



Committee of Adjustment

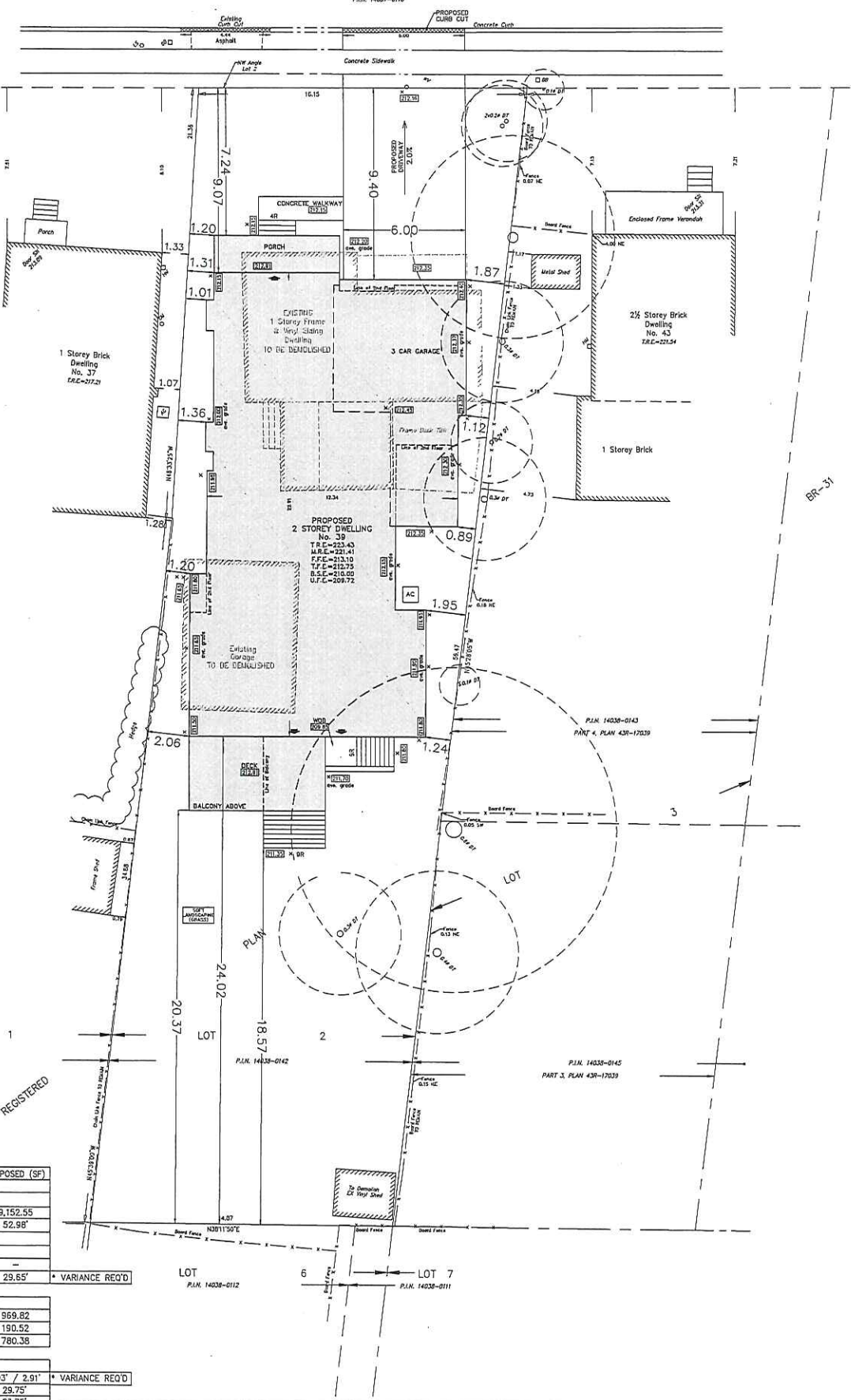
Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

KEY PLAN
NOT TO SCALE

SITE and GRADING PLAN of
PROPOSED
2 STOREY SINGLE FAMILY DWELLING
39 GUEST STREET
BRAMPTON, ON L6W 1T7
CLIENT: NANA HUSSEIN
TEL: 647 774 3437

LOT 2 and Part of LOT 1
REGISTERED PLAN BR-31
CITY OF BRAMPTON
Regional Municipality Of Peel
SCALE: 1:100
YOUNG & YOUNG SURVEYING
(INCORPORATED 2008) INC.
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GUEST STREET
(As Shown on Registered Plan BR-31)
PLAN 14037-0118



SITE STATISTICS

PROJECT STATISTIC	PROPOSED (m2)	PROPOSED (SF)
ADDRESS: 39 GUEST STREET		
ZONING: R1B		
LOT AREA:	850.3 m ²	9,152.55
LOT FRONTAGE:	16.15 m	52.98'
BUILDING HEIGHT:		
AVERAGE GRADE:	212.03 m	
HEIGHT TO MID-ROOF: SLOPED ROOF (MAX 8.5m)	9.04 m	29.55'
LANDSCAPED SOFT AREA		
FRONT YARD AREA:	90.1 m ²	969.82
HARD SURFACED AREAS:	17.7 m ²	190.52
TOTAL LANDSCAPED SOFT AREA:	80.3 % 72.5 m ²	780.38
SETBACKS:		
SIDE YARD	1.20 m/0.89 m	3.93' / 2.91'
FRONT YARD	9.07 m	29.75'
FRONT YARD (TO PORCH)	7.24 m	23.75'
REAR YARD	24.02 m	78.80'
GROSS FLOOR AREA:		
GROUND FLOOR	205.87 m ²	2,215.96
SECOND FLOOR	213.95 m ²	2,302.53
SUB TOTAL	419.82 m ²	4,518.49
LOT COVERAGE:		
DWELLING FOOTPRINT incld GARAGE	264.94 m ²	2,851.79
PORCH, FRONT	11.29 m ²	120.98
PORCH, REAR	24.5 m ²	143.91
TOTAL BLDG AREA: (W/O PORCHES)	300.73 m ²	3,251.89
LOT COVERAGE	31.2 %	
TOTAL BLDG AREA: (WITH PORCHES)	289.56 m ²	3,116.79
LOT COVERAGE (W/ FT&RR PORCHES)	35.36 %	

ESTABLISHED GRADE: SHALL MEAN THE AVERAGE FINISHED SURFACE ELEVATION AT THE OUTSIDE WALLS OF ANY BUILDING OR STRUCTURE, WHICH IS DETERMINED BY TAKING THE ARITHMETIC MEAN OF THE LEVELS OF THE FINISHED GROUND SURFACE AT THE MIDPOINT OF EACH OF THOSE OUTSIDE WALLS

$$\frac{211.70+211.90+212.15+212.30+212.37+212.20+212.00+211.65}{8} = 212.03$$

DESIGNED BY
VULCAN DESIGN INC.
36 Industrial Blvd
Aurora, ON L4R 1T3
PH: 416-663-0200
EMAIL: Barry@vulcandesign.com

REVISIONS

1.	AUGUST 16, 2022	C.
2.	AUGUST 30, 2022	T.
3.		B.
4.		S.
5.		D.

DESIGNED BY
YOUNG & YOUNG
SURVEYING (ONTOARIO 2008) INC.
310 North Green St., Unit 102, Toronto, ON M5C 2K4
Tel: (416) 591-2276 - Fax: (416) 591-2285
E-MAIL: info@youngandyoung.com

DRAWN BY: DEEDED C.C. PROJECT 21-T10945

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 in-person 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 **September 13, 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, September 8, 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, September 8, 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, September 8, 2022.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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, September 8, 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.

AMENDMENT LETTER

August 30, 2022

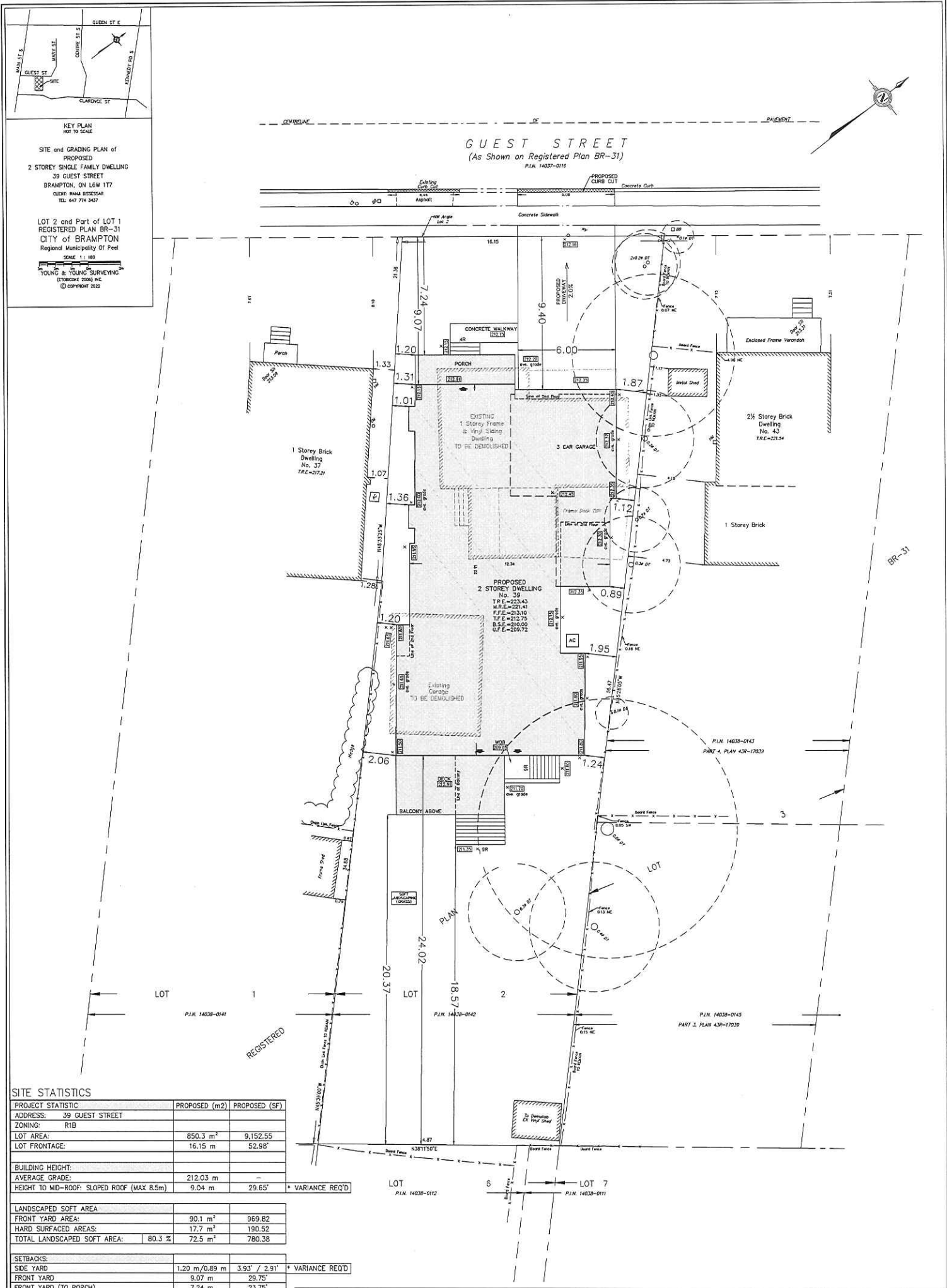
To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
RANJI BISSESSAR AND SONYA DHAJAL
PART OF LOTS 1 AND 2, PLAN BR-31
A-2022-0275 – 39 GUEST STREET**

Please **amend** application **A-2022-0275** to reflect the following:

1. To permit an easterly side yard setback of 0.89m (2.92 ft.) to the first storey whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to the first storey where the lot width is less than or equal to 16 metres;
2. To permit a westerly side yard setback of 1.31m (4.30 ft.) and an easterly side yard setback of 1.12m (3.67 ft.) to the second storey whereas the by-law requires a minimum setback of 1.8m (5.91 ft.) where the lot width is less than or equal to 16 metres;
3. To permit a maximum building height of 9.04m (26.66 ft.) to the mid point of the roof whereas the by-law permits a maximum building height of 8.5m (27.90 ft.) to the mid point of the roof;
4. To permit a maximum lot coverage of 35.4% whereas the by-law permits a maximum lot coverage of 30%


Applicant/Authorized Agent



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REVISIONS

1	AUGUST 16, 2022	6
2	AUGUST 30, 2022	7
3		8
4		9
5		10

YOUNG & YOUNG

210 North Queen St. Unit 102, Toronto ON M5C 2K4
Tel: (416) 421-2876 Fax: (416) 421-3369
E-Mail: info@youngandyoung.com

BRAMPTON CHECKED: C.B. PROJECT 21-T10948

08.17.2022

MEMO

A-2022-0275

To

City of Brampton
COA Staff Members

Subject:

39 Guest Street
COA Application

Dear Staff,

Please find attached to this cover a letter a COA Application on the property 39 Guest Street, Brampton.

The proposal is for the construction of a new 2 storey single family dwelling to replace an existing single storey dwelling on the land.

We are seeking 4 variances as a result of the design and existing land conditions. We are seeking a minor height variance in our building height, side yard setback reduction and increase in lot coverage. Our height increase is aesthetic to keep the balance of the building roof in line with the overall massing of the dwelling. Our side yard setback reductions (seeking 1.20m / 0.89m) are being exaggerated because of the side lot lines being skewed from the front lot line (not perpendicular) and pinching the dwelling corners as illustrated in Schedule A attached. With Lot coverage, our main building is 31.2% coverage, with the inclusion of the unenclosed and open porches, the coverage is increased to 34.1% total.

There are a number of newly constructed dwellings on the street with similar side yard setbacks. Including: #23 with 1.2m side yards; #20 with 0.40 / 1.31 side yards; #19 with 0.78 / 1.20m side yards; #15 with 1.44 / 0.98m side yards; #27 with 1.39 / 1.28m side yards.

Furthermore, our project has gone through a Custom Home application at the town. (Application No. CH-2022-0002) and has been granted approval from Urban Design, Heritage and Engineering for the current proposal.

Vulcan Design Inc

Tel 416-885-5200

39 Victoria Street E. Unit 1
Alliston, ON L9R 1T3

vulcandesigninc.com
dberry@vulcandesigninc.com



With our current application to the Town Committee of Adjustments, we do not feel that we are setting an new precedent or designing outside the boundaries of previously constructed new home and additions on the street. It is our opinion that our requested variances are minor in nature, consistent with the current street as built conditions and will not cause any negative impact to the neighborhood or neighbors.

Lastly, please also find attached letters of support from 4 of the neighbors living on Guest Street.

Thank you and have a great day!

Daniel Berry
Registered Designer
dberry@vulcandesigninc.com

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) Ranji Bissessar and Sonya Dhanjal
Address 39 Guest Street, Brampton ON L6W 1T7

Phone # 647-774-3437 Fax # _____
Email ranji.b@gmail.com

2. Name of Agent Daniel Berry, Vulcan Design
Address 35 McDonald Street
Alliston, ON , L9R 1J5

Phone # 416-885-5200 Fax # _____
Email dberry@vulcandesigninc.com

3. Nature and extent of relief applied for (variances requested):
1. Required: Side Yards Setback: By-law requires 1.8m side yard where lot frontage is equal, or greater than 16m
Seeking: Side Yard setback of 1.20m (West side) and 0.89m (East side)
2. Required: Maximum Building Height: By-law requires 8.5m to the roof mid-point from established grade
Seeking: Maximum Building Height of 9.04m to roof mid-point
3. Required: Maximum Lot Coverage: By-law requires a maximum lot coverage of 30.0%
Seeking: A lot coverage of 34.1%
4. Required: Chimney's may encroach into side yard to a setback 0.5m (1.30m setback)
Seeking: Chimney encroachment of 0.79m (1.01m setback)

4. Why is it not possible to comply with the provisions of the by-law?
Existing Lot fabric has side lot line skewed at an angle from the front lot line,
Causing side yards to pinch building envelope at the corners of dwelling.

5. Legal Description of the subject land:
Lot Number 4 Legal Description: PLAN BR 31 PT LOTS 1,2
Plan Number/Concession Number CON. 1 E.H.S.
Municipal Address 39 Guest Street, Brampton ON L6W1T7

6. Dimension of subject land (in metric units)
Frontage 16.15m
Depth 56.47m
Area 850.3 m2

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, gazebo, etc.)
Single Family Dwelling, Detached Garage, Shed

Existing building areas: Main dwelling = 94.4m²

Detached garage = 41.7m²

Garden shed = 6.8m²

PROPOSED BUILDINGS/STRUCTURES on the subject land:
Demolish existing dwelling and replace with a new single family dwelling, 2 storeys and 419.25 m² GFA area .

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	House	Garage detached
Front yard setback	8.11m	23.21m
Rear yard setback	36.19m	25.23m
Side yard setback	2.61m (west)	0.85m (west)
Side yard setback	0.40m (east)	7.76 (east)
PROPOSED		
Front yard setback	9.07m	
Rear yard setback	24.02m	
Side yard setback	1.20m	
Side yard setback	0.89m	

10. Date of Acquisition of subject land: April 20, 2021
11. Existing uses of subject property: Residential - Single Family Dwelling
12. Proposed uses of subject property: Residential - Single Family Dwelling
13. Existing uses of abutting properties: Residential -Single Famil Dwelling
14. Date of construction of all buildings & structures on subject land: 1891 +/- According to heritage assesment.
15. Length of time the existing uses of the subject property have been continued: 131 yrs.
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 # CH-2022-0002 Status Approved

18. Has a pre-consultation application been filed?

Yes ☒ No ☐ (Phone conversations with Planning Dept.)

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

Ranji Bissessar

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 16 DAY OF August, 20 22

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, Ranji Bissessar, 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 16th DAY OF

August, 20 22

Jeanie Cecilia Myers
A Commissioner etc.

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

Ranji Bissessar

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

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

Zoning Officer

Date

DATE RECEIVED

August 17th, 2022

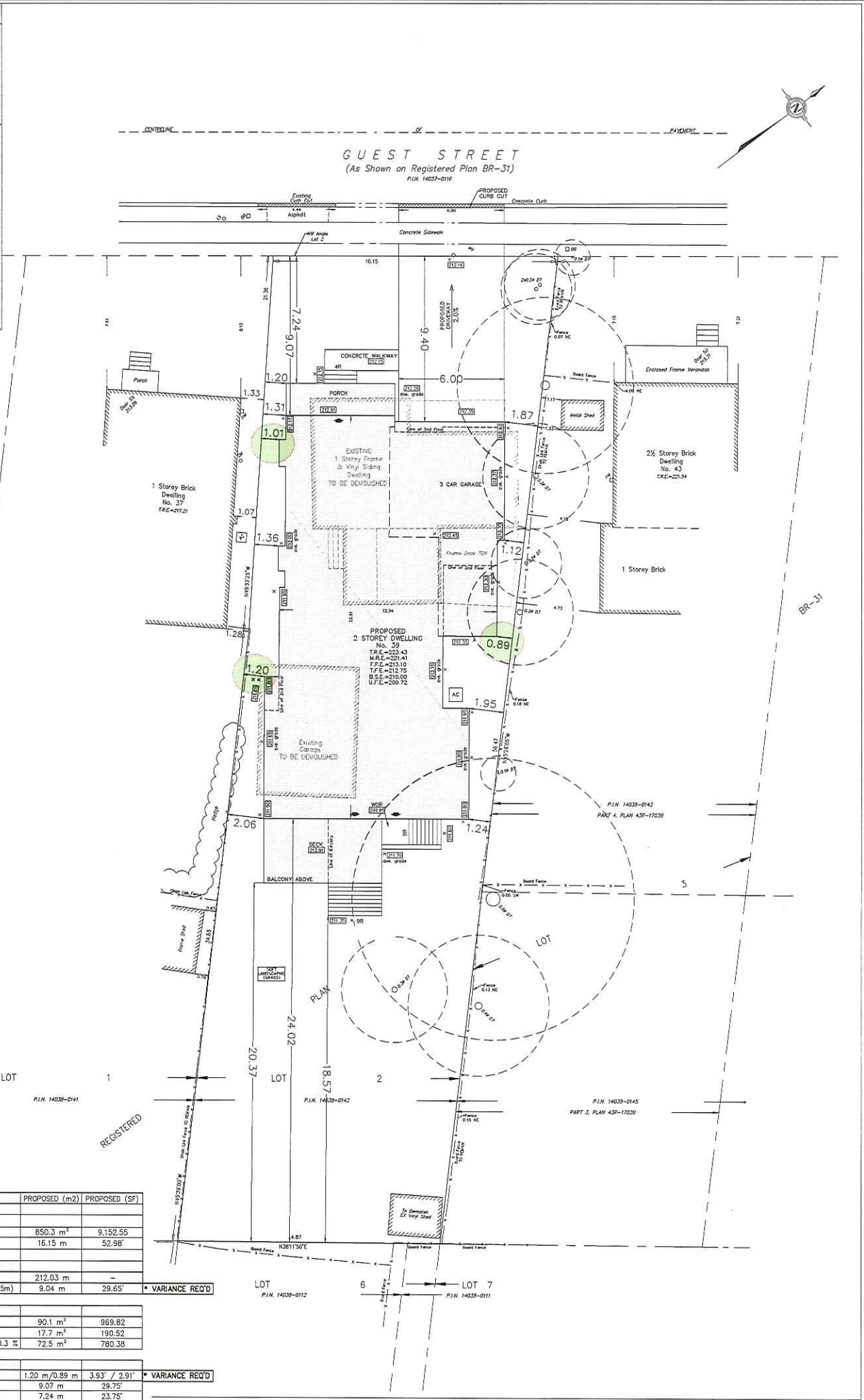
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TEL: 647 774 3437

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REGISTERED PLAN BR-31
CITY OF BRAMPTON
Regional Municipality of Peel
SCALE 1:100
YOUNG & YOUNG SURVEYING
(ONTOARIO) INC.
© COPYRIGHT 2022

QUEEN ST E
CLARENCE ST
GUEST ST
JACK ST
KENNEDY RD S

LOT 2
LOT 1



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PROJECT STATISTIC		
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1.	AUGUST 16, 2022	6.
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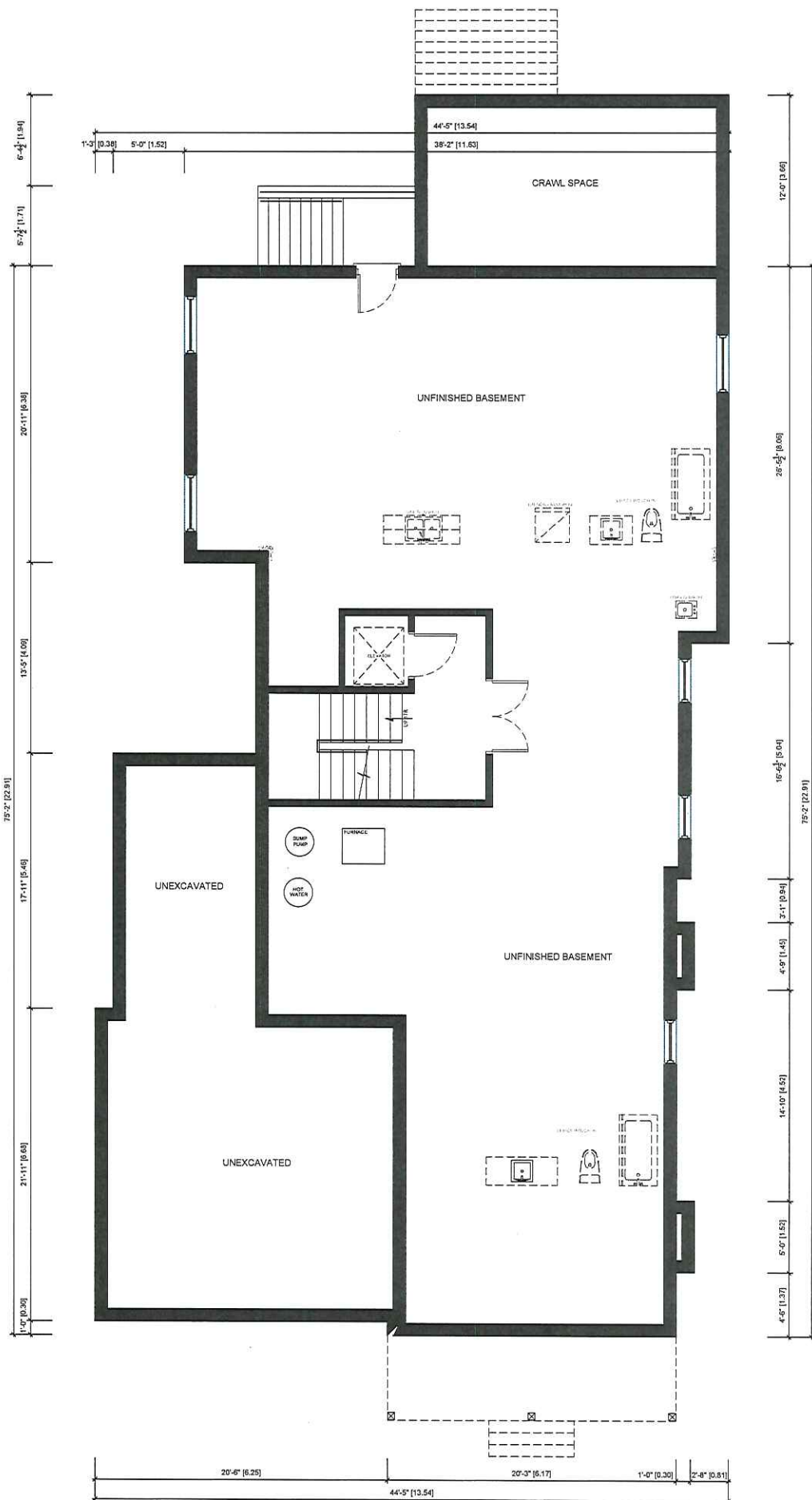
DESIGNED BY

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210 North Queen St., Unit 102, Toronto, ON M5C 0K4
Tel: (416) 821-2878 Fax: (416) 821-3380
E-Mail: info@youngandyoung.com

DRAWN BY

CKC/CD/CA PROJECT 21-T10948



AREA CALCULATIONS			
OPENS	sq'	sq'	sq'
20000	sq'	1300	sq'
1000	sq'	0	sq'
- 0.75	sq'	6	sq'
TOTAL	sq'	4313	sq'
FW BROADCAST	sq'	233	sq'
TOTAL	sq'	4713	sq'
COVERAGE CALCULATIONS			
OPENS	sq'	2218	sq'
COVER	sq'	838	sq'
FRONT PORCH	sq'	131	sq'
REAR PORCH	sq'	264	sq'
OV. W/O PORCH	sq'	3882	sq'
OV. W/ PORCH	sq'	3237	sq'

BASEMENT FLOOR PLAN
SCALE: AS NOTED ON PAGE



VULCAN DESIGN INC.

PROJECT LOCATION:
39 GUEST STREET
BRAMPTON, ON

SCALE: 1/8" = 1'-0"

CLIENT:

Private Residence

DATE:
AUG 16/22

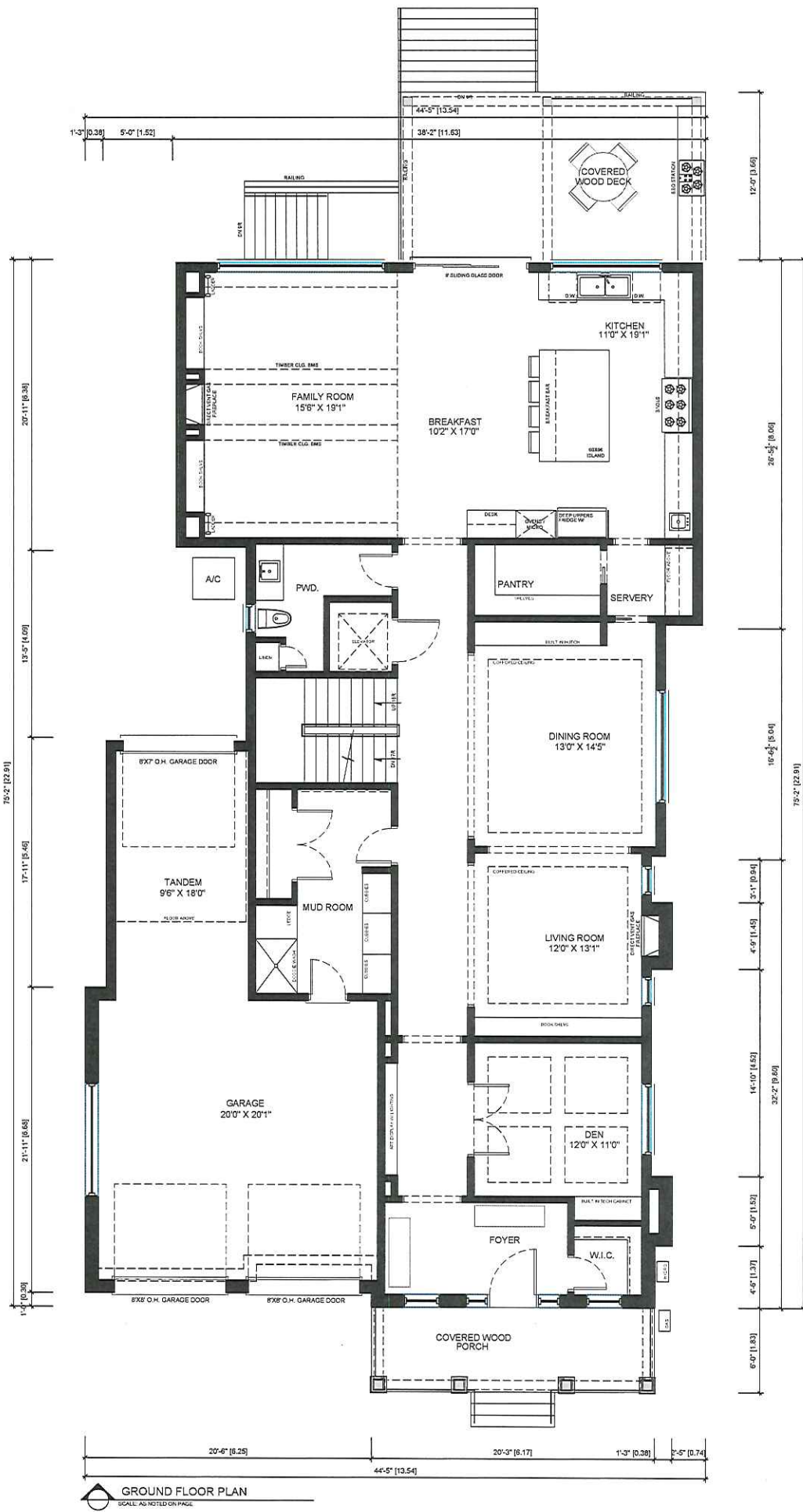
DWN BY:
dcb

DATE:

DWN BY:

NOTE:

1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION FROM DESIGNER
2. PRELIMINARY DESIGN, SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.



VULCAN DESIGN INC.

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BRAMPTON, ON

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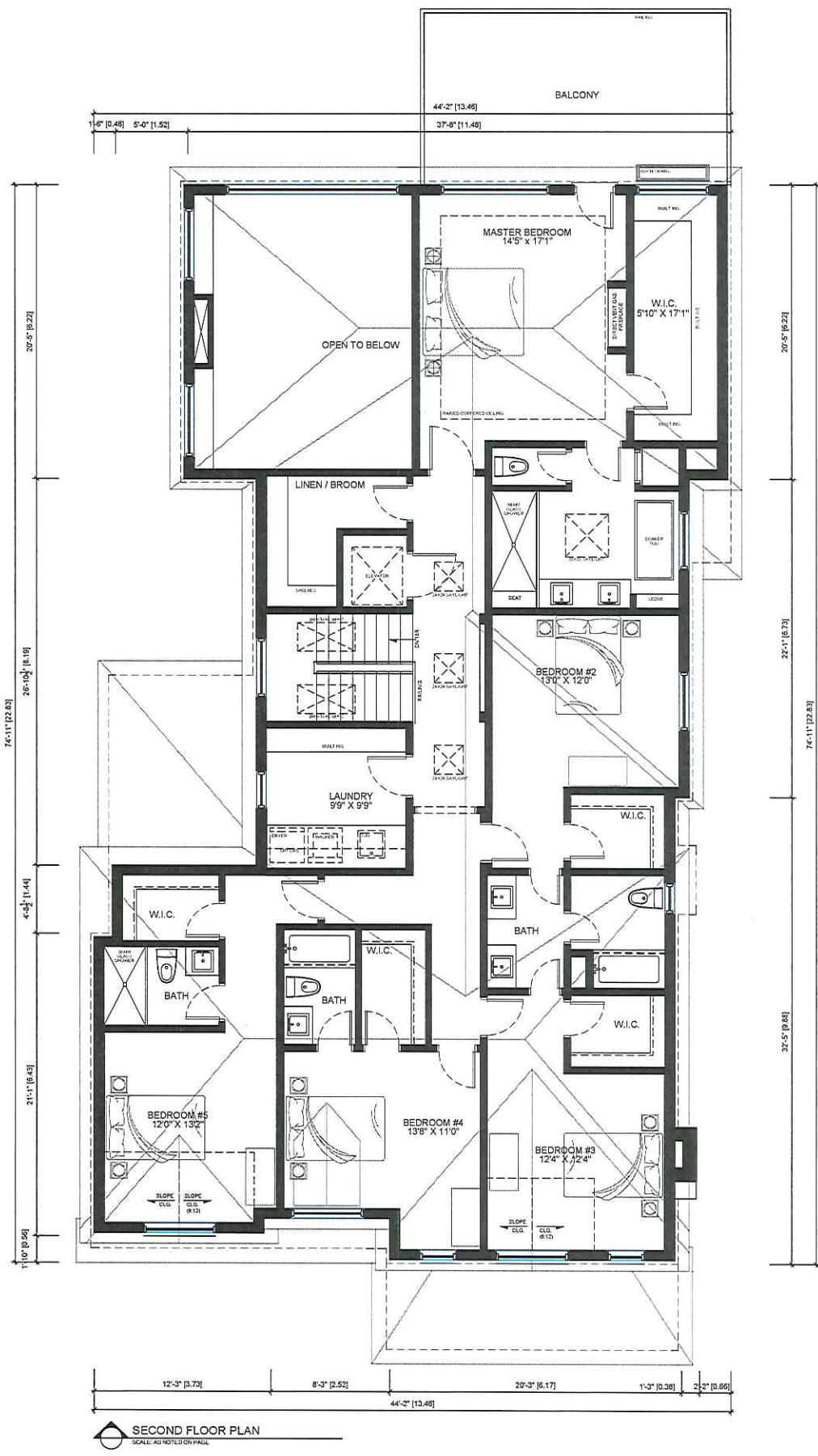
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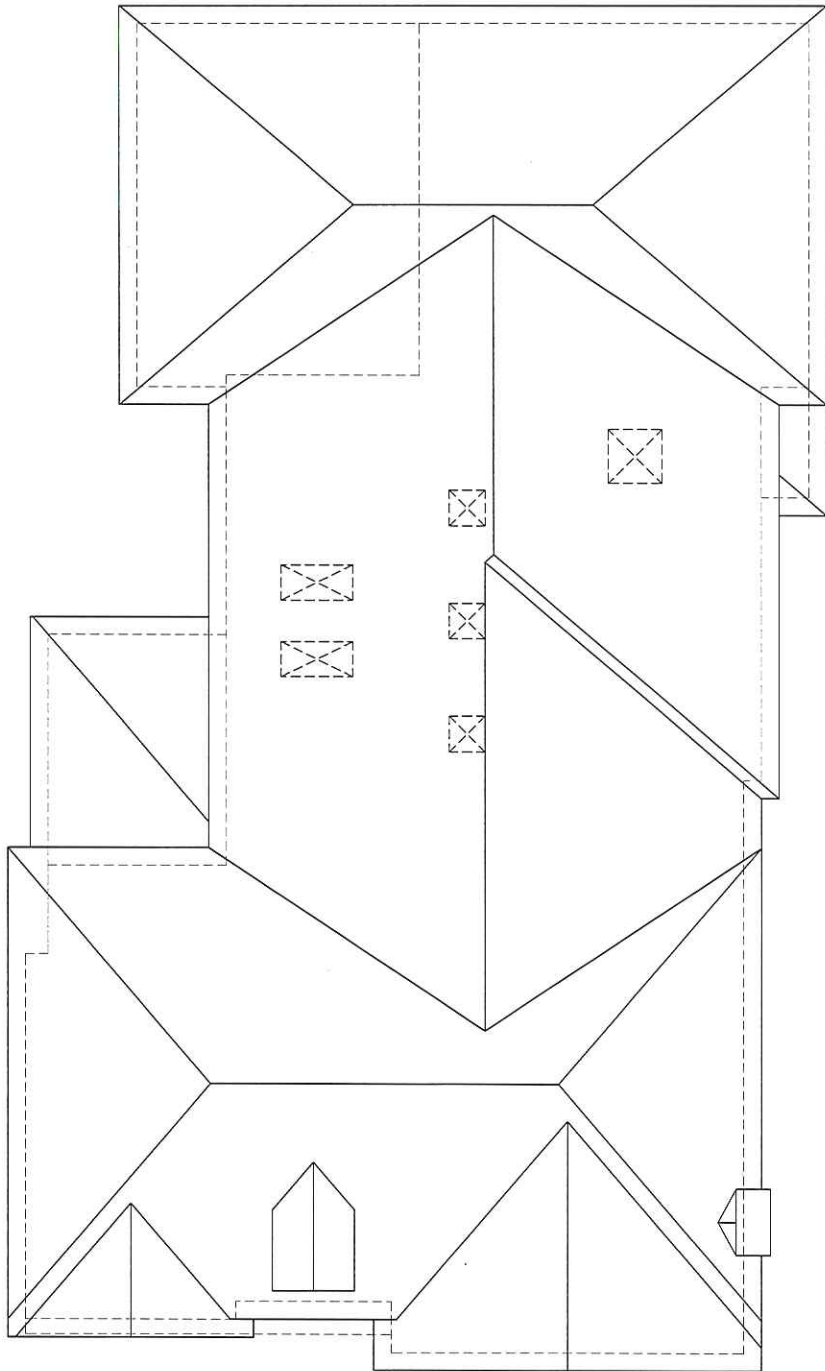
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AUG 16/22 dcb

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 VULCAN DESIGN INC.	PROJECT LOCATION: 39 GUEST STREET BRAMPTON, ON	CLIENT: Private Residence	DATE: AUG 16/22	DWN BY: dcb	DATE: 	DWN BY: 	NOTE: 1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION FROM DESIGNER 2. PRELIMINARY DESIGN, SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.
	SCALE: 1/8" = 1'-0"						



ROOF PLAN
SCALE: AS NOTED ON PAGE





WEST SIDE ELEVATION
SCALE: AS NOTED ON PAGE

Unprotected Opening Calculations				
Total Area =	1760.000	SF	163.504	M
Limiting	4.0	UF	1.219	M
Allowable Area =	123.200	SF	11.445	M
Actual Area =	122.300	SF	11.362	M



VULCAN DESIGN INC.

PROJECT LOCATION:
38 GUEST STREET
BRAMPTON, ON

SCALE: 1/8" = 1'-0"

CLIENT:

Private Residence

DATE: AUG 16/22

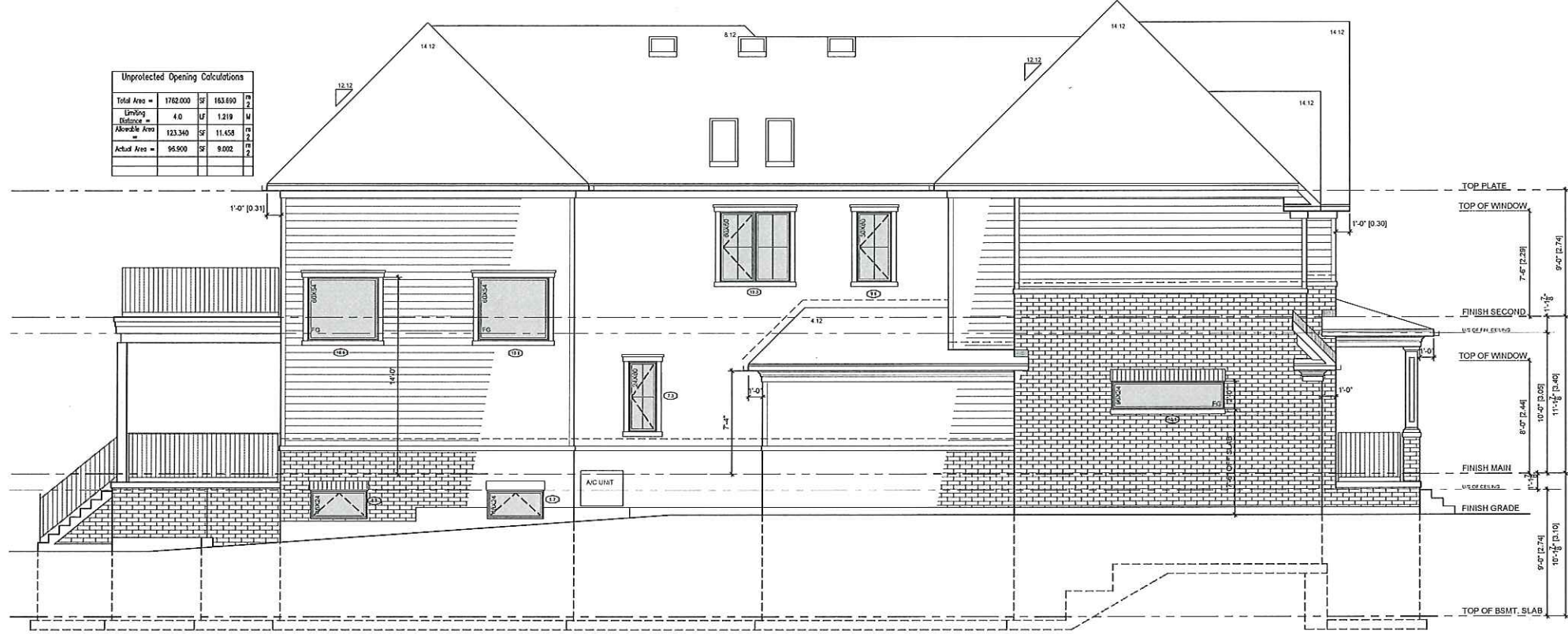
DWN BY: dcb

DWN BY: DATE:

NOTE:
1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR OTHER PARTS AND WRITTEN PERMISSION FROM DESIGNER REQUIRED. ANY CHANGES TO CHANGE UPON VERIFICATION BY CLIENT.



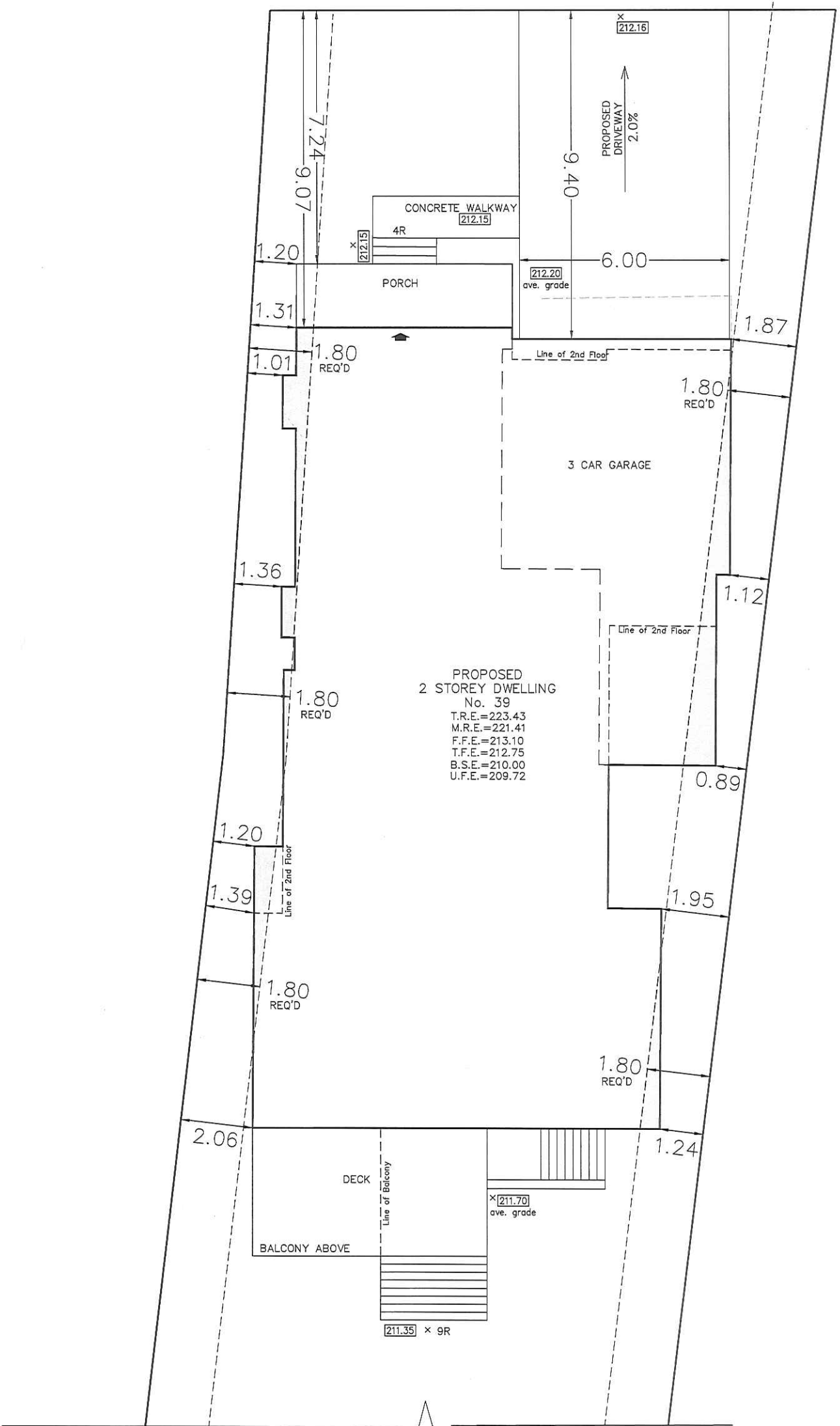
Unprotected Opening Calculations				
Total Area =	1762.000	SF	163.690	m ²
Limiting Distance =	4.0	LF	1.219	M
Allowable Area =	123.340	SF	11.454	m ²
Actual Area =	95.900	SF	9.002	m ²



EAST SIDE ELEVATION
SCALE: AS NOTED ON PAGE

 VULCAN DESIGN INC.	PROJECT LOCATION: 39 GUEST STREET BRAMPTON, ON	CLIENT: Private Residence	DATE: AUG 16/22	DWN BY: dcb	DATE: AUG 16/22	DWN BY: dcb	NOTE: 1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION FROM DESIGNER. 2. DESIGNER WILL NOT BE RESPONSIBLE FOR ANY TO CHANGE UPON VERIFICATION BY CLIENT.
	SCALE: 1/8" = 1'-0"						

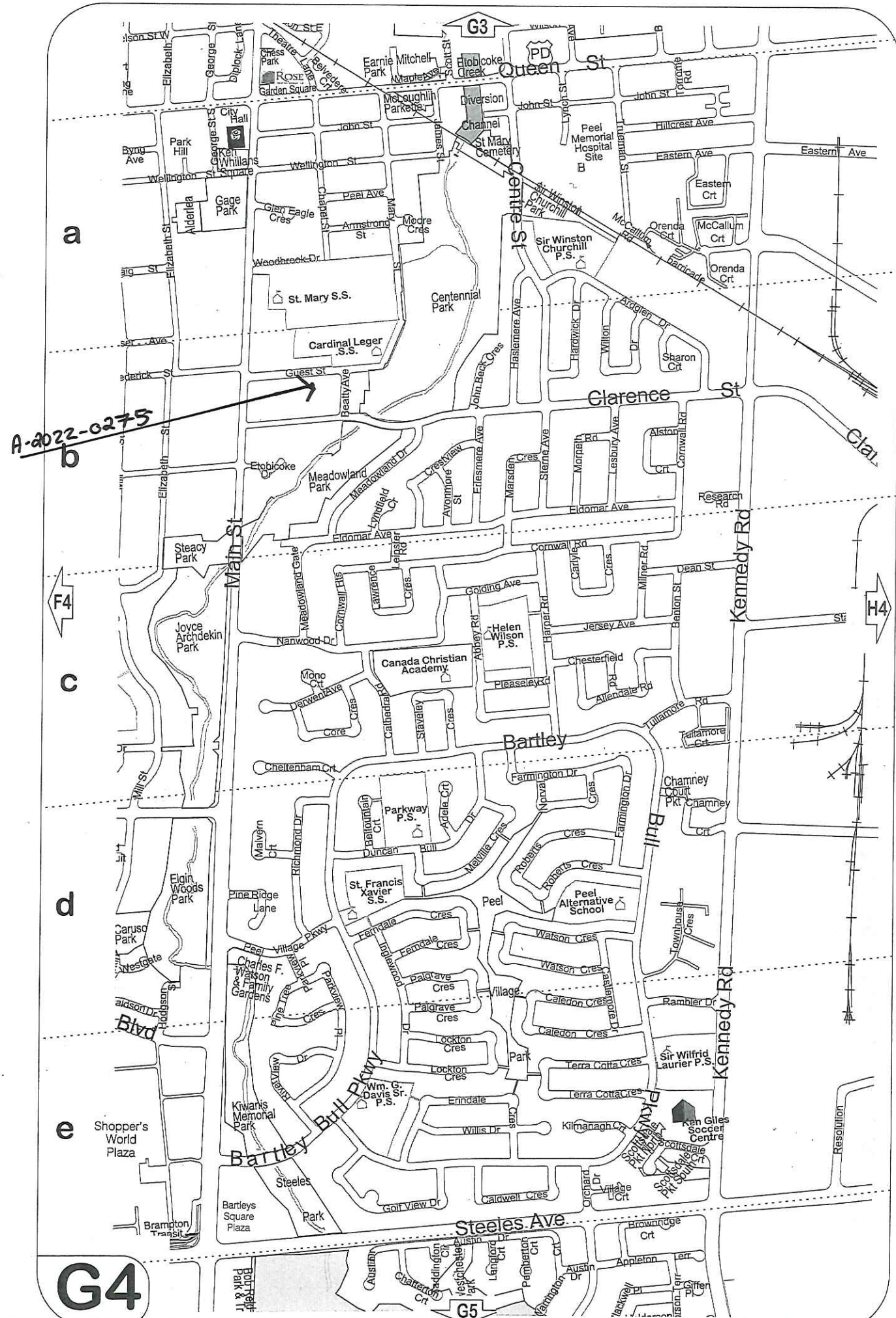
GUEST STREET



SCHEDULE A:

SIDE YARD ENCROACHMENT ILLUSTRATION:

ENCROACHMENT INTO
REQUIRED SIDE YARD
SETBACK



A-2022-0275

a

b

c

d

e

G4

F4

H4

G5