subject land: Feb 27 2020
11. Existing uses of subject property: Single house dwelling
12. Proposed uses of subject property: Two unit dwelling
13. Existing uses of abutting properties: corner lot - The property diagonally facing is residential - No property on Fraser Side - There is only 1 residential property adjacent to this property.
14. Date of construction of all buildings & structures on subject land: 1939 (original) & 2019 (extension)
15. Length of time the existing uses of the subject property have been continued: 82 years

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

Municipal ☐ Other (specify) Gas line
 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 ☐

PERMIT # 2

If answer is yes, provide details: File # 20254350 Fd/00R Status approved

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 28th DAY OF September, 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, Tareq Deeb, 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 28th DAY OF

September, 20 21

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

[Signature]
Signature of Applicant or Authorized Agent

[Signature]
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1B, Older, Mature Neighbourhood

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 Barbuto

Zoning Officer

October 1, 2021

Date

DATE RECEIVED September 28, 2021



ALPHA ENGINEERING DESIGN INC

info@alphaedinc.com

SCOPE OF WORK

1- PERMITTED WALKOUT TO BE RELOCATED (6.30 SQ.M)

TABLE OF CONTENTS

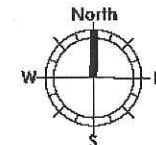
SA01 COVER PAGE
SA02 SITE PLAN
SA03 EXISTING BASEMENT FLOOR PLAN
SA04 PROPOSED BASEMENT FLOOR PLAN
SA05 WALKOUT DETAILS
SA06 GENERAL NOTES



ELEVATION



KEY PLAN



PROPOSED NEW LOCATION WALKOUT

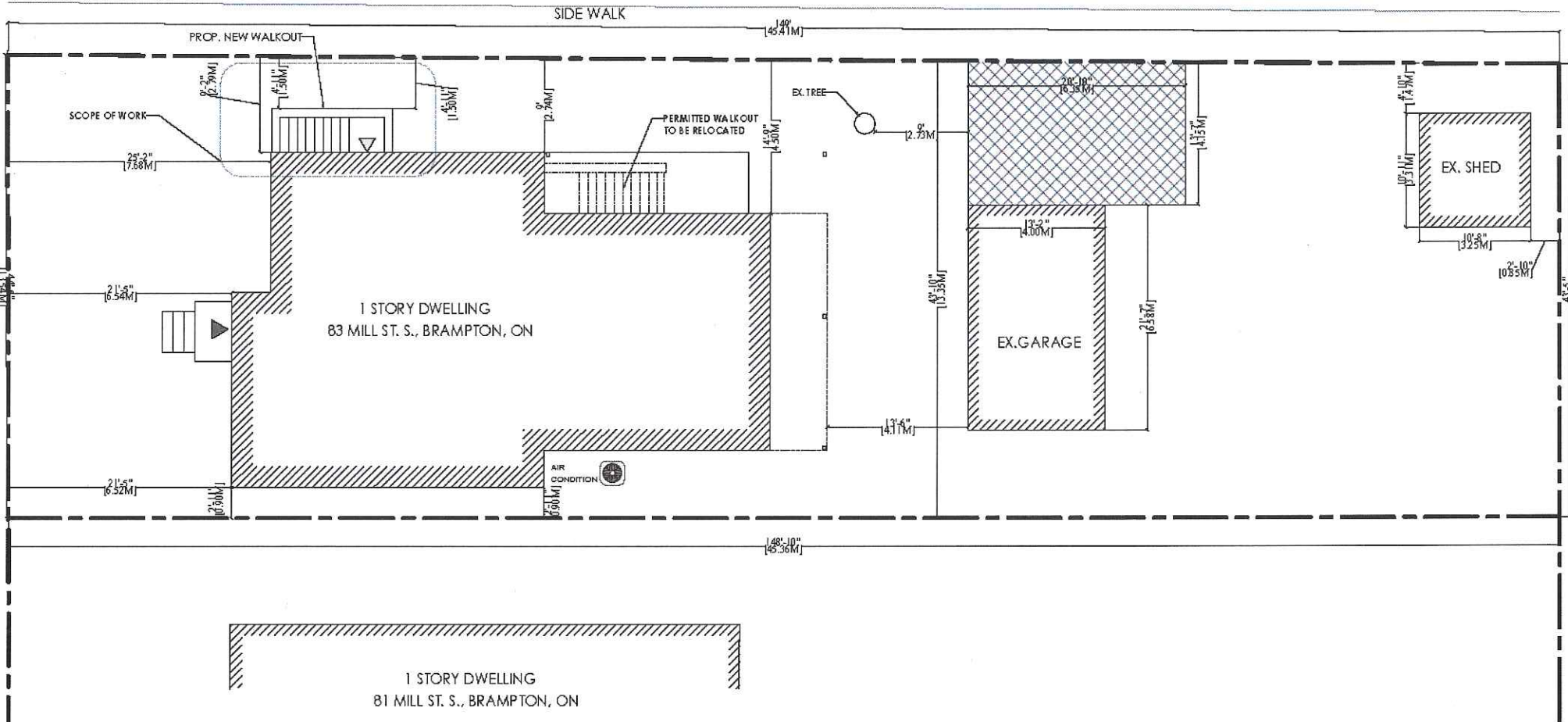
83 MILL ST S., BRAMPTON, ON, L6Y 1S9

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ALPHA ENGINEERING DESIGN INC. PRIOR TO CONTINUATION OF WORK.
2. THESE DRAWINGS ISSUED FOR BUILDING PERMIT APPLICATION SUBMITTAL AND ONLY FOR THE SCOPE OF WORK SPECIFIED ON THE DRAWINGS. THE OWNER OR CONTRACTOR IS ULTIMATELY RESPONSIBLE TO OBTAIN FOR BUILDING PERMIT FROM THE CITY AND COMPLYING WITH ALL BUILDING REQUIREMENTS PRIOR TO START CONSTRUCTION.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES UNDER THE OCCUPATIONAL HEALTH AND SAFETY ACT AS REQUIRED BY THE MINISTRY OF LABOUR.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY'S ENGINEERING DEPARTMENT.
5. ALL WORK IN THE MUNICIPAL ROAD ALLOWANCE SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY'S ENGINEERING DEPARTMENT. THE CONTRACTOR IS REQUIRED TO OBTAIN & PAY FOR PERMIT TO WORK IN MUNICIPAL R.O.W.
6. PRIOR TO THE COMMENCING ANY WORK ON THE INSTALLATION OF SERVICES & GRADING, AN APPROVED SET OF PLANS AND SPECIFICATIONS MUST BE AVAILABLE ON THE JOB SITE AND SHALL REMAIN THERE WHILE WORK IS BEING DONE.
7. THE OWNERS OF THE UTILITIES MUST BE INFORMED IN EARLIER TIME PRIOR TO CONSTRUCTION ON ANY EXISTING MUNICIPAL ROAD ALLOWANCE. ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED AND MARKED. ANY UTILITIES, DAMAGED OR DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE GOVERNING BODY AT THE CONTRACTORS EXPENSE.
8. PRIOR TO COMMENCING ANY CONSTRUCTION, ALL SEWER OUTLET INFORMATION, BENCHMARKS, ELEVATIONS, DIMENSIONS AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND VERIFIED AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.
9. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBORING PROPERTIES.
10. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISIONS HAVE BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION.
 - A. THE CONTRACTOR SHALL DEMONSTRATE THE STABILITY AND SAFETY OF ALL ELEMENTS OF THE BUILDING DURING EVERY STAGE OF CONSTRUCTION.
 - B. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED FOR ALL STRESSES AND INSTABILITY OCCURRING DURING CONSTRUCTION.
 - C. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ALL SUCH MEASURES.
 - D. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENCY AFFECTED BY THIS WORK.

MILL STREET
SIDE WALK

FRASER AVENUE



1 SITE PLAN
A-1 3/32" = 1'-0"

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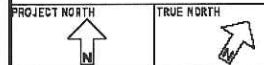
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NO.	FOR CLIENT REVIEW	JULY 08, 2021
NO.	ISSUED/REVISION	DATE

ALPHA ENGINEERING DESIGN INC
 2000 - 1225 Kennedy Rd.,
 Toronto, ON M1P 4Y1
 Tel# (416) 606-0371
 info@alphaedinc.com
 www.alphaedinc.com

PROJECT ADDRESS:

83 MILL ST. S.,
BRAMPTON, ON

DRAWING TITLE:

SITE PLAN

DWN. BY: SAM

DESIGNED BY: ABU

SCALE: 1/16" = 1'-0"

PROJECT NO:

3155-21

DATE:

OCTOBER 04, 2021

DRAWINGS NO:

SA02

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23. STUD WALL REINFORCEMENT
PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE
GRAB BAR INSTALLATION IN MAIN BATHROOM. GRAB BAR TO BE 840MM -
920MM (2'-9" - 3'-0") A.F.F. BEHIND TOILET AND 840MM (2'-9") A.F.F. ON THE

LVL BEAMS SHALL BE 3.0E WS MICRO-LAM LVL (FB=2800 PSI MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89 MM (3-1/2") LONG COMMON

ALARMS SHALL BE EQUIPPED SO THAT IT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED AND CONFORM TO CAN/CSA-619, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES" OR UL 2034, "SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS".

F3

A-2021-0231

a

b

c

d

e

E4

G4

