

Public Notice

Committee of Adjustment

APPLICATION # A-2022-0237 WARD #9

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **NEAMSBY INVESTMENTS INC**. under Section 45 of the <u>Planning Act</u>, (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 196, Plan 43M-2103 municipally known as **46 KEYWORTH CRESCENT**, Brampton;

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

1. To permit an above grade door in the side wall where a minimum side yard width of 0.6m is provided extending from the front wall of the dwelling up to the door, whereas the by-law does not permit a door in the side wall unless there is a minimum side yard width of 1.2m extending from the front wall of the dwelling up to and including the door.

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision:	NO	File Number:	21T-11006B
Application for Consent:	NO	File Number:_	

The Committee of Adjustment has appointed TUESDAY, August 23, 2022 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 an Ontario Land 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 Ontario Land 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 11th Day of August, 2022

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

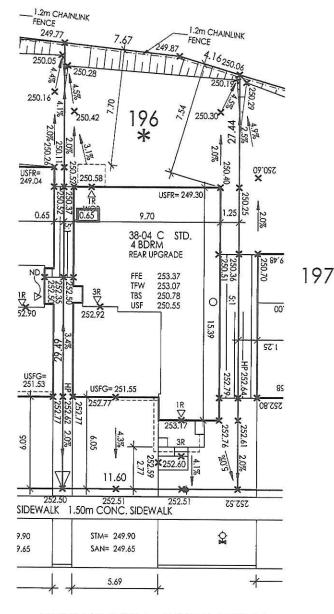
W Architect Inc. **DESIGN CONTROL REVIEW** APRIL 07, 2022

BY: GGE FINAL

195

This stamp is only for the purposes of design strol and carries no other professional obligation





KEYWORTH CRESCENT

NOTE: (FOR LOT WITH INFILTRATION TRENCH) DOWNSPOUTS TO BE CONNECTED TO INFILTRATION TRENCH

GRADING AND DRAINAGE NOTES:

1. THESE STANDARDS ARE FOR URBAN LOTS AND GENERAL IN NATURE, CERTAIN LOTS MAY REQUIRE CHANGES

2. LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 2%.

3. WHERE GRADES IN EXCESS OF 6% ARE REQUIRED THE MAXIMUM SLOPE OF 2%.

3. WHERE GRADES IN EXCESS OF 6% ARE REQUIRED THE MAXIMUM SLOPE OF 2%.

3. WHERE GRADES IN EXCESS OF 6% ARE REQUIRED THE MAXIMUM SLOPE OF 3%.

3. WHERE GRADES IN EXCESS OF 6% ARE REQUIRED THE MAXIMUM SLOPE SHALL BE 3.1 IN ANY CASE GRADE CHANGES IN EXCESS OF 0.6m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE. TIMBER WALL WILL NOT BE PERMITTED.

4. THE MAXIMUM DEPTH OF REAR YARD SWALE SHALL BE 0.2m. THE GRADE ADJACENT TO THE HOUSE SHALL FOLLOW THE GRADE OF THE SWALE. THE MAXIMUM DEPTH OF REAP YARD SWALE SHALL BE 0.2m. THE GRADE ADJACENT TO THE HOUSE SHALL FOLLOW THE GRADE OF THE SWALE. THE MAXIMUM DEPTH OF A SIDE YARD SWALE SHALL BE 0.2m. THE GRADE ADJACENT TO THE HOUSE SHALL FOLLOW THE GRADE OF THE SWALE. THE MAXIMUM FLOW IN A SIDE SWALE IN THAT FROM 4 REAR YARDS.

5. THE MAXIMUM DEPTH OF A SIDE YARD SWALE SHALL BE 0.2m. THE GRADE ADJACENT TO THE HOUSE SHALL FOLLOW THE GRADE OF THE SWALE. THE MAXIMUM FLOW IN A SIDE SWALE IN THAT FROM 4 REAR YARDS.

5. THE MAXIMUM OFFIT OF A SIDE YARD SWALE SHALL BE PROVIDED FOR ALL DETAILED UNITS.

6. AT LEAST ONE SIDEYARD OF ALL UNITS SHALL HAVE A SIDE APRON (2% SLOPE) OF 0.6m MINIMUM.

7. A REAR APRON (2% SLOPE) OF 5m MINIMUM SHALL BE PROVIDED FOR ALL DETAILED UNITS.

8. DEAGLE OT CATCHRASIN GRATE SO TO BE 5mm BED LOW FINISHED GRADE.

9. DOWNISPOUTS TO DISCHARGE ONTO GROUND ON SPLASH PADS, DOWNISPOUTS SHALL NOT DISCHARGE ACROSS WALKWAYS.

10. DOWNISPOUTS TO DISCHARGE ONTO GROUND ON SPLASH PADS, DOWNISPOUTS SHALL NOT DISCHARGE TO GROSS WALKWAYS.

11. ZORDINARY SHALL NOT BE LESS THAN 2% AND NO GREATER THAN 8%

12. DRIVEWAY GRADES SHALL NOT BE LESS THAN 2% AND NO GREATER THAN 8%

13. THE MINIMUM CLEAR DISTANCE BETYMEEN THE LOT GRADING.

16. PAT

GRADING CERTIFICATION:

1. THE PROPOSED LOT GRAING AND DRAINAGE IS APPROVED AS BEING IN CONFORMITY WITH THE OVERALL APPROVED GRADING PLANS FOR THE SUBDIVISION.

2. THE BUILDER RESPONSIBLE FOR RELOCATION OF ALL THE UTILITIES ON SITE.

OTILLINES ON STIE.

3. THE BUILDER MUST TOPSOIL AND SOD ALL BOULEVARDS,

4. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND VIA

SPLASH PADS.

5. BRICKLINE TO BE 150mm TO 200mm ABOVE FINAL GRADE AT
HOUSE.

SCHÄEFFER AND ASSOCIATES LTD.

NOTE:
ALTERAL SEWERS AS-BUILT ELEVATIONS AND UTILITY LOCATIONS
WERE NOT AVAILABLE AT THE TIME OF CERTIFICATIONS,
SCHAEFFERS WILL NOT ACCEPT LIABILITY ARISING FROM THIS
MATTER, REVISIONS MAY BE REQUIRED UPON AVAILABILITY OF
LATERAL ELEVATIONS AND UTILITY LOCATIONS.

NOTE: BUILDER TO YERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE

BUILDING STATISTIC	CS
REG. PLAN No.	PLAN 43R-14225
ZONE	R1F-11.6-BBB3-38FT
LOT NUMBER	LOT 196
LOT AREA(m) ²	333.07
BLDG AREA(m) ²	
LOT COVERAGE(%)	
No. OF STOREYS	2
MEAN HEIGHT(m)	9.1
INT. GARAGE DIMS(m)	5.59 X 5.79
GARAGE DOOR(m)	2-2.44

FFE FINISHED FLOOR ELEVATION THW TOP OF FOUNDATION WALL USF UNDER SIDE FOOTING USFR UNDER SIDE FOOTING USFR UNDER SIDE FOOTING USFR GARAGE USFG UNDER SIDE FOOTING USFG UNDER SIDE FOOTING GARAGE FILL R NUMBER OF RISERS TO GRADE WOD WALKOUT DECK LOB LOOKOUT BASEMENT WOB WALK OUT BASEMENT WOR WALK OUT BASEMENT WOB WALK OUT BASEMENT WALK OUT BASEMENT WALK OUT BASEMENT WOB WALK OUT BASEMENT WALK OUT	
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CONNECTED TO STM MANHOLE - SANTI	TARY
——X—— CHAINLINK FENCE	
PRIVACY FENCE	
XXX SOUND BARRIER	
FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRA	DE
NOTE: USF IS BASED ON 150mm (6") FOOTING DEPTH. CONTRA	ACTOR
TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES TO MAY SUPERSEDE THIS SIZE.	HAT

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	13-JAN-22		
2	ISSUED FINAL	31-MAR-22	DA	DH
			i emili sene	



WWW.RNDESIGN.COM T:905-738-3177 WWW.THEPLUSGROUP.CA

I. DANIEL HANNINEN DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LID. LINDER DIVISION C.PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. TAM QUALIFIED AND THE TRIME IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES. QUALIFIED DESIGNER BOIN-

FIRM BCIN: DATE:

20888 26995 31-MAR-22

SIGNATURE:

REMINGTON HOMES

COUNTRYSIDE VILLAGES BRAMPTON, ON

SITE PLAN

DRAWN BY	SCALE 1:250
PROJECT No.	LOT NUMBER
17018	LOT 196



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 and/or as a hybrid meeting (both inperson and electronically).

Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **August 23, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

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 18, 2022.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
- 1. Participate remotely 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 Thursday, August 18, 2022.
- 2. To participate in-person, please email the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by 4:30 pm Thursday, August 18, 2022.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 Thursday, August 18, 2022. City staff will contact you and provide
 you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email cityclerksoffice@brampton.ca to indicate your interest and you will be contacted with more information.

Flower City



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

FILE NUMBER: 4-2022-0237

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 <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

1.	Name of	Owner(s) Neamsby Investments Inc. c/o Remington G	Group Inc.	
	Address	7501 Keele Street, Suite 100		
		Concord, ON L4K 1Y2		
		attn: Jason Sheldon		
	Phone #		Fax #	
	Email	jsheldon@remingtongroupinc.com		
120	Operation in the control of the cont			
2.	Name of			
	Address	64 Jardin Drive Unit 1B		
		Concord, ON L4K 3P3		
	Phone #	attn: Keith MacKinnon / Lauren Dynes	Fax #	
	Email	905.669.4055 (ext. 234) kmackinnon@klmplanning.com / ldynes@klmplanning.com	rax #	
	Liliali	kmackimon@kimpianning.com/ idynes@kimpianning.com		
3.	Nature ar	nd extent of relief applied for (variances requeste	ed):	
•	13-57			
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		extending from the front wall of the dwelling		
		t permit a door in the side wall unless there		1.2m
	extendir	ng from the front wall of the dwelling up to a	and including the door.	
70 4 2				
4.	Why is it	not possible to comply with the provisions of th	e by-law?	
4.	KIRW Sect	32		ellings
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8.

Particulars of all buildings and structures on or proposed for the subject

		The same of the sa	ground floor area, gross floor area, number of etc., where possible)			
	EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)					
	Vacant residential land					
	PROPOSED BUILDINGS/S	TRUCTURES o	n the subject land:			
	Two-storey single deta	ched residenti	ial dwelling with a GFA of 2,665 sq.ft.			
9.	Location of all build	lings and st	tructures on or proposed for the subject lands:			
			ir and front lot lines in metric units)			
			·			
	EXISTING Front yard setback N/A					
	Rear yard setback N/A		9			
	Side yard setback N/A N/A					
	PROPOSED Front yard setback 6.05n	n				
	Rear yard setback 7.70m	154				
	Side yard setback 0.65m Side yard setback 1.25m					
	Side yard setback 1.25m	J				
10.	Date of Acquisition of sub	iect land:	1998			
	Date of Alequicition of San	joot lana.				
11.	Existing uses of subject p	roperty:	Vacant - Residential			
	•	•				
12.	Proposed uses of subject	property:	Residential			
13.	Existing uses of abutting	properties:	Vacant Residential			
14.	Date of construction of all	buildings & str	ructures on subject land: N/A - Vacant			
15.	Length of time the existing	g uses of the su	ibject property have been continued: 7 years			
40 ()						
16. (a)	What water supply is exis Municipal	ting/proposed?	Other (specify)			
	Well		other (openly)			
(b)	What sewage disposal is/	will be provided	1?			
, ,	Municipal 🔽		Other (specify)			
	Septic					
(c)	What storm drainage syst	em is existing/p	proposed?			
	Sewers ✓ Ditches		Other (specify)			
	Swales		Other (specify)			

17.	s the subject property the subdivision or consent?	subject of an	application unde	r the Planning Act, for approval of a plan o
	Yes 🗹 No			
	If answer is yes, provide d	etails: File	# 21T-11006B	Status Approved
18.	Has a pre-consultation app	olication been f	iled?	
	Yes No			
19.	Has the subject property e	ver been the su	thiost of an aunti-	
	Yes No	ver been die st	Y-0	ation for minor variance?
		V	Unknown	_
	If answer is yes, provide de	etails:		
		ision ision		Relief Relief
		cision		Relief
				AR
				ZZYNO
				re of Applicant(s) or Authorized Agent
DAT	ED AT THE City	OF	Vaughan	
THIS	DAY OF July		_, 20 <u>22</u>	
THE APP	PLICANT IS A CORPORATI ATION AND THE CORPORAT	THORIZATION ON, THE APP	OF THE OWNER	IY PERSON OTHER THAN THE OWNER OF MUST ACCOMPANY THE APPLICATION. IF L BE SIGNED BY AN OFFICER OF THE D.
I	Lauren Dynes		_, OF THE	Town OF Aurora
IN THE	Region OF York		_SOLEMNLY DE	CLARE THAT:
OATH.	HE ABOVE STATEMENTS A G IT TO BE TRUE AND KNO ED BEFORE ME AT THE	RE TRUE AND WING THAT IT	I MAKE THIS SO IS OF THE SAME	DLEMN DECLARATION CONSCIENTIOUSLY FORCE AND EFFECT AS IF MADE UNDER
City	OF <u>Vaughan</u>			
IN THE	Region O	F		
York	_ THIS 20 DAY	OF		ZAMOV -
July	20 22		Signat	ure of Applicant or Authorized Agent
100	Ruby Lyn Salas del Mando / a Commissioner, etc., Province of Ontario,		3.3.13.1	are on Approant of Mathon 254 Agent
4000	for KIM Planning Permers Inc. Expires September 9, 2024 A Commissioner etc.			
V	A Commissioner etc.	i		
		FOR OF	FICE USE ONLY	
	Present Official Plan Design		-	*
	Present Zoning By-law Clas			D4F 0 Continu 2269
				R1F-9 Section 2368
	rnis application has been re said	eviewed with res review are outlin	pect to the variance and on the attached	es required and the results of the discherklist.
	Rose Bruno			July 21, 2022
	Zoning Office	г		Date
				74.00
	DATE RECE	IVED	July 21,	Revised 2020/01/07

W Architect Inc. **DESIGN CONTROL REVIEW** APRIL 07, 2022

BY: GGE FINAL

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his stamp is only for the purposes of design of and carries no other professional obliga



1.2m CHAINLINK FENCE 249.77 1.2m CHAINLINK 7.67 FENCE 249.87 4.16250.06 4.4% 250.16 4.5% ×250.42 196 250.30 2.0% 250.1 2.0% 250.2 27. 250.60 250.58 USFR= 249.30 250.25 1.25 0.65 0.65 9.70 38-04 C STD. 4 BDRM REAR UPGRADE FFE TFW TBS USF 253.37 253.07 250.78 5: 0 00 15.39 1.25 USFG= 251.53 252.79 USFG= 251.55 252.77 252.80 6.05 6.05 11.60 0 252.51 2 1.50m CONC. SIDEWALK 252.50 SIDEWALK 252.52 STM= 249.90 9.90 ¢ SAN= 249.65 9.65 5.69

KEYWORTH CRESCENT

NOTE: (FOR LOT WITH INFILTRATION TRENCH) DOWNSPOUTS TO BE CONNECTED TO INFILTRATION TRENCH

GRADING AND DRAINAGE NOTES:

1. THESE STANDARDS ARE FOR URBAN LOTS AND GENERAL IN NATURE, CERTAIN LOTS MAY REQUIRE CHANGES

2. LAWN AND SWALES SHALL HAVE A INIMIMUM SLOPE OF 2% AND A MANIMUM SLOPE OF 31 IN ANY CASE GRADE CHANGES IN EXCESS OF 0.6m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE, TIMBER ACCOMPLISHED BY USE OF A RETAINING WALL RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE, TIMBER WALL WILL NOT BE GREATER THAN 10 TO WITHOUTH.

4. THE MAXIMUM DEPTH OF A SIDE YARD SWALE SHALL BE 0.3m, THE MAXIMUM FLOW ALLOWED IN A REAR YARD SWALE SHALL BE THAT FROM 8 YARDS.

5. THE MAXIMUM DEPTH OF A SIDE YARD SWALE SHALL BE 0.2m, THE GRADE ADJACENT TO THE HOUSE SHALL FOLLOW THE GRADE OF THE SWALE, THE MAXIMUM FLOW IN A SIDE SWALE IN THAT FROM A REAR YARDS.

5. AT LEAST ONE SIDEYAND OF ALL UNITS SHALL HAVE A SIDE APRON (2% SLOPE) OF 0.6m MINIMUM.

7. A REAR APRON (2% SLOPE) OF 5m NINIMUM SHALL BE PROVIDED FOR ALL DETAILED UNITS.

8. REAR LOTC ACTHORASIN GRATES TO 5E FTSIME BLOW PRIVISED GRADE.

9. DOWNSPOUTS TO DISCHARGE ONTO GROUND ON SPLASH PADS, DOWNSPOUTS SHALL NOT DISCHARGE ACROSS WALKWAYS.

10. WEEPING TILE DRAINAGE TO BE THAN BELOW PRIVISED SODDING.

11. 200mm OF TOPSOLL SHALL BE APPLIED TO EACH OF THE OTE OF BRAMPTON SUBDIVISION DESIGN STANDARDS.

11. THE NINIMUM CLEAR DISTANCE ETHERS THE EDGS OF A DRIVEWAY AND A UTILITY STRUCTURE IS 1.2m

14. HOUSE STYLES ARE TO BE USED TO SUIT THE LOT GRADING.

15. SEMI-DETAILED AND TOWNSHOUSE BUTTED TO SUBDIVISION DESIGN CRITERIA

16. 15m CLEARANCE MUST BE PROTUZED BETWEEN THE SIDING AND THE FINAL GROUND ELEVATION AT THE HOUSE.

19. OLON CLEARANCE MUST BE PROTUZED BETWEEN THE SIDING AND THE FINAL GROUND ELEVATION AT THE HOUSE.

19. CAND CLEARANCE MUST BE PROTUZED BETWEEN THE SIDING AND THE FINAL GROUND ELEVATION AT THE HOUSE.

20. ALL DRIVEWAY WIDDINS AND DESIGN STALLED ALONG THE SIDING AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.

21. BUILDERT TO PROVID

GRADING CERTIFICATION:

1. THE PROPOSED LOT GRAING AND DRAINAGE IS APPROVED AS BEING IN CONFORMITY WITH THE OVERALL APPROVED GRADING PLANS FOR THE SUBDIVISION.

2. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL THE UTILITIES ON SITE.

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THE BUILDER MUST TOPSOIL AND SOD ALL BOULEVARDS.DOWNSPOUTS SHALL DISCHARGE TO THE GROUND VIA 4. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND VIA SPLASH PADS. 5. BRICKLINE TO BE 150mm TO 200mm ABOVE FINAL GRADE AT HOUSE.

SCHÄEFFER AND ASSOCIATES LTD.

"NOTE: LATERAL SEWERS AS-BUILT ELEVATIONS AND UTILITY LOCATIONS WERE NOT AVAILABLE AT THE TIME OF CERTIFICATIONS. SCHAEFFERS WILL NOT ACCEPT LUBBILTY ARISING FROM THIS MATTER. REVISIONS MAY BE REQUIRED UPON AVAILABILITY OF LATERAL ELEVATIONS AND UTILITY LOCATIONS.

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE

BUILDING STATISTIC	CS
REG. PLAN No.	PLAN 43R-14225
ZONE	R1F-11.6-BBB3-38FT
LOT NUMBER	LOT 196
LOT AREA(m) ²	333.07
BLDG AREA(m) ²	
LOT COVERAGE(%)	
No. OF STOREYS	2
MEAN HEIGHT(m)	9.1
INT. GARAGE DIMS(m)	5.59 X 5.79
GARAGE DOOR(m)	2-2.44

	LEG	END	
FFE	FINISHED FLOOR ELEVATION	SP	SUMP PUMP
TFW	TOP OF FOUNDATION	\boxtimes	BELL PEDESTAL
TBS	WALL TOP OF BASEMENT SLAB		CABLE PEDESTAL
USF	UNDER SIDE FOOTING		CATCH BASIN
USFR	UNDER SIDE FOOTING @		DBL. CATCH BASIN
000000000	REAR	*	ENGINEERED FILL
USFG	UNDER SIDE FOOTING @ GARAGE		HYDRO CONNECTION
TEF	TOP OF ENGINEERED	Ÿ	FIRE HYDRANT
R	NUMBER OF RISERS TO	SL	STREET LIGHT
	GRADE WALKOUT DECK	$>\!\!<$	MAIL BOX
WOD LOB	LOOKOUT BASEMENT		TRANSFORMER
WOB	WALK OUT BASEMENT	∇	SEWER CONNECTIONS 2
WUB	WALK UP BASEMENT	7	SEWER CONNECTIONS 1
REV	REVERSE PLAN		WATER CONNECTION
STD	STANDARD PLAN	0	WATER VALVE
Δ	DOOR	\$	CHAMBER HYDRANT AND
M	AIR CONDITIONING	A	VALVE HYDRO METER
<u>□</u>	DOWN SPOUT TO	-	GAS METER
	SPLASH PAD	Ŏ	MANHOLE - STORM
□	DOWNSPOUT CONNECTED TO STM SWALE DIRECTION	$\tilde{\bullet}$	MANHOLE - SANITARY
	——x—— c	HAINLIN	K FENCE
		RIVACY	
		OUND B	
TO CON	TI SF IS BASED ON 150mm (6 FIRM WITH WORKING DRA	O 1,22 (N ") FOOTIN	TO BE EXTENDED AIN) BELOW GRADE IG DEPTH, CONTRACTOR OR SPECIFIC SIZES THAT
MAY SUF	ERSEDE THIS SIZE.		
	ICCLIED OD DEVIC		

NO.	DESCRIPTION	DATE	DWN	СНК
1	ISSUED FOR REVIEW	13-JAN-22		
2	ISSUED FINAL	31-MAR-22	DA	DH
4124				

DESIGN

WWW.RNDESIGN.COM T:905-738-3177 WWW.THEPLUSGROUP.CA

I. DANIEL HANNINEN DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LID, UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE TRIM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: FIRM BCIN: DATE:

SIGNATURE:

REMINGTON HOMES

COUNTRYSIDE VILLAGES BRAMPTON, ON

SITE PLAN

DRAWN BY	SCALE	
	1:250	
PROJECT No.	LOT NUMBER	
17018	LOT 196	

