

Public Notice
Committee of Adjustment

APPLICATION # A-2021-0058
WARD 5

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **NAJEEB SUMRANI AND AMINA SUMRANI** 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 44, Plan 43M-1527 municipally known as **19 SADDLEBACK SQUARE**, 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 an existing accessory structure (shed) having a rear yard setback of 0.5m (1.64 ft.) whereas the by-law requires a minimum rear yard setback of 0.6m (1.97 ft.) to an accessory structure.
3. To permit a rear yard setback of 4.37m (14.34 ft.) to an existing building addition whereas the by-law requires a minimum rear yard setback of 6.0m (19.68 ft.) to a building addition.
4. To permit a lot coverage of 51.4% whereas the by-law permits a maximum lot coverage of 45%.

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, April 20, 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.

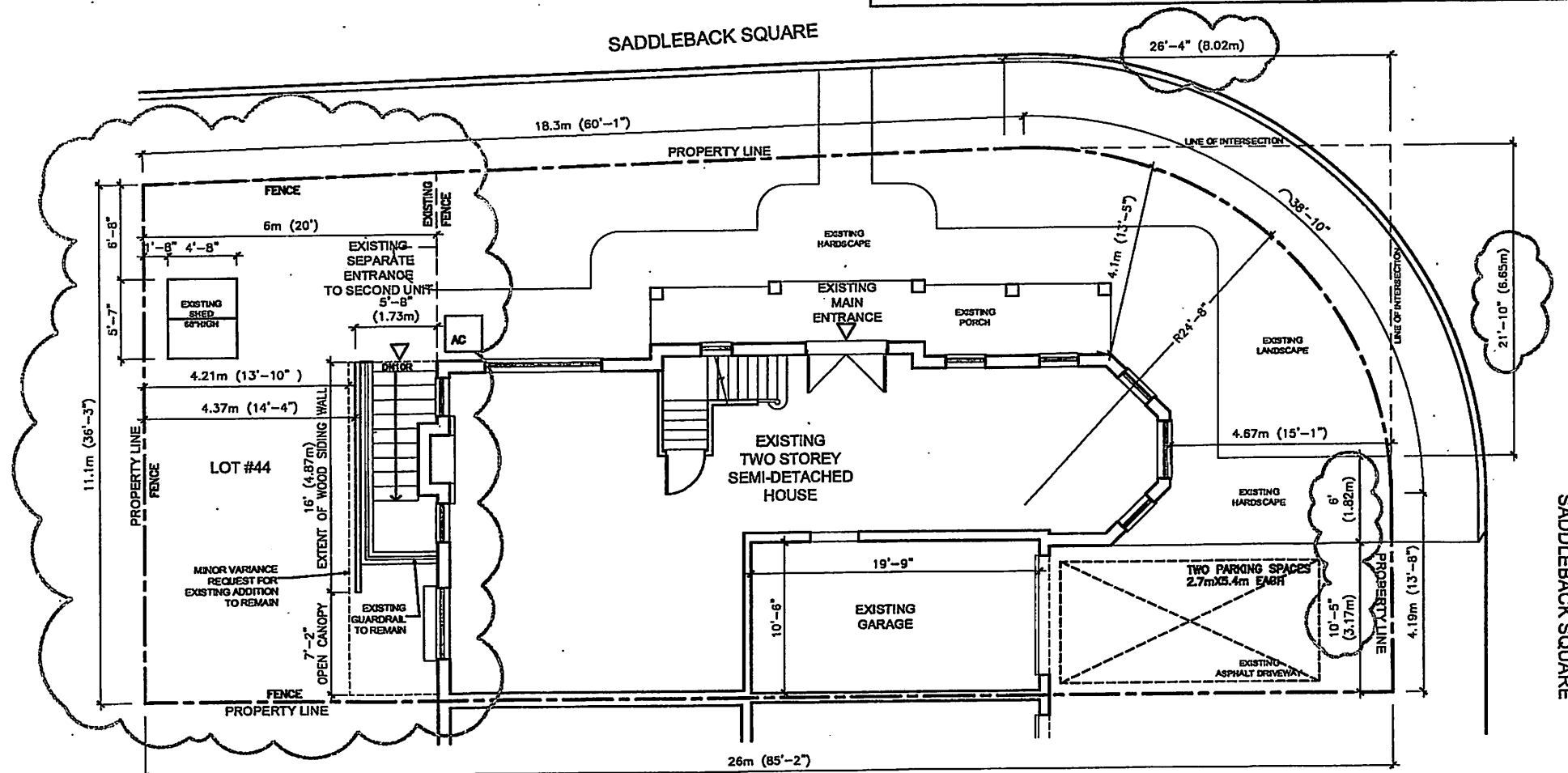
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 8th day of April, 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

AREA STATEMENT	
EXISTING MAIN DWELLING FLOOR AREA: GROUND FLOOR	81.7sm (880sf) (EXCLUDES GARAGE)
SECOND FLOOR	98.0sm (1,055sf)
TOTAL PRIMARY DWELLING FLOOR AREA:	179.0sm (1,935sf) - A
BASEMENT AS SECOND UNIT ALLOWED @ 45% OF A:	80.8sm (870sf) - B
PROPOSED BASEMENT AREA:	58.2sm (630sf) - C (EXCLUDES FURNACE)
GROSS FLOOR AREA:	238.2sm (2,565sf) - A+C
EXISTING PARKING SPACES: 2 (1 ON DRIVEWAY, 1 IN THE GARAGE)	
EXISTING REAR ADDITION (CANOPY OVER BELOW GRADE STAIR):	13.0sm (141sf)
EXISTING SHED:	2.4sm (26sf)
LOT AREA:	252.8sm (2,719sf)
LOT COVERAGE:	PERMITTED 45%
EXISTING COVERAGE:	130sm (1,410sf) INCLUDES DWELLING, ENTRANCE PORCH, SHED & ADDITION AT REAR BACKYARD (CANOPY OVER BELOW GRADE ENTRANCE)
LOT COVERAGE:	EXISTING 51.4%

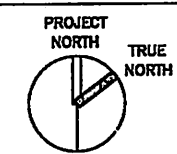


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DRAWINGS ARE NOT TO BE SCALED.

ISSUED FOR

2020.10.23	PERMIT SUBMISSION
2021.02.16	PERMIT COMMENTS
2021.03.15	MINOR VARIANCE
2021.03.26	MINOR VARIANCE
2021.04.04	MINOR VARIANCE



LOT # 44 TWO UNIT DWELLING

19 SADDLEBACK SQUARE
BRAMPTON, ONTARIO
L6Y 5C5

SITE PLAN

DRAWN: AL CHECKED: ASL
PLOT DATE: 2020-10-21
SCALE: 1/8"=1'-0"
PROJECT NO.: 2140

A2.0

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, April 15, 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, April 16, 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, April 16, 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

April 6, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
NAJEEB SUMRANI & AMINA SUMRANI
LOT 44, PLAN 43m-127
A-2021-0058 – 19 SADDLEBACK SQUARE
WARD 5**

Please **amend** application **A-2021-0058** to reflect the following:

1. To permit an accessory structure (shed) to be located exterior side yard, whereas the by-law permits does not permit an accessory structure to be located in the exterior side yard;
2. To permit an accessory structure (shed) to have a rear yard setback of 0.5m, whereas the by-law permits a 0.6m rear yard setback to an accessory structure.
3. To permit a rear yard setback of 4.37m to an existing building addition, whereas the by-law permits a rear yard setback of 6.0m to a building addition.
4. To permit a lot coverage of 51.4% whereas the by-law permits a maximum lot coverage of 45%.



Applicant/Authorized Agent

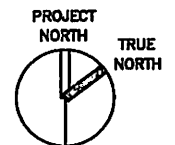
AREA STATEMENT	
EXISTING MAIN DWELLING FLOOR AREA: GROUND FLOOR	81.76m (880sf) (EXCLUDES GARAGE)
SECOND FLOOR	88.08m (1,055sf)
TOTAL PRIMARY DWELLING FLOOR AREA:	179.08m (1,935sf) - A
BASEMENT AS SECOND UNIT ALLOWED @ 45% OF A:	80.88m (870sf) - B
PROPOSED BASEMENT AREA:	58.28m (630sf) - C (EXCLUDES FURNACE)
GROSS FLOOR AREA:	238.28m (2,565sf) - A+C
EXISTING PARKING SPACES: 2 (1 ON DRIVEWAY, 1 IN THE GARAGE)	
EXISTING REAR ADDITION (CANOPY OVER BELOW GRADE STAIR):	13.08m (141sf)
EXISTING SHED:	2.48m (26sf)
LOT AREA:	252.68m (2,718sf)
LOT COVERAGE:	PERMITTED 45%
EXISTING COVERAGE:	1308m (1,410sf) INCLUDES DWELLING, ENTRANCE PORCH, SHED & ADDITION AT REAR BACKYARD (CANOPY OVER BELOW GRADE ENTRANCE)
LOT COVERAGE:	EXISTING 51.4%

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ISSUED FOR

2020.10.23	PERMIT SUBMISSION
2021.02.16	PERMIT COMMENTS
2021.03.15	MINOR VARIANCE
2021.03.26	MINOR VARIANCE
2021.04.04	MINOR VARIANCE



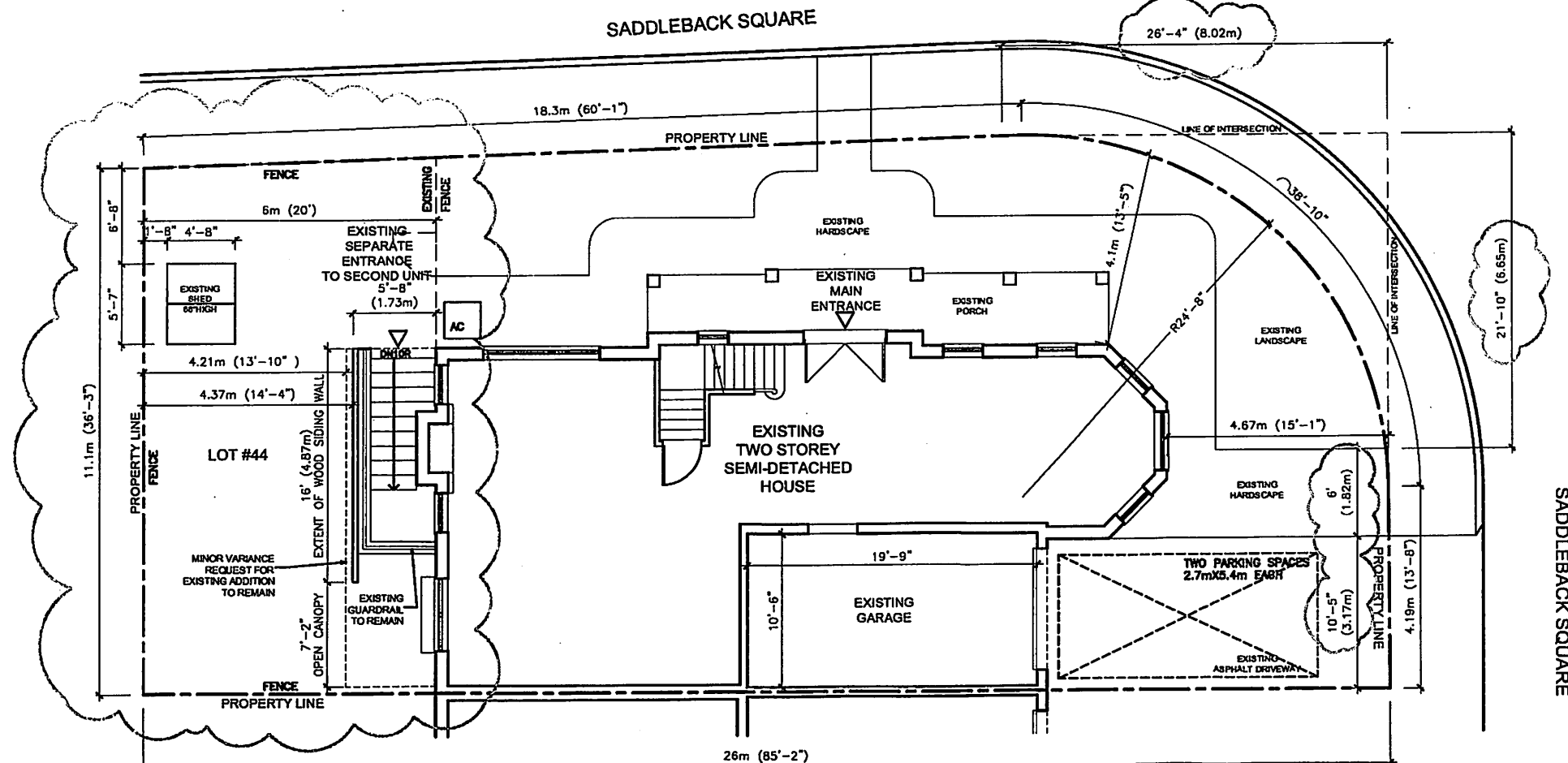
LOT # 44 TWO UNIT DWELLING

19 SADDLEBACK SQUARE
BRAMPTON, ONTARIO
L6X 5C5

SITE PLAN

DRAWN: AL CHECKED: ASL
PLOT DATE: 2020-10-21
SCALE: 1/8"=1'-0"
PROJECT NO.: 2140

A2.0



PLAN OF SURVEY OF
LOTS 40 TO 49 (Both Inclusive).
REGISTERED PLAN 43M-1527
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE: 1 : 250

YOUNG & YOUNG SURVEYING INC.
ONTARIO LAND SURVEYORS
2002

SADDEBACK SQUARE

(BY REGISTERED PLAN 43M-1527)

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE LAND
TITLES ACT.

DATE: NOVEMBER 6, 2002

TIMOTHY A. YOUNG, B.Sc.
ONTARIO LAND SURVEYOR

PLAN 43R-27733

RECEIVED AND DEPOSITED

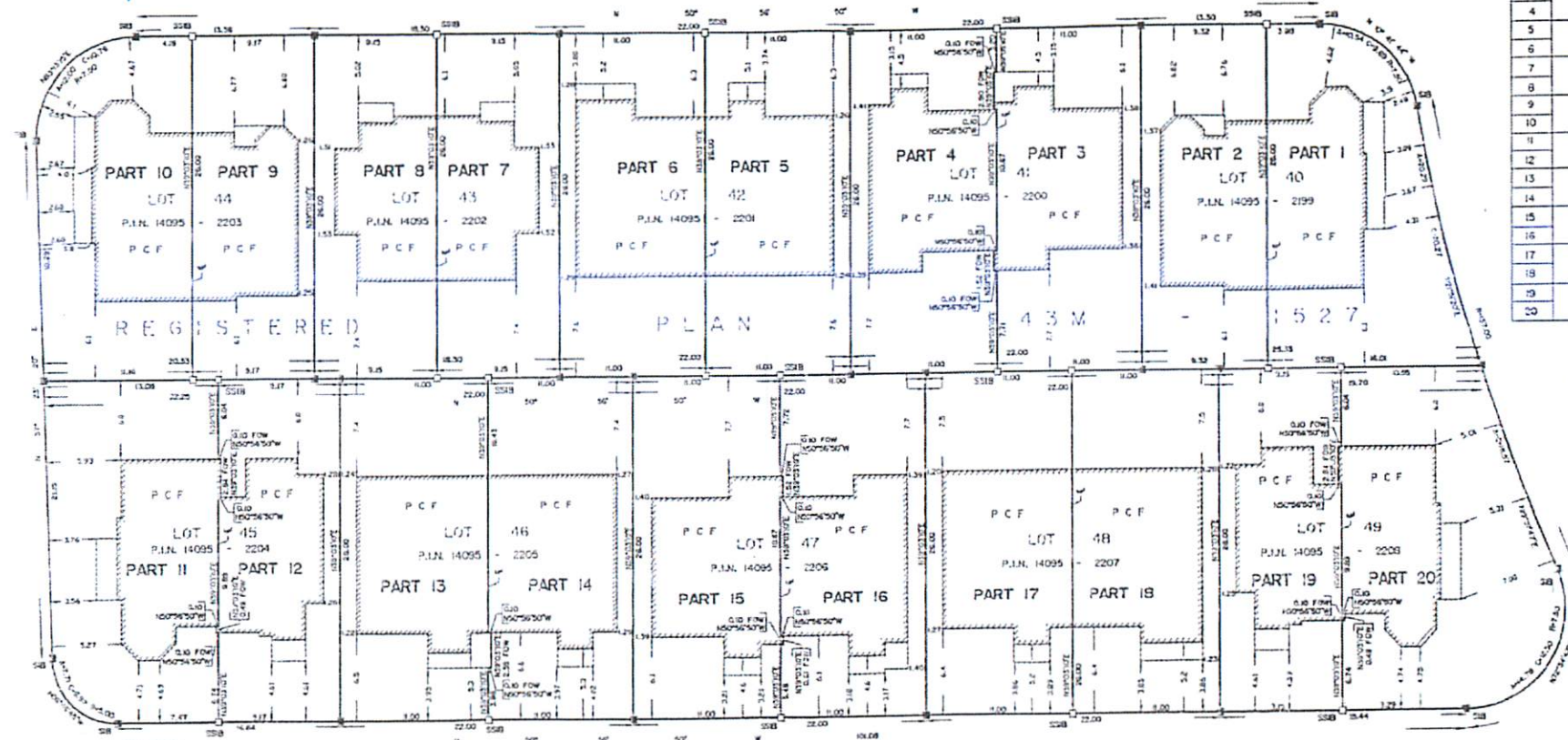
DATE: Dec 3 2002

CHLOE CARRIGAN
Deputy Land Registrar
FOR THE LAND TITLES
DIVISION OF PEEL (44-43)

PART SCHEDULE

PART	ALL OF LOT	PLAN	ALL OF P.L.N.
1	40		14095-2199
2	41	7	14095-2200
3	42	14	14095-2201
4	43	10	14095-2202
5	44	1	14095-2203
6	45		14095-2204
7	46	1	14095-2205
8	47	3	14095-2206
9	48	3	14095-2207
10	49	4	14095-2208

SADDEBACK SQUARE
(BY REGISTERED PLAN 43M-1527)



OLD TOWN ROAD
(BY REGISTERED PLAN 43M-1527)

METRIC

DISTANCES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES
ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 6th DAY OF SEPTEMBER, 2002

NOVEMBER 6, 2002
DATE

TIMOTHY A. YOUNG
ONTARIO LAND SURVEYOR

BUTTERCHURN ROAD

(BY REGISTERED PLAN 43M-1527)

LEGEND

- CONTOUR
- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- IRON BAR
- STANDARD IRON BAR
- SHORT STANDARD IRON BAR
- PVC
- CHED
- RADIUS
- N.S.E.W. — NORTH, SOUTH, EAST, WEST
- P.L.N. — PROPERTY IDENTIFIER NUMBER
- W.T. — WITNESS
- P.C.F. — POURED CONCRETE FOUNDATION
- — CENTRELINE OF ROAD

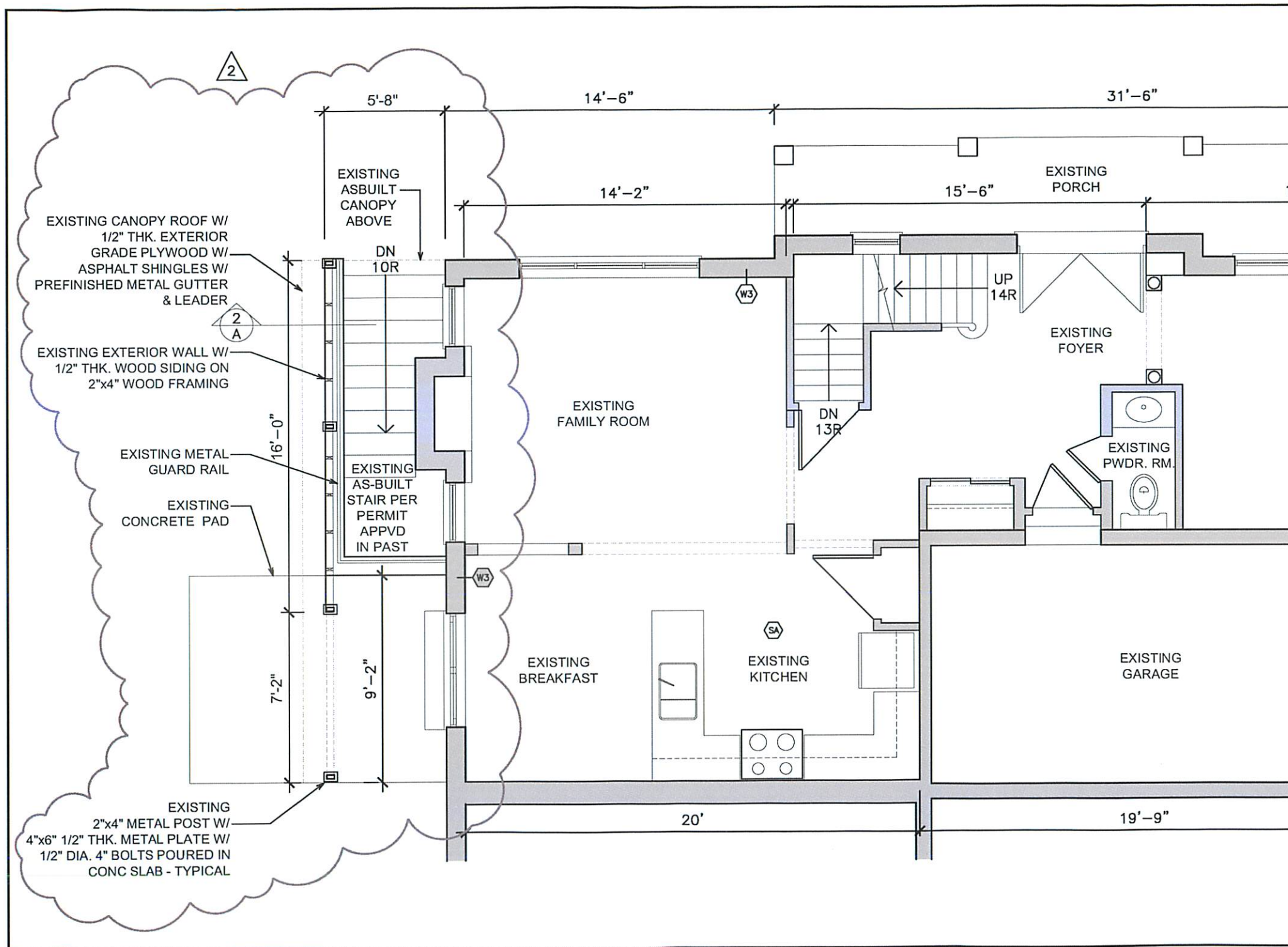
ALL FOUND MONUMENTS ARE BY BENTLEY YOUNG LTD. O.L.S.
UNLESS NOTED OTHERWISE
ALL MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE

BEARING NOTE

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE
NORTH LIMIT OF BUTTERCHURN ROAD, HAVING A BEARING OF
N 50° 06' 07" W ACCORDING TO REGISTERED PLAN 43M-1527

YOUNG & YOUNG SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
TORONTO: 380 THE WEST END, SUITE 400, TORONTO, ONTARIO M6P 2E7
TEL: (416) 593-7576 FAX: (416) 593-7580
SILTON: 1 MILLARD DRIVE, SUITE 101, SILTON, ONTARIO L7E 5B6
TEL: (519) 276-1576 FAX: (519) 276-1577

PROJECT 02-T5932-B



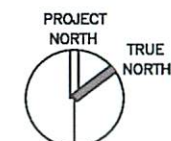
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ISSUED FOR

2020.10.23 PERMIT SUBMISSION

2021.02.02 PERMIT COMMENTS



LOT # 44 TWO UNIT DWELLING

19 SADDLEBACK SQUARE
BRAMPTON, ONTARIO
L6X 5C5

EXISTING AS-BUILT GROUND FLOOR PLAN

DRAWN: AL CHECKED: ASL

PLOT DATE: 2020-10-21

SCALE: 1/4"=1'-0"

PROJECT NO.: 2140

A6.1

NOTES-B: LINTEL AT NEW DOOR & WINDOW OPENINGS:
2PLY-2x6 SPF 2.0 +
L3.5"x3.5"x1/4" FOR SUPPORT
OF BRICK VENEER.

PROVIDE 2PLY-2x4 SPF 2.0
COLUMNS TO SUPPORT THE
WOODEN LINTEL.

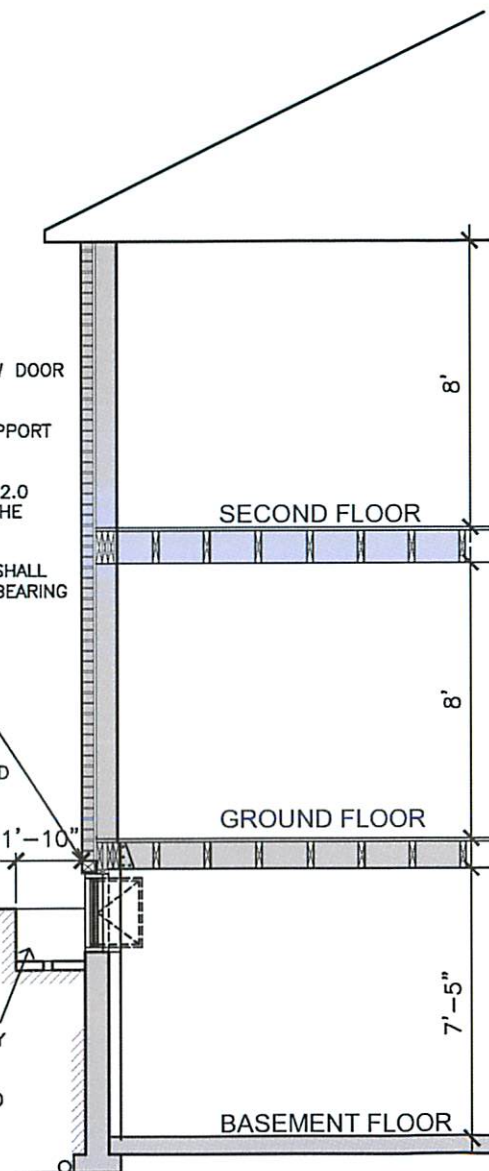
MASONRY STEEL LINTEL SHALL
HAVE A MIN. OF 6" OF BEARING
AT EACH END.

EXISTING LINTEL TO
REMAIN, UNLESS WIDTH
IS REQD. TO BE CHANGED
REFER NOTE ABOVE FOR
NEW LINTEL

GRADE

ENLARGED EGRESS
WINDOW FOR SECONDARY
MEANS OF EGRESS.
WINDOW WELL IN
CORRUGATED GALVANIZED
STEEL, WITH DRAIN TO
EXISTING WEEP.

SECTION $\frac{1}{A}$: LINTEL FOR WINDOW OPENINGS
& EGRESS WINDOW DETAIL



2

EXISTING LEDGER
BOLTED TO FRAME
WALL CONSTRUCTION

EXISTING CANOPY ROOF W/
2"x6" WOOD ROOF JOIST W/
1/2" THK. EXT. GRADE PLYWOOD W/
ASPHALT SHINGLES W/
PREFINISHED METAL
GUTTER & LEADER

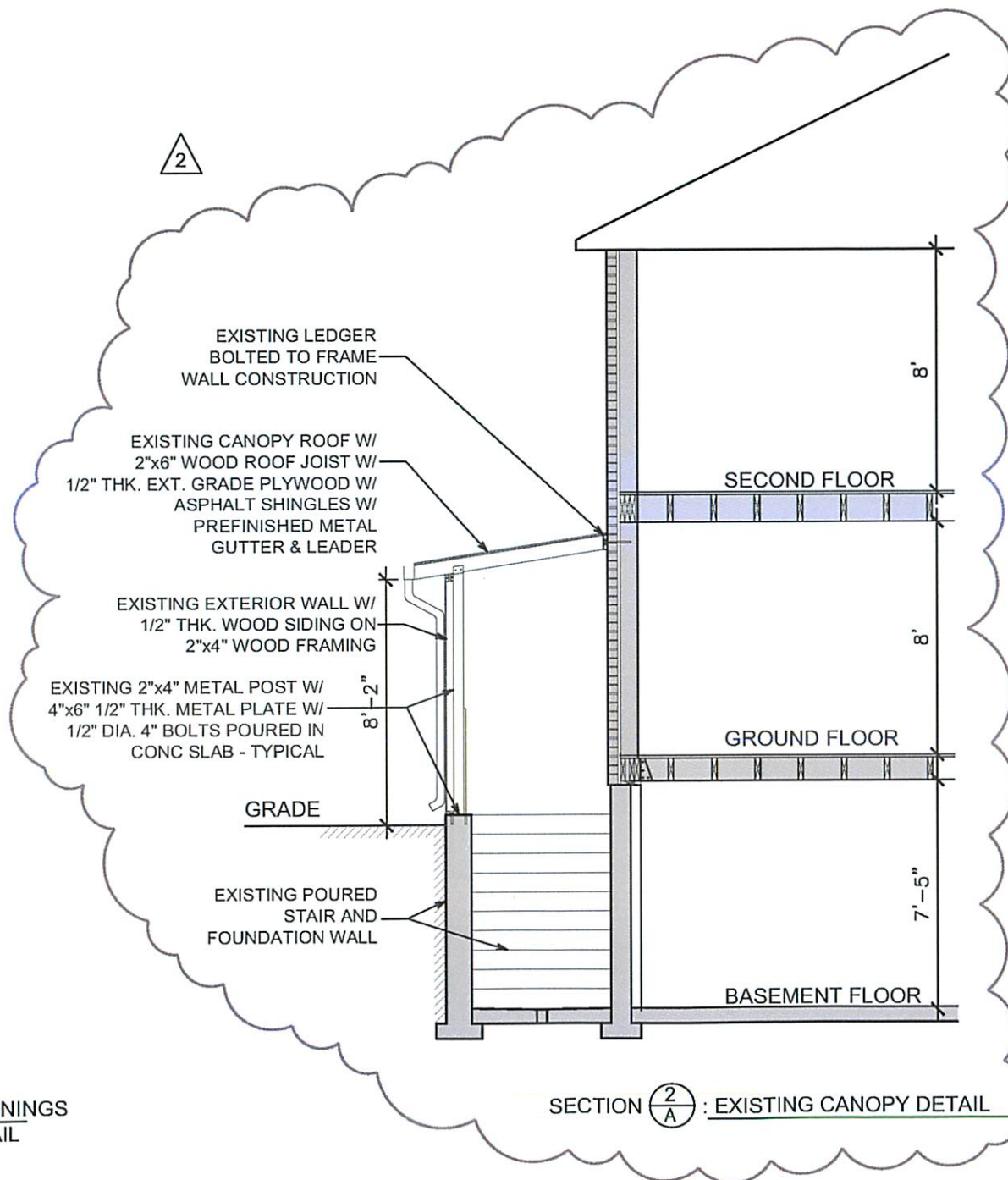
EXISTING EXTERIOR WALL W/
1/2" THK. WOOD SIDING ON
2"x4" WOOD FRAMING

EXISTING 2"x4" METAL POST W/
4"x6" 1/2" THK. METAL PLATE W/
1/2" DIA. 4" BOLTS POURED IN
CONC SLAB - TYPICAL

GRADE

EXISTING POURED
STAIR AND
FOUNDATION WALL

SECTION $\frac{2}{A}$: EXISTING CANOPY DETAIL



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ISSUED FOR

2020.10.23 PERMIT SUBMISSION

2021.02.02 PERMIT COMMENTS

LOT # 44
TWO UNIT DWELLING

19 SADDLEBACK SQUARE
BRAMPTON, ONTARIO
L6X 5C5

SECTION

DRAWN: AL CHECKED: ASL

PLOT DATE: 2020-10-21

SCALE: 1/4"=1'-0"

PROJECT NO.: 2140

A8.0

Flower City



brampton.ca

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

FILE NUMBER: A-2021-0058

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)** NAJEEB SUMRANI & AMINA SUMRANI
Address 19 SADDLEBACK SQUARE, BRAMPTON ON L6X 5C5

Phone # 647 881 2357 **Fax #** _____
Email NAJEEBSUMRANI@GMAIL.COM

2. **Name of Agent** ALANKAR LAVATRE
Address 143 SUNFOREST DR., BRAMPTON ON L6Z 4B2

Phone # 647 408 9814 **Fax #** _____
Email ASLVDESIGNS@GMAIL.CA

3. **Nature and extent of relief applied for (variances requested):**
1. To allow an accessory structure 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 allow rear yard setback of 0.5m to an accessory structure, whereas the by-law requires 0.6m rear yard setback to an accessory structure.
3. To allow a rear yard setback of 4.47m to a building addition (proposed addition is 4.48m in width) whereas the by-law requires a rear yard setback of 0.6m.
4. To allow a lot coverage of 51.4%, whereas the by-law permit a max. lot cvg. of 45%.

4. **Why is it not possible to comply with the provisions of the by-law?**
THE SUBJECT ADDITION IS AN EXISTING AS-BUILT STRUCTURE WITH STEEL POST & WOOD FRAMING CONSTRUCTED PRIOR TO THE PURCHASE OF THE PROPERTY, IT PROTECTS THE RESIDENTS FROM EXTERIOR ELEMENTS.

5. **Legal Description of the subject land:**
Lot Number 44
Plan Number/Concession Number 43M-1527
Municipal Address 19 SADDLEBACK SQUARE, BRAMPTON ON L6X 5C5

6. **Dimension of subject land (in metric units)**
Frontage 7.7m (UPTO MIDDLE OF THE CURVE OF THE CORNER OF LOT)
Depth 26m
Area 252.3sm

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

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, garage, etc.)

EXISTING TWO STOREY SEMI-DETACHED DWELLING UNIT WITH ATTACHED GARAGE ADMEASURING; GROUND FLOOR - 81.7sm, SECOND FLOOR - 98sm, MAIN DWELLING TOTAL GROSS FLOOR AREA= 179sm.
EXISTING FINISHED BASEMENT= 58.2sm (CURRENTLY UNDER TWO UNIT DWELLING PERMIT REVIEW), EXISTING REAR ADDITION = 13sm

PROPOSED BUILDINGS/STRUCTURES on the subject land:

CHANGE OF USE PERMIT TO REGISTER EXISTING FINISHED BASEMENT TO A LEGAL SECOND DWELLING UNIT.

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	4.87m
Rear yard setback	4.47m
Side yard setback	2.47m
Side yard setback	0.00m

PROPOSED

Front yard setback	NONE
Rear yard setback	MINOR VARIANCE REQUEST FOR REDUCED SET BACK OF 4.21 m IN LIEU OF 8m.
Side yard setback	NONE
Side yard setback	N/A

10. Date of Acquisition of subject land: DECEMBER 02, 2015
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: 2002
15. Length of time the existing uses of the subject property have been continued: FIVE YEARS THREE MONTHS
16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify) _____
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify) _____
Septic ☐
- (c) What storm drainage system is existing/proposed?
Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

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

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

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



Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY 1st OF BRAMPTON

THIS 15 23rd DAY OF MARCH, 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.

NAJEEB SUMRANI

I, ALANKAR LAVATRE, 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

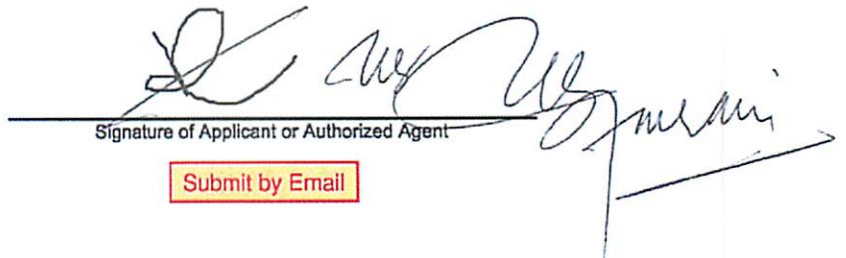
City OF Brampton

IN THE Region OF

Peel THIS 23rd DAY OF

March, 2021.

April Dela Cerna
A Commissioner etc.



Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R3B-827

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

March 29, 2021

Date

DATE RECEIVED

March 23, 2021

Date Application Deemed Complete by the Municipality

MARCH 29, 2021

Revised 2020/01/07

April Dela Cerna, C.O.B.,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires May 8, 2021.

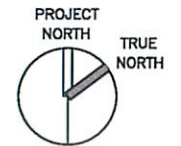
AREA STATEMENT	
EXISTING MAIN DWELLING FLOOR AREA: GROUND FLOOR	81.7sm (880sf) (EXCLUDES GARAGE)
SECOND FLOOR	98.0sm (1,055sf)
TOTAL PRIMARY DWELLING FLOOR AREA:	179.0sm (1,935sf) - A
BASEMENT AS SECOND UNIT ALLOWED @ 45% OF A:	80.8sm (870sf) - B
PROPOSED BASEMENT AREA:	58.2sm (630sf) - C (EXCLUDES FURNACE)
GROSS FLOOR AREA:	238.2sm (2,565sf) - A+C
EXISTING PARKING SPACES: 2 (1 ON DRIVEWAY, 1 IN THE GARAGE)	
EXISTING REAR ADDITION (CANOPY OVER BELOW GRADE STAIR):	13.0sm (141sf)
EXISTING SHED:	2.4sm (26sf)
LOT AREA:	252.6sm (2,719sf)
LOT COVERAGE:	PERMITTED 45%
EXISTING COVERAGE:	130sm (1,410sf) INCLUDES DWELLING, ENTRANCE PORCH, & ADDITION AT REAR BACKYARD (CANOPY OVER BELOW GRADE ENTRANCE)
LOT COVERAGE:	EXISTING 51.4%

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ISSUED FOR

2020.10.23	PERMIT SUBMISSION
2021.02.16	PERMIT COMMENTS
2021.03.15	MINOR VARIANCE
2021.03.26	MINOR VARIANCE



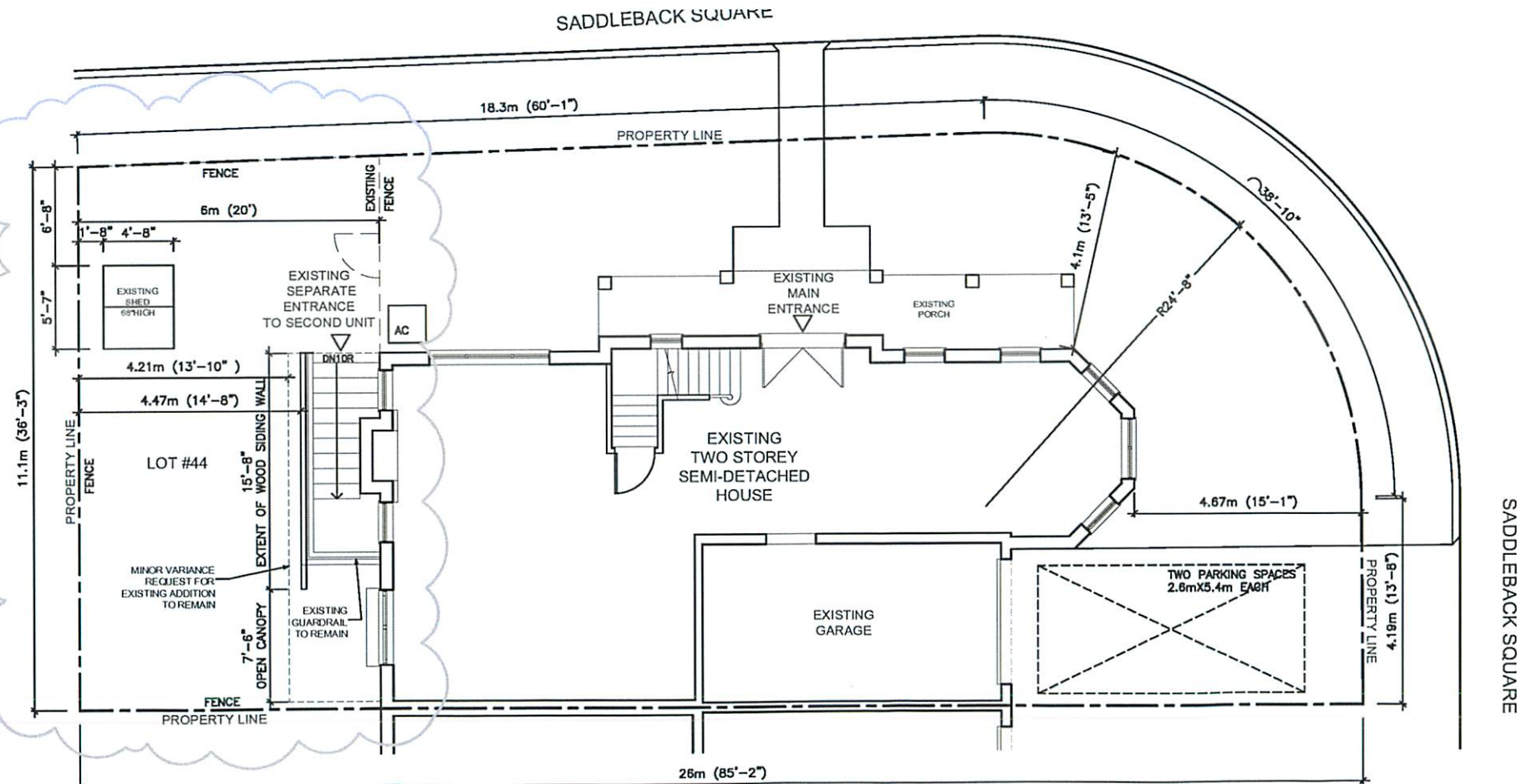
LOT # 44 TWO UNIT DWELLING

19 SADDLEBACK SQUARE
BRAMPTON, ONTARIO
L6X 5C5

SITE PLAN

DRAWN: AL CHECKED: ASL
PLOT DATE: 2020-10-21
SCALE: 1/8"=1'-0"
PROJECT NO.: 2140

A2.0



PLAN OF SURVEY OF
LOTS 40 TO 49 (Both Inclusive),
REGISTERED PLAN 43M-1527
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE: 1" = 250'

YOUNG & YOUNG SURVEYING INC.
ONTARIO LAND SURVEYORS
2002

SADDLEBACK SQUARE

(BY REGISTERED PLAN 43M-1527)

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE LAND
TITLES ACT.

DATE: NOVEMBER 6, 2002

TIMOTHY A. YOUNG, B.Sc.
ONTARIO LAND SURVEYOR

PLAN 43R-27733

RECEIVED AND DEPOSITED

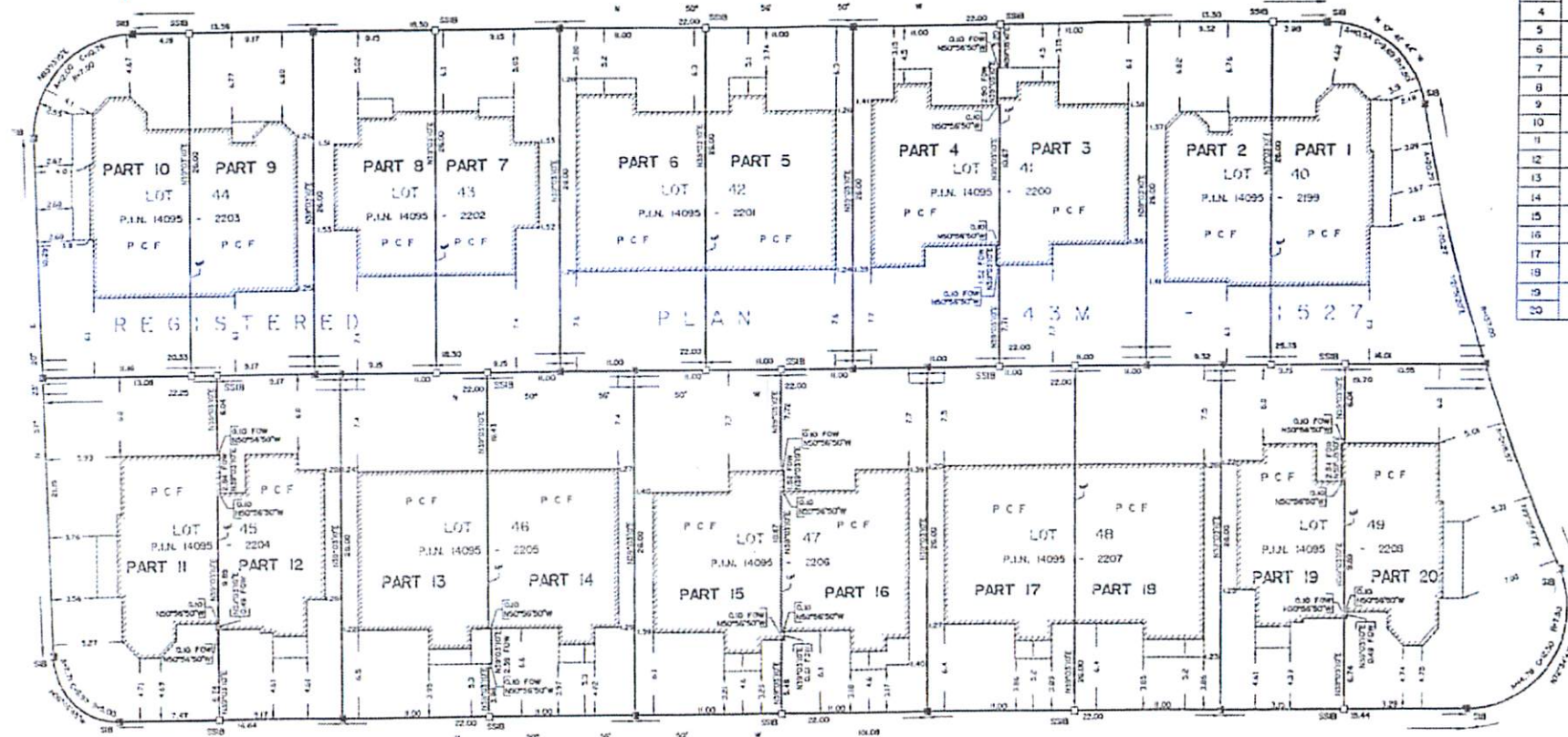
DATE: Dec 3, 2002

CAROL CARRIGAN
Deputy Land Registrar
FOR THE LAND TITLES
DIVISION OF PEEL, 944, 430

PART SCHEDULE

PART	ALL OF LOT	PLAN	ALL OF P.L.N.
1	40		14095-2199
2	41		14095-2200
3	42		14095-2201
4	43		14095-2202
5	44		14095-2203
6	45		14095-2204
7	46		14095-2205
8	47		14095-2206
9	48		14095-2207
10	49		14095-2208

SADDLEBACK SQUARE
(BY REGISTERED PLAN 43M-1527)



OLD TOWN ROAD
(BY REGISTERED PLAN 24M-110)

METRIC
DISTANCES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 4th DAY OF SEPTEMBER, 2002

NOVEMBER 6, 2002
DATE

TIMOTHY A. YOUNG, B.Sc.
ONTARIO LAND SURVEYOR

BUTTERCHURN ROAD

(BY REGISTERED PLAN 43M-1527)

LEGEND

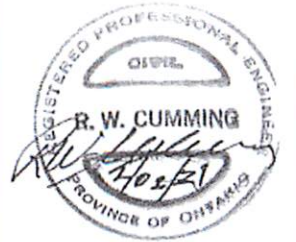
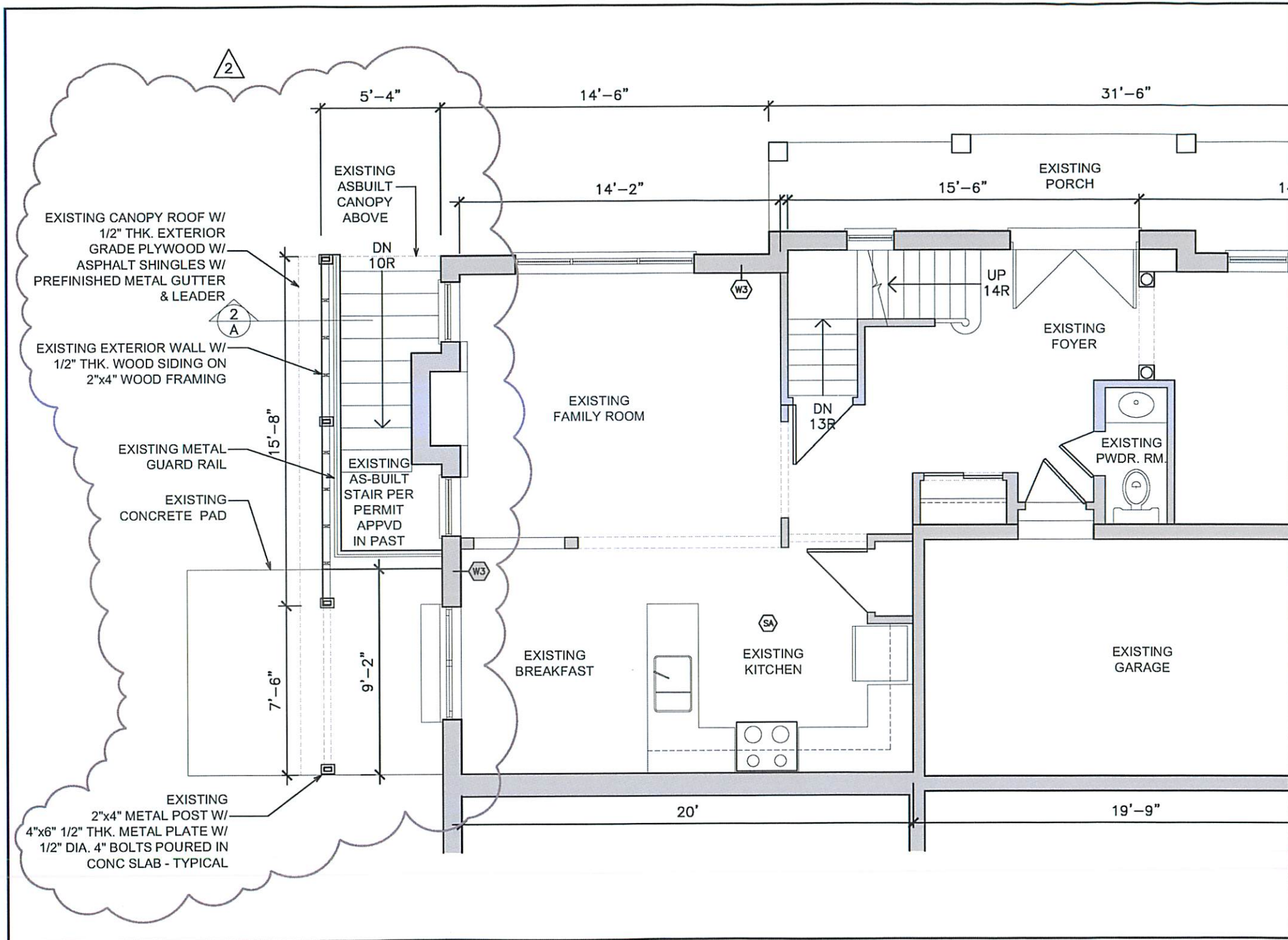
- CONTOUR
- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- IRON BAR
- STANDARD IRON BAR
- SHORT STANDARD IRON BAR
- W.C.
- CHORD
- RADIUS
- NORTH, SOUTH, EAST, WEST
- PROPERTY IDENTIFIER NUMBER
- WITNESS
- POURED CONCRETE FOUNDATION
- CENTRELINE OF WALL

ALL FOUND MONUMENTS ARE BY DONNETT YOUNG LTD. O.L.S.
UNLESS NOTED OTHERWISE
ALL MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
NORTH LIMIT OF BUTTERCHURN ROAD, HAVING A BEARING OF
N 50° 06' 50" W ACCORDING TO REGISTERED PLAN 43M-1527

YOUNG & YOUNG SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
TORONTO
540 THE WEST HAVILL, SUITE 400
TORONTO, ONTARIO M6G 1K7
PHONE (416) 291-2576 FAX (416) 291-2580
BURLINGTON
1 HOLLAND DRIVE, SUITE 1
BURLINGTON, ONTARIO L7R 5B8
PHONE (905) 675-7576 FAX (905) 675-7580
DRAWN BY: PROJECT 02-T5932-B



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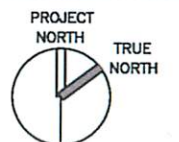
ISSUED FOR

2020.10.23

PERMIT SUBMISSION

2021.02.02

PERMIT COMMENTS



LOT # 44

TWO UNIT DWELLING

19 SADDLEBACK SQUARE
BRAMPTON, ONTARIO
L6X 5C5

EXISTING AS-BUILT GROUND FLOOR PLAN

DRAWN: AL

CHECKED: ASL

PLOT DATE: 2020-10-21

SCALE: 1/4"=1'-0"

PROJECT NO.: 2140

A6.1

NOTES-B: LINTEL AT NEW DOOR & WINDOW OPENINGS:
2PLY-2x6 SPF 2.0 +
L3.5"x3.5"x1/4" FOR SUPPORT
OF BRICK VENEER.

PROVIDE 2PLY-2x4 SPF 2.0
COLUMNS TO SUPPORT THE
WOODEN LINTEL.

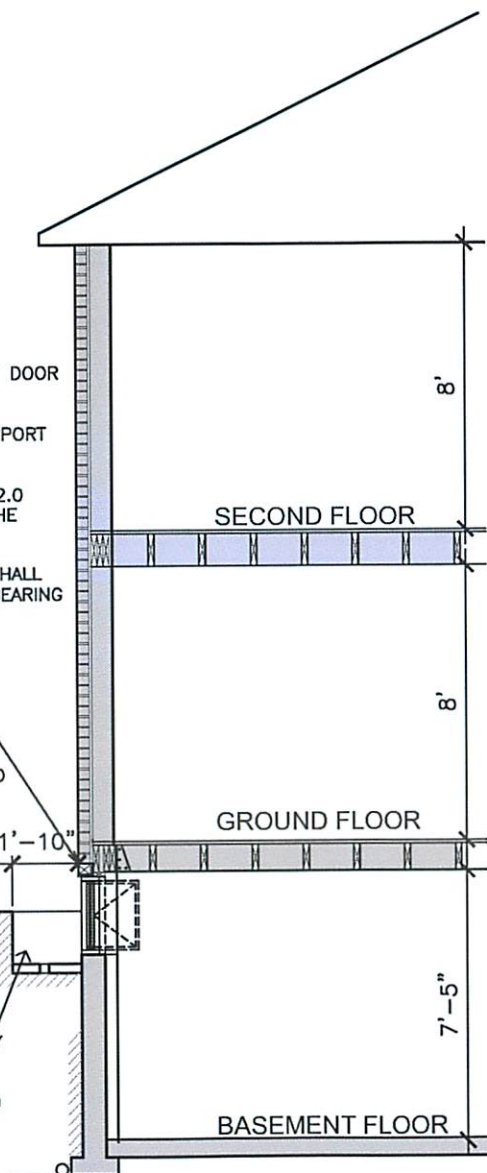
MASONRY STEEL LINTEL SHALL
HAVE A MIN. OF 6" OF BEARING
AT EACH END.

EXISTING LINTEL TO
REMAIN, UNLESS WIDTH
IS REQD. TO BE CHANGED
REFER NOTE ABOVE FOR
NEW LINTEL

GRADE

ENLARGED EGRESS
WINDOW FOR SECONDARY
MEANS OF EGRESS.
WINDOW WELL IN
CORRUGATED GALVANIZED
STEEL, WITH DRAIN TO
EXISTING WEEP.

SECTION $\frac{1}{A}$: LINTEL FOR WINDOW OPENINGS
& EGRESS WINDOW DETAIL



2

EXISTING LEDGER
BOLTED TO FRAME
WALL CONSTRUCTION

EXISTING CANOPY ROOF W/
2"x6" WOOD ROOF JOIST W/
1/2" THK. EXT. GRADE PLYWOOD W/
ASPHALT SHINGLES W/
PREFINISHED METAL
GUTTER & LEADER

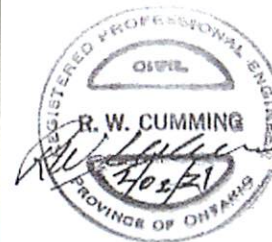
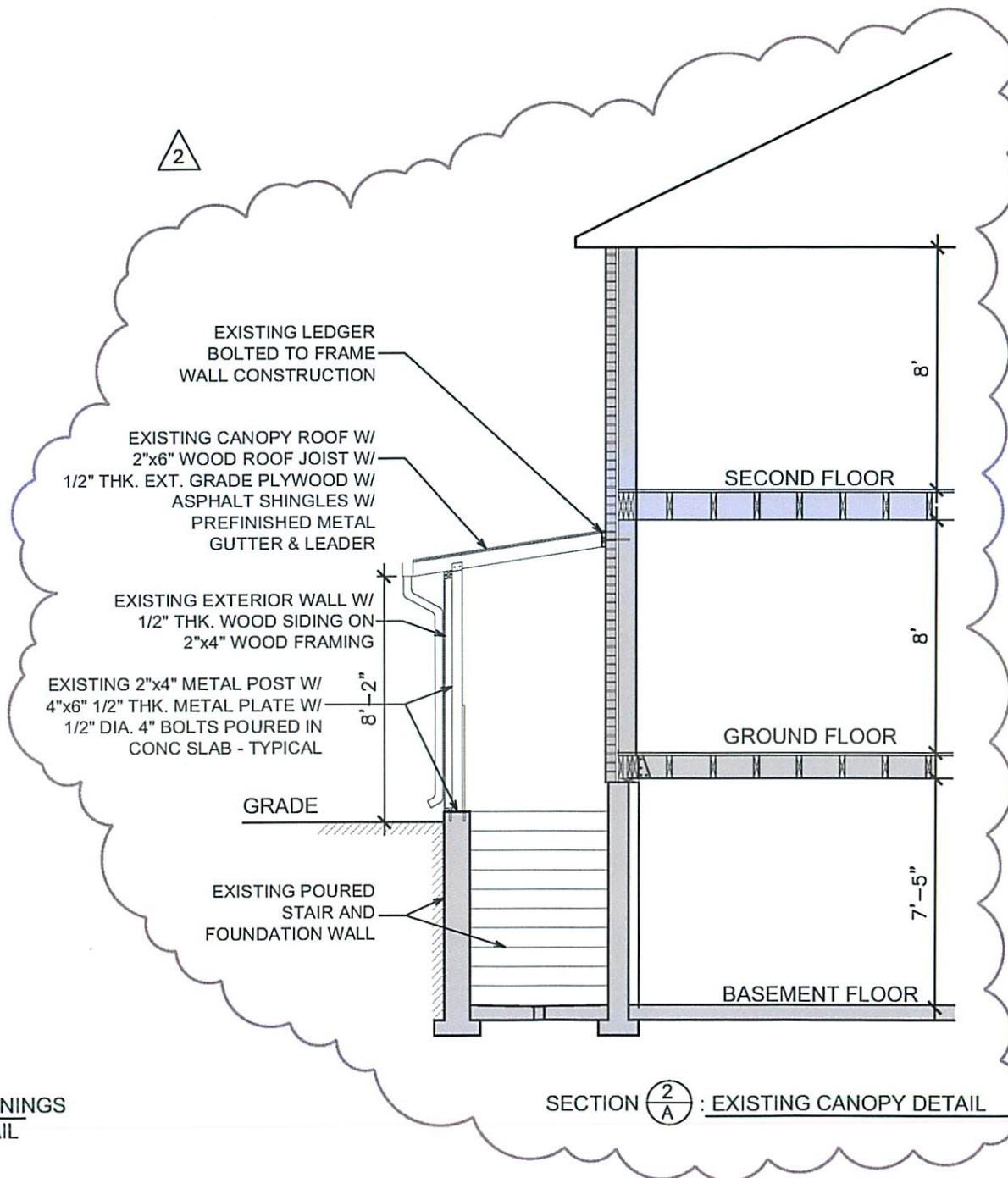
EXISTING EXTERIOR WALL W/
1/2" THK. WOOD SIDING ON
2"x4" WOOD FRAMING

EXISTING 2"x4" METAL POST W/
4"x6" 1/2" THK. METAL PLATE W/
1/2" DIA. 4" BOLTS POURED IN
CONC SLAB - TYPICAL

GRADE

EXISTING POURED
STAIR AND
FOUNDATION WALL

SECTION $\frac{2}{A}$: EXISTING CANOPY DETAIL



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2020.10.23 PERMIT SUBMISSION

2021.02.02 PERMIT COMMENTS

LOT # 44
TWO UNIT DWELLING

19 SADDLEBACK SQUARE
BRAMPTON, ONTARIO
L6X 5C5

SECTION

DRAWN: AL CHECKED: ASL

PLOT DATE: 2020-10-21

SCALE: 1/4"=1'-0"

PROJECT NO.: 2140

A8.0

A-2021-0058

