

APPLICATION # A-2021-0219
WARD #6

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **RANA RAHEEL MUNIR AND SARA RAHEEL** 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 163, Plan 43M-1523 municipally known as **3 BLACK BEAR TRAIL**, Brampton;

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

1. To permit an existing driveway width of 8.0m (26.25 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24 ft.);
2. To permit an existing deck having a setback of 0.0m to the side lot line and encroaching into the rear yard by 6m (19.68 ft.) resulting in a rear yard setback of 0.0m, whereas the By-law requires a minimum interior side yard setback of 0.6m (1.97 ft.) and permits a deck to encroach a maximum of 3m (9.84 ft.) into the rear yard, with a resulting required setback of 3m (9.84 ft.) from the rear lot line to a deck.

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.

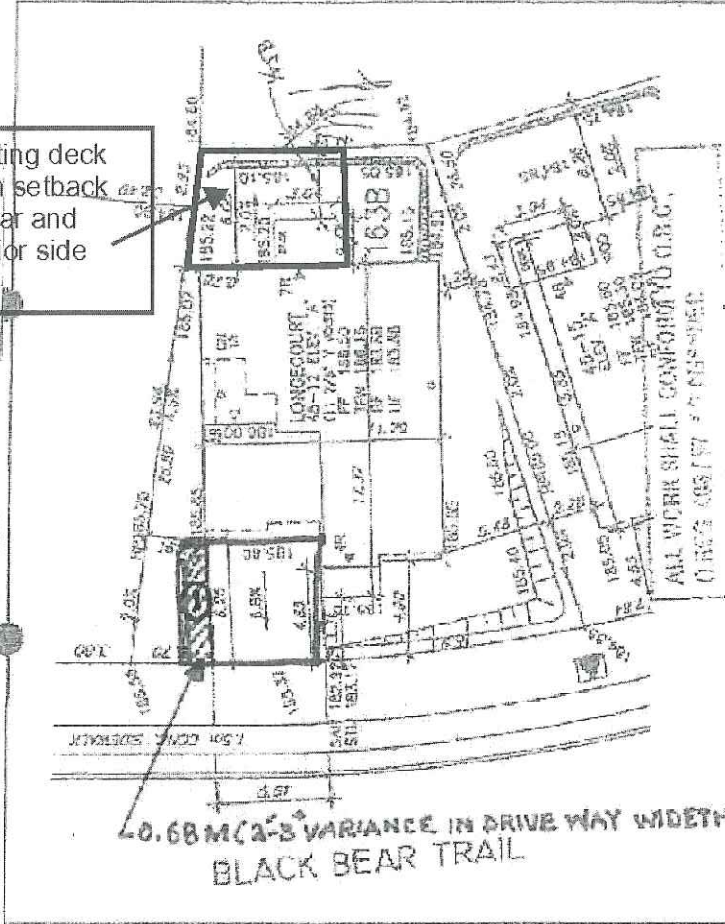
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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

Existing deck
0.0m setback
to rear and
interior side
yard.



CITY OF BRAMPTON
BUILDING DIVISION
ZONING REVIEW
JUL 27 2021
BY
ANTHONY MAGNONE

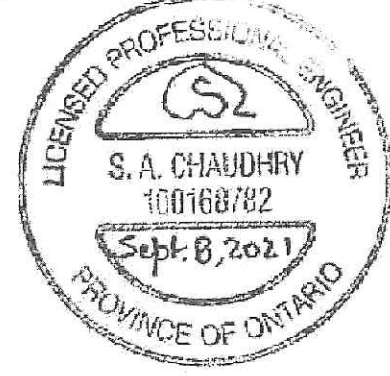
CITY OF BRAMPTON
BUILDING DIVISION
ZONING REVIEW
JUL 27 2021
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NOTES:
1. THE FOLLOWING VARIANCE IS REQUESTED TO BE GRANTED FOR THE PROPOSED DRIVEWAY WIDENING AND LANDSCAPE IMPROVEMENTS.
2. THE PROPOSED DRIVEWAY WIDENING IS REQUESTED TO BE GRANTED FOR THE PROPOSED DRIVEWAY WIDENING AND LANDSCAPE IMPROVEMENTS.
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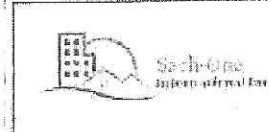
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LOT #	UNIT #	PROPOSED BUILDING	FRONT YARD LANDSCAPE %	OVERAGE DEPTH	INTERIOR GARAGE DEPTH	REAR YARD AREA m ² & %	4.3M-1523
163B	16-12	183m	73.96%	2.24m	5.59m	92.2m/284%	
<p>CLP 100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%</p> <p>TRANSFORMER WATER SERVICE DRAINAGE S/W & SAN CONNECTION CATCH BASIN PROPOSED GARAGE S/W EXISTING ROAD LOCATIONS SIDE WARDEN LOCATIONS SCALE DIRECTION</p> <p>FINISHED FLOOR ELEVATION 100' FIN. FINISHES R/OFF 100' TOP OF FOUNDATION WALL 100' UNDERGROUND PAVING AT FRONT ROAD 100' VALK OUT BASEMENT 100' REVERSE PLAN 100' HYDRO SERVICE LATERAL FENCE</p> <p>PARADEMENT 21 100' FINISHED WALK 100' UNDER 100' 60' CABLE TIE/STITCH HORIZONTAL</p> <p>NOTE: GULLIES TO VERIFY LOCATION OF ALL INTERIOR, EXTERIOR, TRANSFORMERS AND OTHER SERVICES. IF LOW DRAINAGES ARE NOT MAINTAINED, RUINER IS TO BE LOCATED AT HIS OWN EXPENSE</p>							
MEDALLION DEVP.				SITE PLAN			
Project Name: STREETSVILLE GLEN BRAMPTON, ONTARIO				LOT #: 163B			
Scale: 1:250				Drawn by: RJK			
Date: JUNE 21 2021				Checked by: [Signature]			
Project No: 21072				Drawing No: 01072-SPI			
300 A Wilson Ave North York, Ontario M2H 4G8 (416) 633-2225				Drawing No: 01072-SPI			

DETAILS OF VARIANCE:
 ALLOWABLE DRIVE WAY WIDTH = 7.32M (24'-0")
 EXISTING DRIVE WAY WIDTH = 8.0 M (26'-3")
 MINOR VARIANCE IN DRIVE WAY WIDTH REQUESTED = 0.68 M (2'-3")
 FRONT YARD LANDSCAPE % = 73.96%



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	



312-2155 LEARNER BLVD LEVARD
MIRAMICHA ON L3M 2K8
TEL: 416-270-7724 (416)

PROJECT:
3-BLACK BEAR TRAIL BRAMPTON MINOR VARIANCE IN DRIVEWAY WIDTH

TITLE: **SURVEY 4 EXIST. VARIANCE**
 CHECKED BY: [Signature]
 DRAWING: **A-02**
 SCALE: 1" = 1'-0"
 DATE:

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.

AMENDMENT LETTER

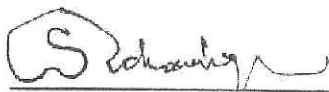
October 13, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
RANA RAHEEL MUNIR AND SARA RAHEEL
LOT 163, PLAN 43M-1523
A-2021-0219 – 3 BLACK BEAR TRAIL**

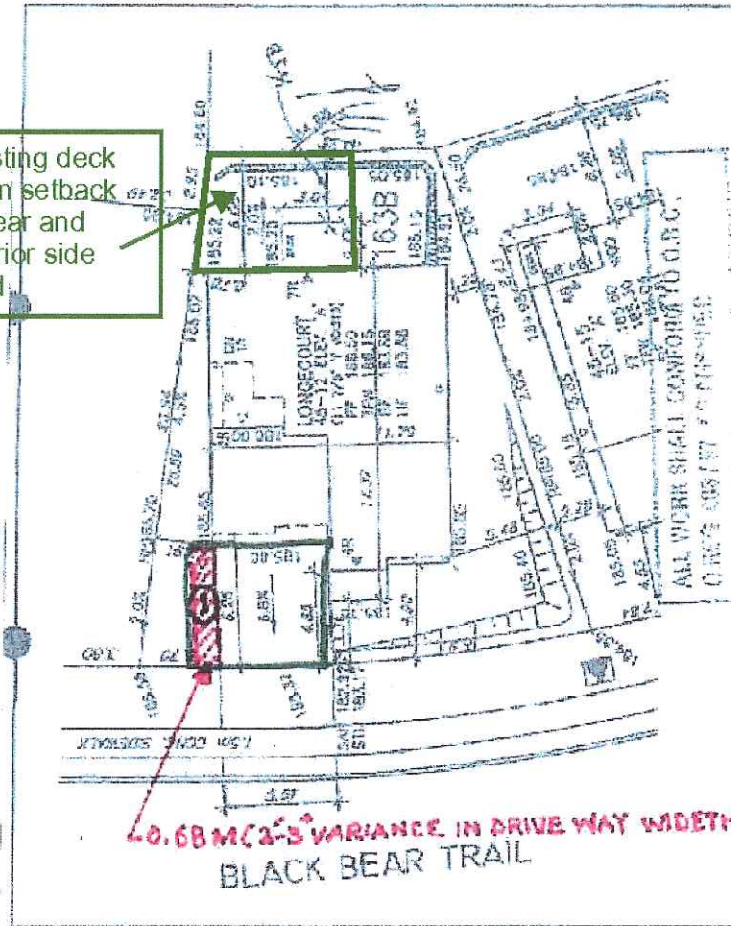
Please **amend** application **A-2021-0219** to reflect the following:

1. To permit an existing driveway width of 8.0m (26.25 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24 ft.);
2. To permit an existing deck having a setback of 0.0m to the side lot line and encroaching into the rear yard by 6m (19.68 ft.) resulting in a rear yard setback of 0.0m, whereas the By-law requires a minimum interior side yard setback of 0.6m (1.97 ft.) and permits a deck to encroach a maximum of 3m (9.84 ft.) into the rear yard, with a resulting required setback of 3m (9.84 ft.) from the rear lot line to a deck.



Applicant/Authorized Agent

Existing deck
0.0m setback
to rear and
interior side
yard



DETAILS OF VARIANCE:

ALLOWABLE DRIVEWAY WIDTH = 7.32M (24'-0")
 EXISTING DRIVEWAY WIDTH = 8.0M (26'-3")
 MINOR VARIANCE IN DRIVEWAY WIDTH REQUESTED = 0.68M (2'-3")
 FRONT YARD LANDSCAPE % = 73.96%

CITY OF BRAMPTON
BUILDING DIVISION
ZONING REVIEW
JUL 27 2021
BY ANTHONY MAGNONE

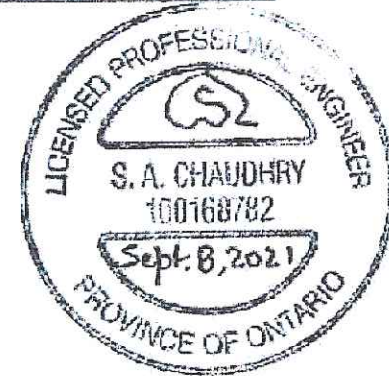
CITY OF BRAMPTON
BUILDING DIVISION
ZONING REVIEW
JUL 27 2021
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SEAL OF THE ASSOCIATION OF PROFESSIONAL ENGINEERS
S.A. CHAUDHRY
100168/82
Sept. 8, 2021
PROVINCE OF ONTARIO

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S.A. CHAUDHRY
100168/82
Sept. 8, 2021
PROVINCE OF ONTARIO

LOT #	UNIT #	PROPOSED BUILDING	FRONT YARD LANDSCAPE %	ORANGE DATA	WATER	REAR YARD AREA M ² & X	4.3M-1523
163B	163B	163B	73.96%	12x24.4m	15.59m	92.2m/28.4m	
<p>SEAL OF THE ASSOCIATION OF PROFESSIONAL ENGINEERS S.A. CHAUDHRY 100168/82 Sept. 8, 2021 PROVINCE OF ONTARIO</p>							
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<p>SEAL OF THE ASSOCIATION OF PROFESSIONAL ENGINEERS S.A. CHAUDHRY 100168/82 Sept. 8, 2021 PROVINCE OF ONTARIO</p>							



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	



212-2155 LEARNER BOULEVARD
MISSISSAUGA, ON L5X 2G6
TEL: 416-270-9224 (TOLL FREE)

PROJECT:
3-BLACK BEAR TRAIL BRAMPTON
MINOR VARIANCE IN DRIVEWAY WIDTH

TITLE: SURVEY 4
EXIST. VARIANCE
DRAWN BY: A-02
SCALE: 1" = 1'-0"
DATE:

Medallion Devp.	Site Plan	Project Name	Project No.	Project No.	Project No.
Medallion Devp.	Site Plan	Project Name	Project No.	Project No.	Project No.
Medallion Devp.	Site Plan	Project Name	Project No.	Project No.	Project No.
Medallion Devp.	Site Plan	Project Name	Project No.	Project No.	Project No.
Medallion Devp.	Site Plan	Project Name	Project No.	Project No.	Project No.

Flower City



brampton.ca

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

FILE NUMBER: A-2021-0219

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) Rana Raheel Munir & Sara Raheel
Address 3-BLACK BEAR TRAIL
BRAMPTON ON L6Y 5L2

Phone # 416-937-1860 Fax # _____
Email ranaraheelmunir@gmail.com

2. Name of Agent SARFRAZ A. CHAUDHRY P.Eng.
Address SACH-ONE INTERNATIONAL INC.
212-2155 LEANNE BLVD.
MISSISSAUGA ON L5K 2K8
Phone # 647-570-7224 Fax # _____
Email sach.one.team@gmail.com

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

THE DRIVEWAY CONSTRUCTED ON THIS PROPERTY IS 8 METERS (26.24 ft) WIDE. WHILE PERMITTED AS PER ZONING BY-LAW: WIDTH OF DRIVEWAY IS 7.32 METERS (24.01 ft).
SO THERE IS A MINOR VARIANCE OF 0.68 METER (2.23 ft ± 2'-3"), WHICH IS REQUESTED TO BE APPROVED VIA THIS APPLICATION.

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

BREAKING OF 2'-3" STRIP AS MARKED ① ON THE ATTACHED SURVEY WILL EFFECT THE ESTHETIC VIEW OF THE HOUSE. WHILE A 73.96% LANDSCAPED AREA, MARKED AS ② IS SUFFICIENT FOR RUN-OFF DRAINAGE HIGHLIGHTED AS NO. ② & ③.
THE VARIANCE IS MINOR IN NATURE, SO APPROVAL IS REQUESTED.

5. Legal Description of the subject land:

Lot Number 43M-1523 LOT # 1638
Plan Number/Concession Number 43M-1523
Municipal Address 3-BLACK BEAR TRAIL BRAMPTON ON L6Y 5L2

6. Dimension of subject land (in metric units)

Frontage 22.71 METERS REAR WIDTH 11.79 METERS
Depth 26.60 METERS
Area 458.85 M²

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.)

SINGLE DWELLING UNIT
GROUND FLOOR AREA $\approx 211 \text{ M}^2$
LOT AREA = 458.85 M^2
EXISTING BUILDING ALMOST 20 YEARS OLD

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NO NEW ADDITION IS PROPOSED

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 6.20 Meters
Rear yard setback 6.08 Meters
Side yard setback 1.25 Meters (min) at Right side
Side yard setback 2.91 Meters to 0.78 Meters with Rear Building line at Left side.

PROPOSED (AS ABOVE, NO CHANGE)

Front yard setback 6.20 Meters
Rear yard setback 6.08 Meters
Side yard setback 1.25 Meters (min) at Right side
Side yard setback 2.91 Meters to 0.78 Meters with Rear Building line at Left side.

10. Date of Acquisition of subject land: June 30, 2016
11. Existing uses of subject property: SINGLE FAMILY DWELLING UNIT
12. Proposed uses of subject property: SINGLE FAMILY DWELLING UNIT
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 2004
15. Length of time the existing uses of the subject property have been continued: 20 YEARS

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 # _____ Status _____

18. Has a pre-consultation application been filed?

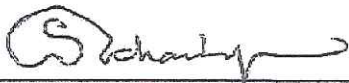
Yes ☐ No ☒

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 MISSISSAUGA OF Province of Ontario
THIS 7th DAY OF September, 2021

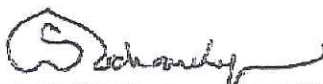
IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, SARFRAZ A. CHAUDHRY, OF THE CITY OF MISSISSAUGA
IN THE PROVINCE OF ONTARIO SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

JI JAYARAT PENGAT
Barister & Solicitor
PENGAT LAW OFFICE
30 - 2155
MISSISSAUGA, ON L4X 2K8
Sept
7
20 21
DAY OF
Province
OF
Mississauga
Commissioner etc.



Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1B-2730

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

September 17, 2021

Date

DATE RECEIVED

September 17, 2021

Date Application Deemed
Complete by the Municipality

September 17, 2021



From: McLeod, Robert <Robert.Macleod@Brampton.ca>
To: ranaraheelmunir@gmail.com (August 27, 2021 @2:46 PM)
Cc: Locke, Kevin <Kevin.Locke@brampton.ca>



Hello Rana,

Thanks for taking the time to meet with us. I was able to locate a property survey for 3 Black Bear Trail, see attached file. This survey was part of t
May 2005.

Kevin and I have verified that the measurements for the front lot line and rear lot line on this survey match our line mapping system that we use to

If you wanted to get your on private land survey completed, we will allow time to do so. However, at this time our measurements appear to be co
required to be reduced in width from 8m (26.24 ft) to 7.32 m (24.01 ft).

As discussed, the depth in front of the stair case is not included and there are no changes required to the walkway in front of the stair case.



Regards,

cid:8a8448fb-7910-4f30-b196-ef1d8390e97b

Robert MacLeod, C.P.S.O
Supervisor, Property Standards
Enforcement & By-Law Services



EXISTING FRONT ELEVATION & MINOR VARIANCE
 (DATE OF PHOTOGRAPH : SEPT. 04, 2021)



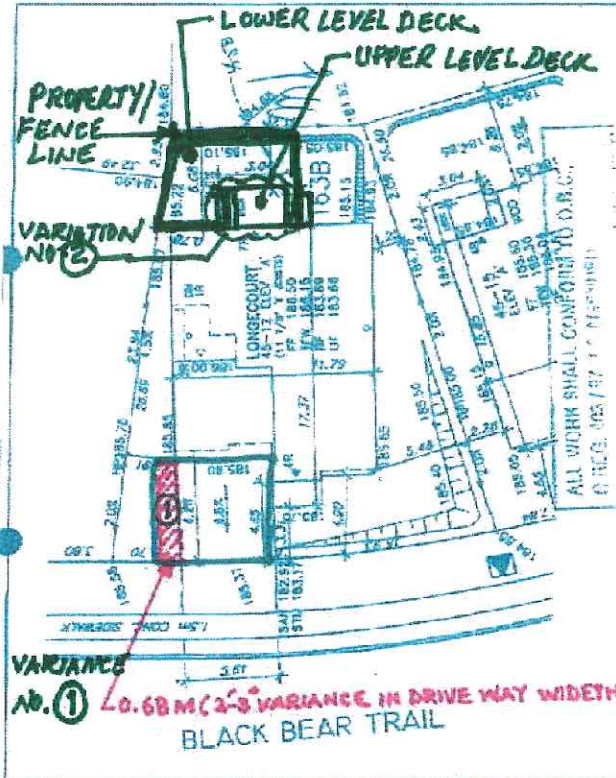
0	ISSUED FOR PERMIT	
NO	DESCRIPTION	DATE



312-2855 LEWIS BOULEVARD
 MISSISSAUGA, ON L4X 2A8
 TEL: 905-276-7321 (EXT. 1)

PROJECT
**3-BLACK BEAR
 TRAIL BRAMPTON
 DRIVEWAY MINOR
 VARIANCE DETAILS
 (AS PER EXISTING)**

TITLE
**EXISTING
 FRONT ELEVATION**
 CHECKED BY: DRAWING
 DATE: 09.08.21 SCALE: N.T.S. **A-01**



CITY OF GRAMPTON
BUILDING DIVISION
ZONING REVIEWED
JUL 27 2004
BY *10*
ANTHONY MACMONE

RECEIVED
CITY OF SEATTLE
JUN 28 1977

RECEIVED
 OF
 1000
 1000

As the first of the 1980s unfolded, it was clear that the 20 years' search for a single model of the mind was a failure. The search for a single theory of the mind was a failure. The search for a single theory of the mind was a failure.

NOTE: DATE WHEN A JOB MORE WISELY SEE FRONT SHEET-DETAIL.

FRONT YARD LANDSCAPE IN	GARAGE DEEP	WALKWAY	REAR YARD AREA m ²
LANDSCAPE IN	GARAGE WIDTH	WALKWAY	AREA m ²

1329670	125244m	5.59m	92.2m
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77	LIF	FURNISHED FLOOR ELEVATION
78	LIF	UNFINISHED FOOTING ELEVATION
79	BET	FWM BASINMENT FLOW IN AIR
80	TOW	TOP OF FOUNDATION WALL
81	CEILING	SUBSEQUENT PROPOSED VAL
82	TOE	SUPER MAIL OFF
83	TOE	C/L - UNBUILT SIDE

UNION
OFF-UNDERSTANDING FOOTING AT REAR
OFF-UNDERSTANDING FOOTING AT FRONT
R.O.D. WALK OUT BACK

U.S. NAVY OBTAINMENT
REFERENCE PLAN
68-2
HYDRO SERVICE LATERAL
—

RELOCATE AT HIS OWN RISK	
NAME: FENCE	Serial Title:

SITE PLAN

[illegible]

1:250	KJK	(199) 600-4233
Date:	Entered by:	Project No.:

JUNE-21-04	01072	01072 SP
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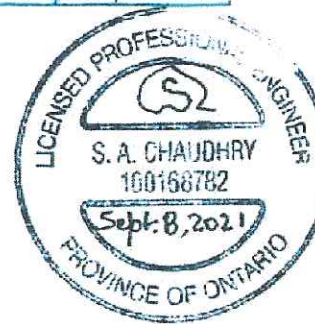
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[illegible]

DETAILS OF VARIANCES:

1. ALLOWABLE DRIVEWAY WIDTH = 7.32 M (24'-0")
EXISTING DRIVEWAY WIDTH = 8.0 M (26'-3")
MINOR VARIANCE IN DRIVEWAY WIDTH REQUESTED = 0.68 M (2'-3")
FRONT YARD LANDSCAPE % = 73.96%.
2. UPPER LEVEL 6'x4' DECK IS MORE THAN 2'-0" HIGH FROM FINISHED GROUND LEVEL (F.G.L). IT'S 4'-0" HIGH AS DWG. NO. AV-2.
SEE DWG. NO. AV-2 FOR DETAILED DIMENSIONS.



1	DEWK ADDED	10.13.21
2	ISSUED FOR	10.13.21
NO	DESCRIPTION	DATE



212-2768 LEANNE BOLLEVAND
MISSISSAUGA ON L5C 2K8
TEL 416-570-7245ACH

PROJECT
3. BLACK BEAR
TRAIL BRAMPTON
MINOR VARIANCE
IN DRIVEWAY WIDTH

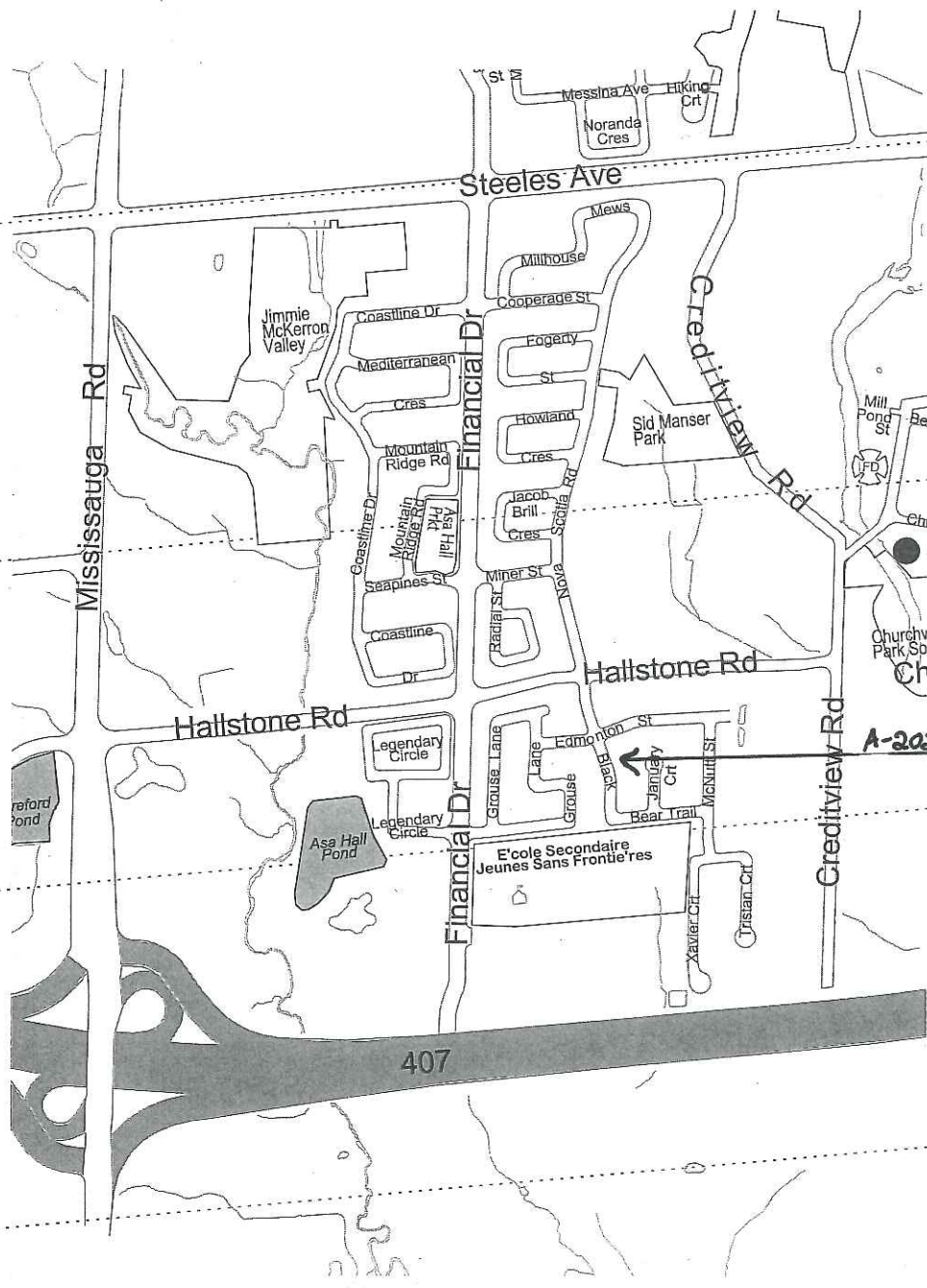
TITLE **SURVEY A**
EXIST. VARIANCE

CHECKED BY	DRAWING
DRAWN BY	A-02
SCALE 1/2" = 1'-0"	
DATE	

B5

D5

C



A-2021-0219

407