

APPLICATION # A-2022-0269
WARD 6

APPLICATION FOR MINOR VARIANCE

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

AND WHEREAS the property involved in this application is described as Part of Lot 110, Plan BR-2, Part 1, Plan 43R-20649 municipally known as **11 ALEXANDER STREET**, Brampton;

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

1. To permit a rear yard setback of 11.21m (36.78 ft.) whereas a minimum rear yard setback of 25% of the lot depth is required resulting in a minimum rear yard setback of 11.36m (37.27 ft.);
2. To permit lot coverage of 36% whereas the by-law permits a maximum lot coverage of 30%.

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: _____
Application for Consent: _____	NO	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, September 13, 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 1st Day of September, 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:

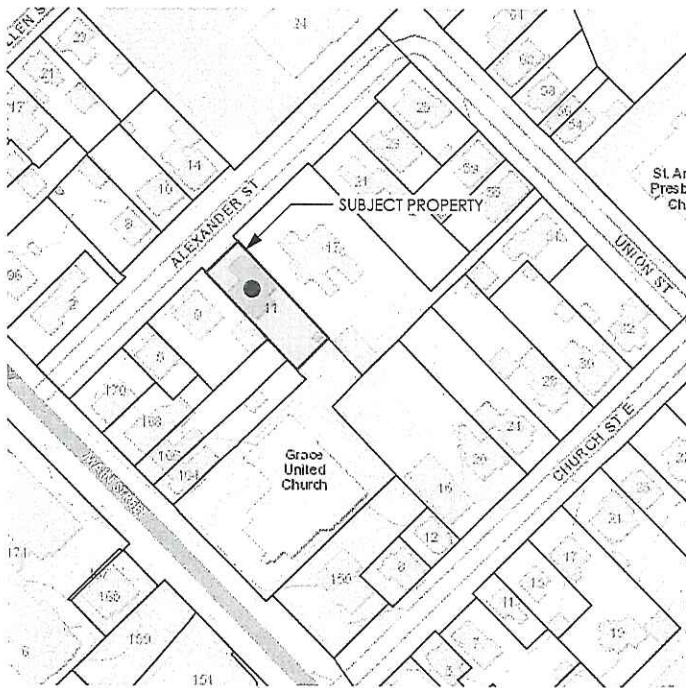
Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

Site Statistics

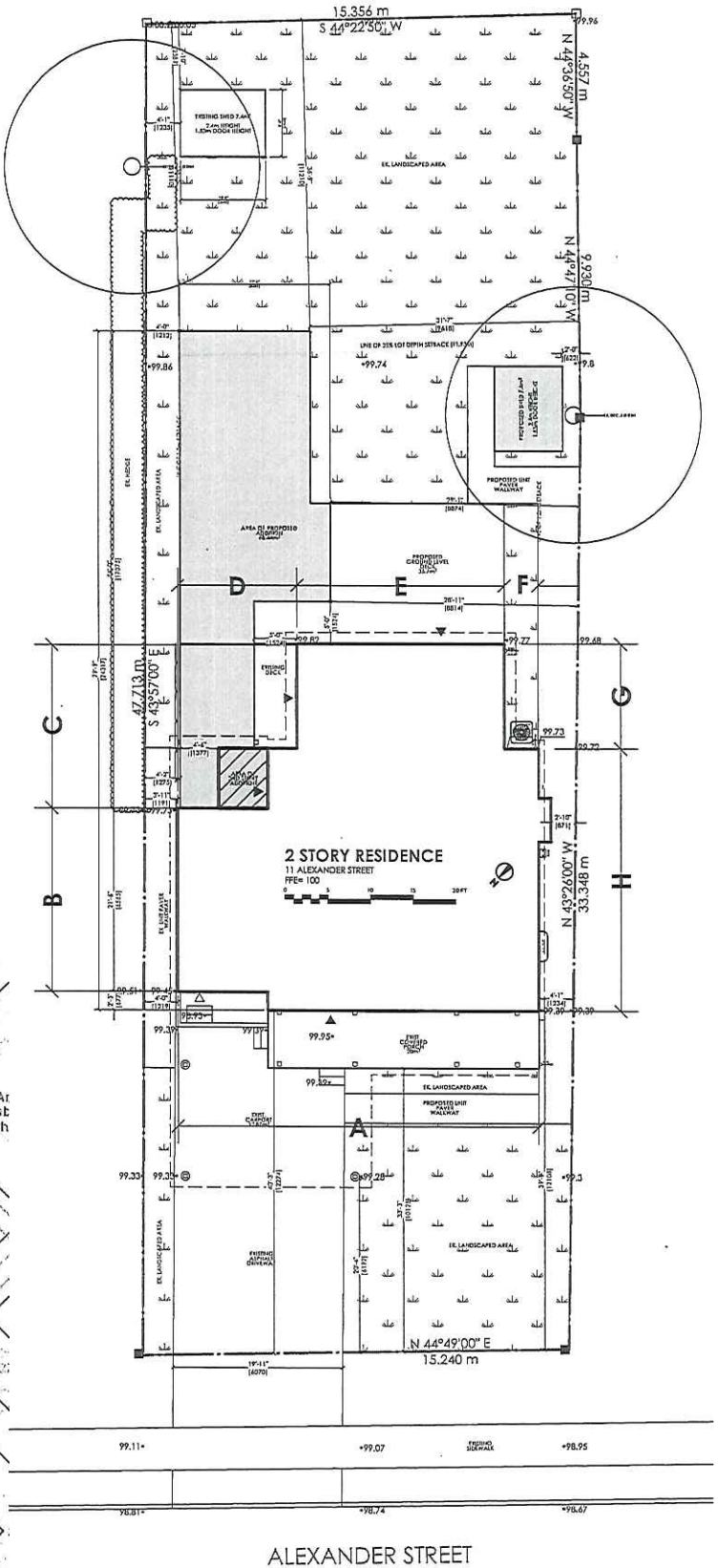
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Existing Porch	20.00 m2
Existing Carport	32.87 m2
Existing Shed	7.40 m2
Existing Lot Coverage	26%
Proposed Shed	7.40 m2
Proposed Addition	68.44 m2
Proposed Lot Coverage	36%

Established Grade Calculations				
	el.1	el.2	LENGTH	(el.1+el.2)/2*L
A	99.39	99.39	12.9 m	1282.13
B	99.45	99.73	6.6 m	657.29
C	99.73	99.82	5.9 m	588.67
D	99.73	99.82	4.3 m	429.03
E	99.82	99.77	7.4 m	738.48
F	99.77	99.73	1.2 m	119.70
G	99.77	99.74	3.7 m	369.09
H	99.73	99.39	9.4 m	935.86
	Total		51.4 m	5120.27
	Established Grade			99.62

HEIGHT FROM ESTABLISHED GRADE TO MID-POINT
OF ROOF = 6.8m



2 KEY PLAN
Scale: 1:2000



1 Site Plan
Scale: 1/16" = 1'-0"

Disclaimer

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Project Name:

Allin Residence

Project Address:

11 Alexander St
Brampton ON L6V 1H7

Owners:

Steven & Mary Ann Allin

Site Plan Info:

Lot 6
Plan BR-13
Plan 110



CANOPY DESIGN
ARCHITECTURE + LANDSCAPE

289-890-0464
canopyhome.ca
design@canopyhome.ca
9 Park Ave, Georgetown ON L7G 1Y5

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.

Required unless design is exempt under Division C - 3.2.5.1 of the 2012 Ontario Building Code

MATHEW PARTRIDGE 108152

NAME SIGNATURE BCIN

CANOPY DESIGN 114485

FIRM NAME BCIN

REGISTRATION INFORMATION
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Site Plan

Date:

2022 05 30

Drawn By:

MP

Scale:

1/16"=1'

Revision #:

Sheet #

A0

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.

FILE NUMBER: A-2022-0269

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)

Steven & Mary Ann Allin

Address

11 Alexander Street Brampton ON L6V 1H7

Phone #

647-381-4313

Fax #

Email

maryannallin01@gmail.com steveallin01@gmail.com

2.

Name of Agent

Mathew Partridge

Address

9 Park Ave Georgetown ON L7G 1Y5

Phone #

289-890-0464

Fax #

Email

matt@canopyhome.ca

3.

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

1. Relief from 10.27 (a) rear yard setback 25% of the lot depth. (11.93m)
The proposed addition to the rear of the home will required a reduced rear yard setback of 11.1m

2. Relief from 10.72 (c) Maximum lot coverage of 30% excluding permitted accessory structures
The proposed addition requires a increased lot coverage requirement of 36%

4.

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

The proposed addition to the home is to accommodate an accessible accessory dwelling unit and is designed to minimize scope and impact to the existing dwelling and lot. It is not possible to accommodate the addition and meet the zoning requirments without major changes to the existing dwelling.

5.

Legal Description of the subject land:

Lot Number

6

Plan Number/Concession Number

110

Municipal Address

11 Alexander Street

6.

Dimension of subject land (in metric units)

Frontage

15.24 m

Depth

47.72 m

Area

.0735 ha

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.)

Existing Dwelling: 2 story, 12.9m w x 13.1m d
Ground floor area: 118.424m², 1/2 floor area: 21.89m², 2nd floor area: 90.731m², gross floor area: 231.045m²
Shed: 7.4m², 3.05m w x 2.4m d

PROPOSED BUILDINGS/STRUCTURES on the subject land:

2nd Shed: 7.4m², 3.05m w x 2.4m d
Addition to dwelling: 68.44m², 5.4m w x 17m d

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	6.92m
Rear yard setback	22.38m
Side yard setback	1.22m
Side yard setback	1.2m

PROPOSED

Front yard setback	6.92m
Rear yard setback	11.1m
Side yard setback	1.2m
Side yard setback	1.2m

10. Date of Acquisition of subject land: February 2006
11. Existing uses of subject property: Residential
12. Proposed uses of subject property: Residential
13. Existing uses of abutting properties: Residential / worship
14. Date of construction of all buildings & structures on subject land: Dwelling 1951 / addition 2019
15. Length of time the existing uses of the subject property have been continued: 71
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 _____

Matthew Partridge
Signature of Applicant(s) or Authorized Agent

DATED AT THE Town of Georgetown OF Ontario

THIS 10 DAY OF August, 2022.

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, Matthew Partridge, OF THE Town OF Halton Hills
IN THE Region OF Halton 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 _____

Reel THIS 16th DAY OF

August, 20 22.

Jeanie 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.

Matthew Partridge
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R2B(1) - MATURE NEIGH

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

HOTHU S.

Zoning Officer

AUGUST 15 2022

Date

DATE RECEIVED

August 16, 2022

Date Application Deemed
Complete by the Municipality

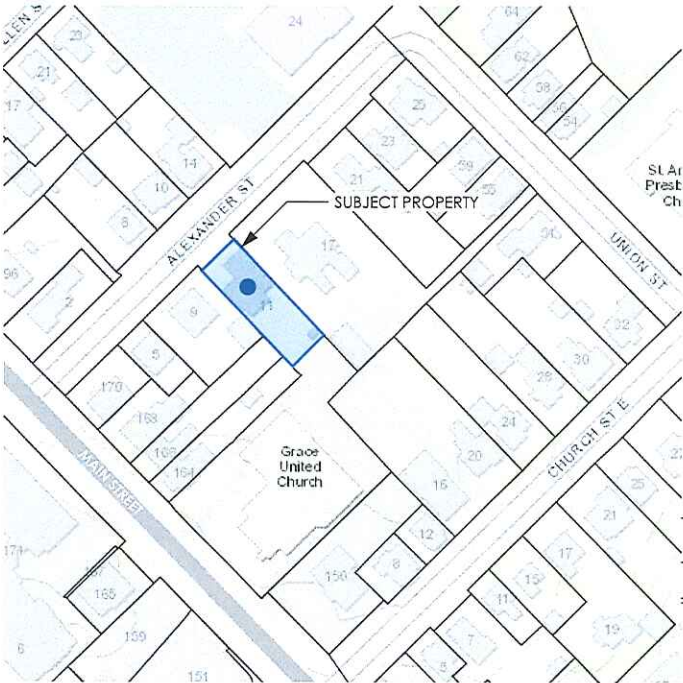
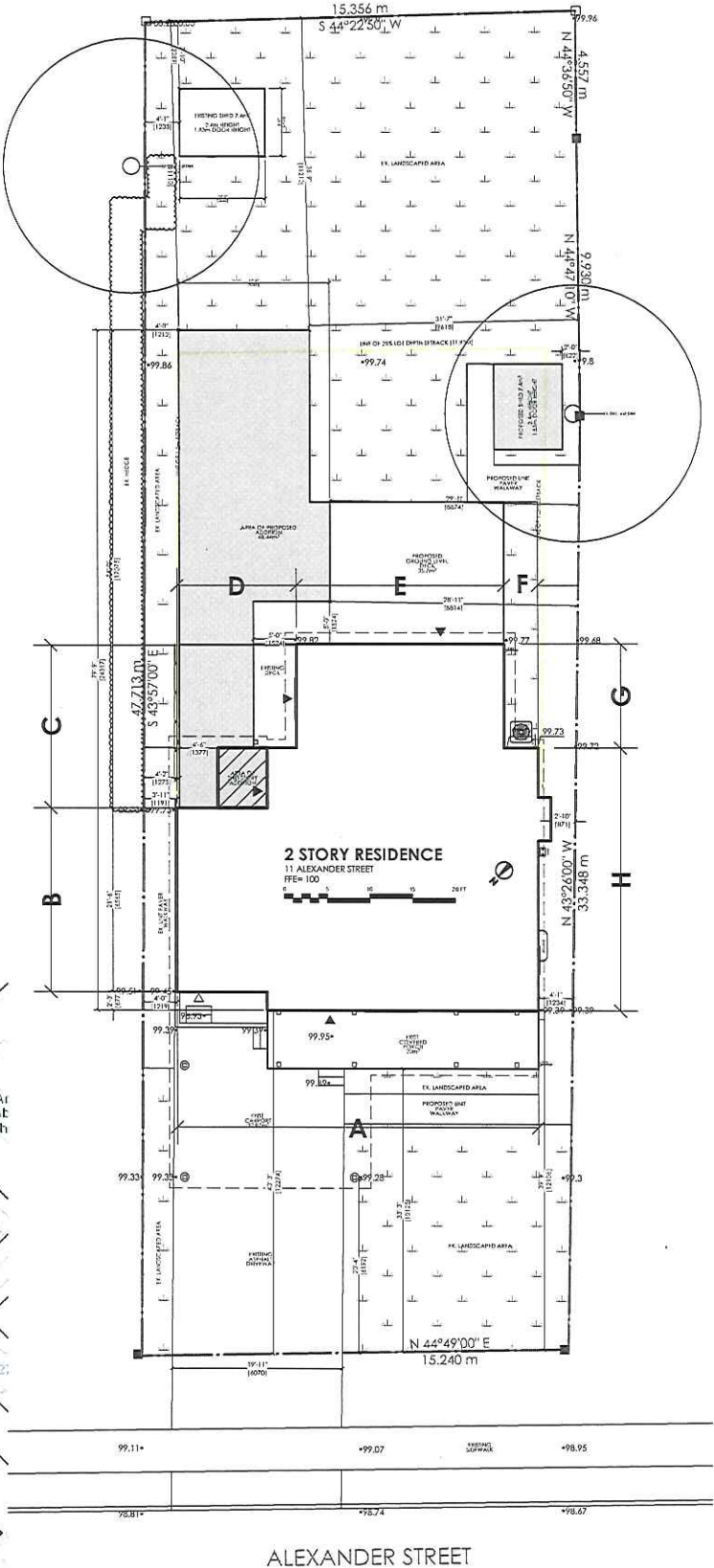
Revised 2022/02/17

Site Statistics

Lot	735.20 m2
House	140.89 m2
Existing Porch	20.00 m2
Existing Carport	32.87 m2
Existing Shed	7.40 m2
Existing Lot Coverage	26%
Proposed Shed	7.40 m2
Proposed Addition	68.44 m2
Proposed Lot Coverage	36%

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2 KEY PLAN
Scale: 1:2000

1 Site Plan
Scale: 1/16" = 1'-0"

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Project Name:
Allin Residence

Project Address:
11 Alexander St
Brampton ON L6V 1H7

Owners:
Steven & Mary Ann Allin

Site Plan Info:
Lot 6
Plan BR-13
Plan 110



289-890-0464
canopyhome.ca
design@canopyhome.ca
9 Park Ave, Georgetown ON L7G 1Y5

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C - 3.2.5.1 of the 2012 Ontario Building Code

MATTHEW PARTRIDGE	108152
NAME	SIGNATURE
CANOPY DESIGN	114485
FIRM NAME	SEAL

REGISTRATION INFORMATION
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Site Plan

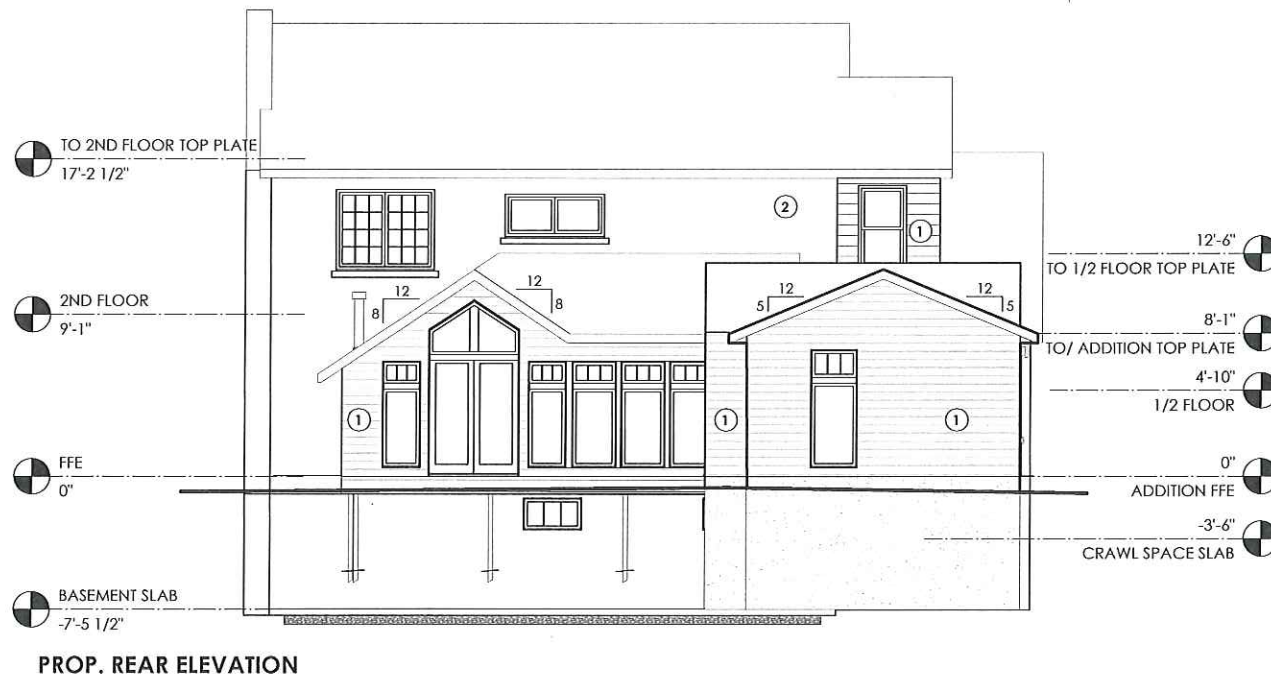
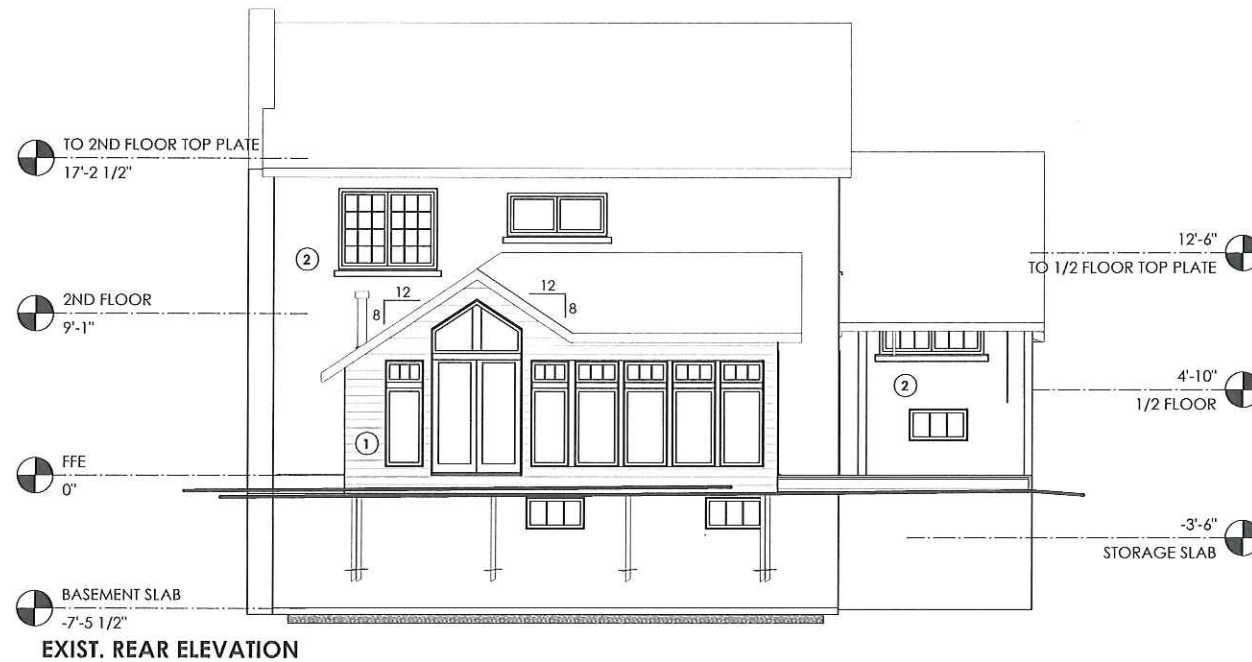
Date:
2022 05 30

Drawn By:
MP

Revision #:

Scale: 1/16"=1'
Sheet # A0





Exterior Finishes

- ① SIDING
- ② BRICK

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 ARCHITECTURE + LANDSCAPE

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 canopyhome.ca
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 289-890-0464

The undersigned have reviewed and take responsibility for this design and the quality of the work and the results of the design and the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under Division C-3.2.5.1 of the 2012 Ontario Building Code.

HATHEM FARHAGE 108152
 NAME SIGNATURE BCIN

CANOPY DESIGN 114445
 FIRM NAME BCIN

REGISTRATION INFORMATION
 Required unless design is exempt under Division C-3.2.4.1 of the 2012 Ontario Building Code.

Rear Elevations

Date:

2022 05 30

Drawn By:

MP

Revision #:

Scale:

1/8"=1'

Sheet

A2

Exterior Finishes

- ① SIDING
- ② BRICK

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ARCHITECTURE + LANDSCAPE

design@canopyhome.ca
canopyhome.ca
9 Park Ave, Georgetown ON L7G 1Y5
289-890-0464

The undersigned hereby warrants and assumes responsibility for this design and that the specifications and materials are in accordance with the Ontario Building Code as the designer.

QUALIFICATION INFORMATION
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MATTHEW PATRIDGE 108192
NAME SIGNATURE BCN

CANOPY DESIGN 114455
FIRM NAME BCN

REGISTRATION INFORMATION
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Right Elevations

Date:
2022 05 30

Drawn By:
MP

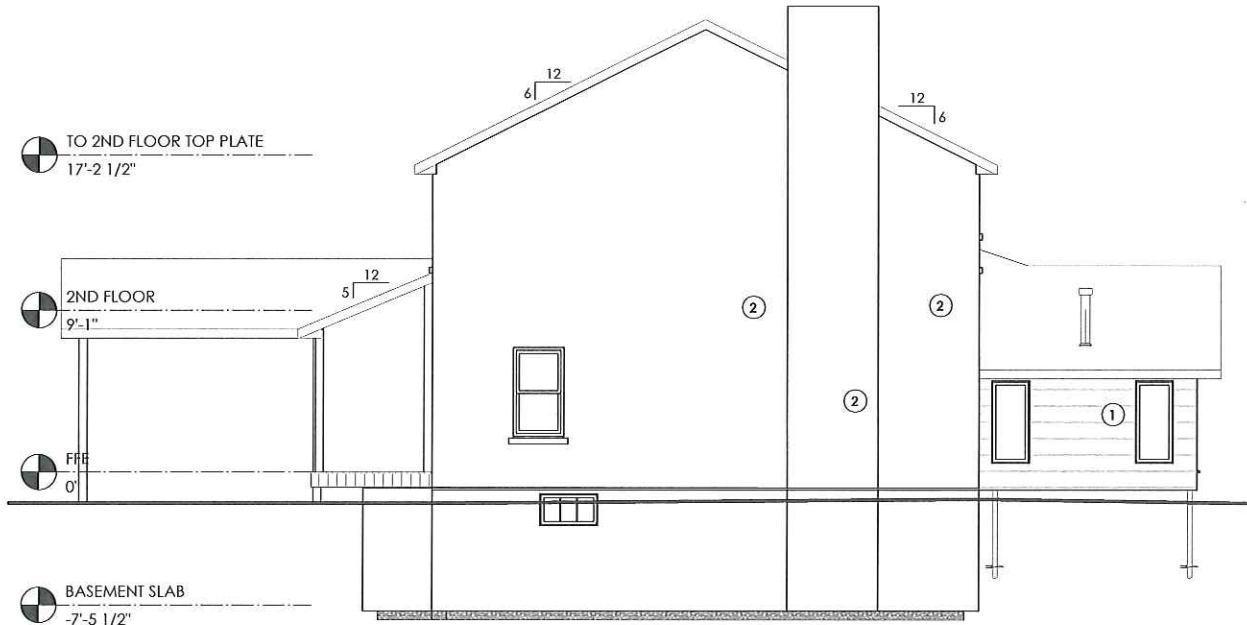
Revision #:

Scale:

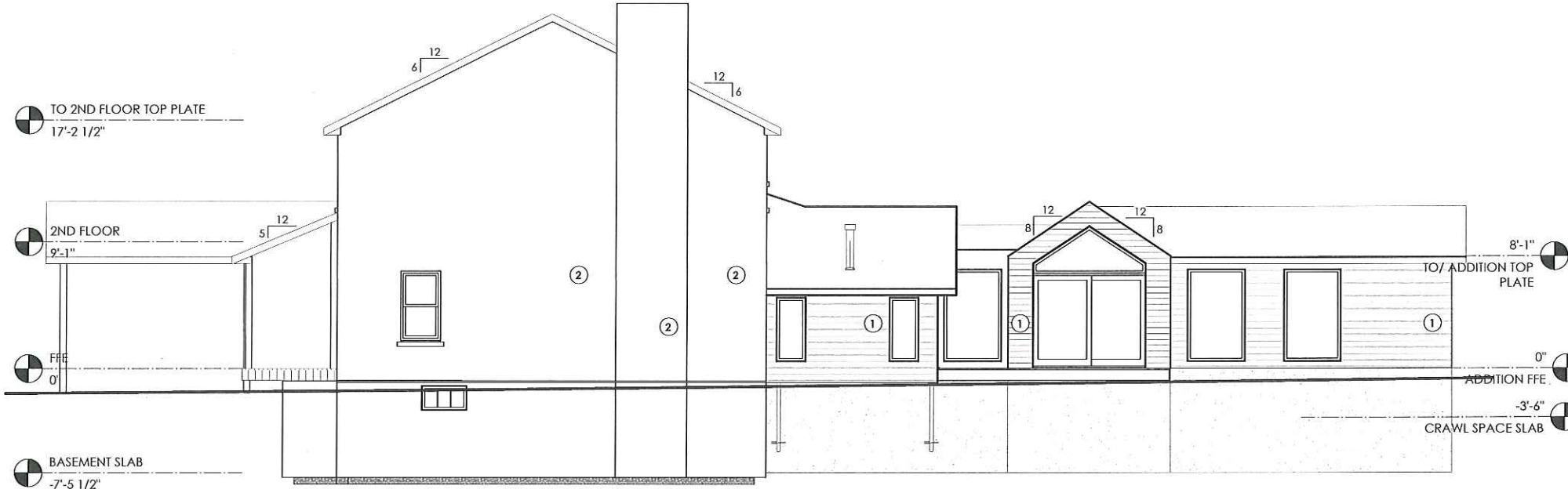
Sheet #

1/8"=1'

A3



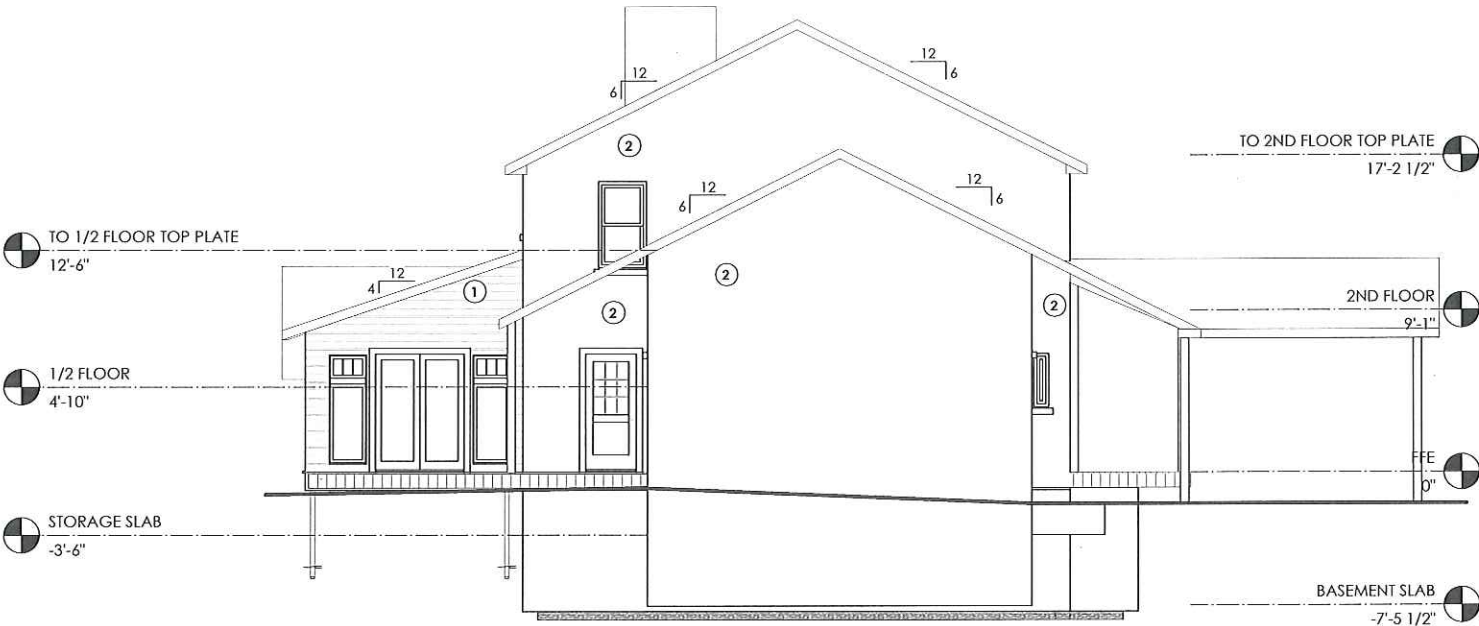
EXIST. RIGHT ELEVATION



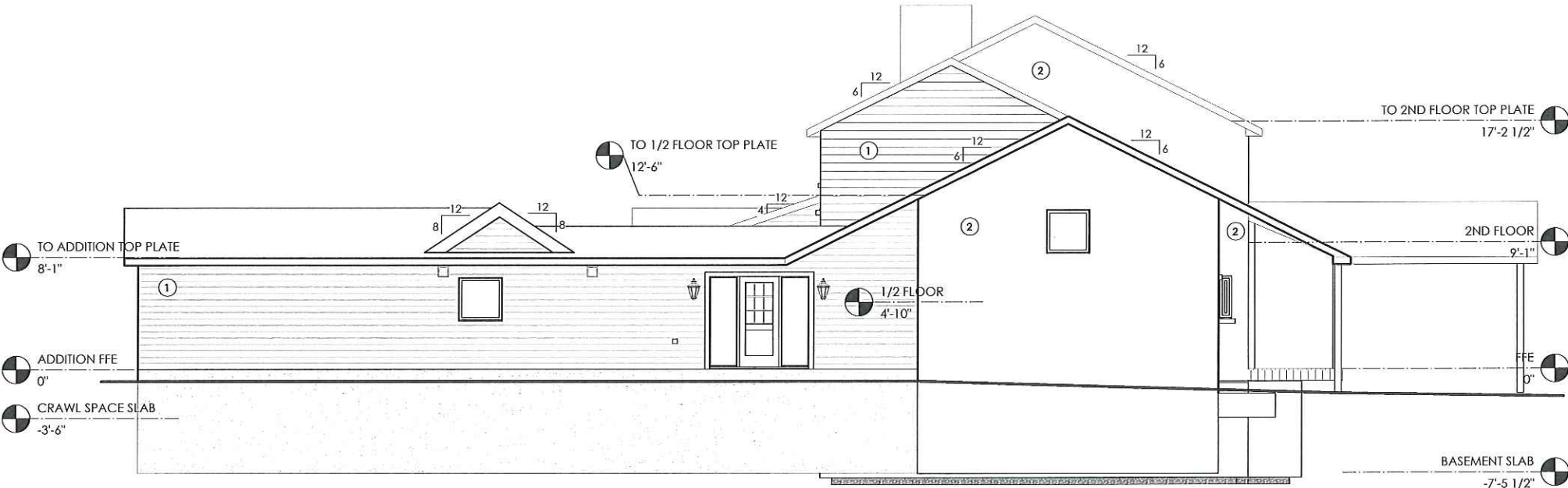
PROP. RIGHT ELEVATION

Exterior Finishes

- ① SIDING
② BRICK



EXIST. LEFT ELEVATION



PROP. LEFT ELEVATION

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canopyhome.ca
9 Park Ave, Georgetown ON L7G 1Y5
289-890-0464

The undersigned has reviewed and taken responsibility for this design and the quality of the work and materials used in the construction of the project.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C-3.2.4.1 of the 2012 Ontario Building Code.

MATHEW PATRICK DCE 100152

NAME SIGNATURE BCN

CANOPY DESIGN 114458

FIRM NAME BCN

REGISTRATION INFORMATION
Required unless design is exempt under Division C-3.2.4.1 of the 2012 Ontario Building Code.

Left Elevations

Date:

2022 05 30

Drawn By:

MP

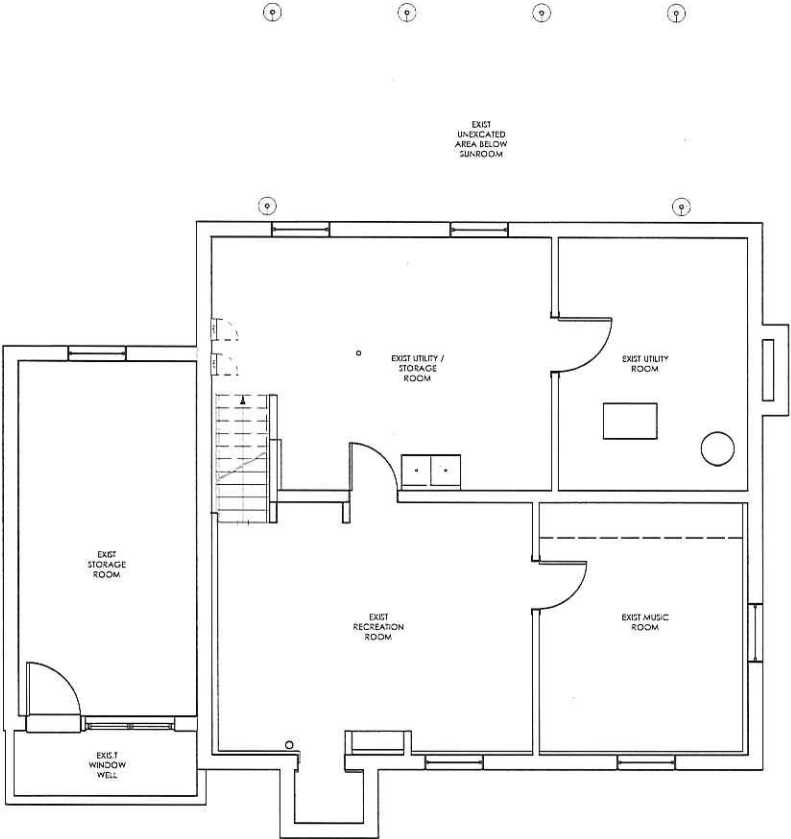
Revision #:

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A4



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Project Name:
Allin Residence

Project Address:
11 Alexander St
Brampton ON L6V 1H7

Owners:
Steven & Mary Ann Allin

Site Plan Info:
Lot 6
Plan BR-13
Lot 110



CANOPY DESIGN
ARCHITECTURE + LANDSCAPE

289-890-0464
canopyhome.ca
design@canopyhome.ca
9 Park Ave, Georgetown ON L7G 1Y5

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.			
QUALIFICATION INFORMATION Required unless design is exempt under Division C - 3.2.5.1 of the 2012 Ontario Building Code			
MATHEW PARTRIDGE		108152	
NAME	SIGNATURE	RCIN	
CANOPY DESIGN		111485	
FIRM NAME		RCIN	
REGISTRATION INFORMATION Required unless design is exempt under Division C - 3.2.4.1 of the 2012 Ontario Building Code			

Exist. Basement

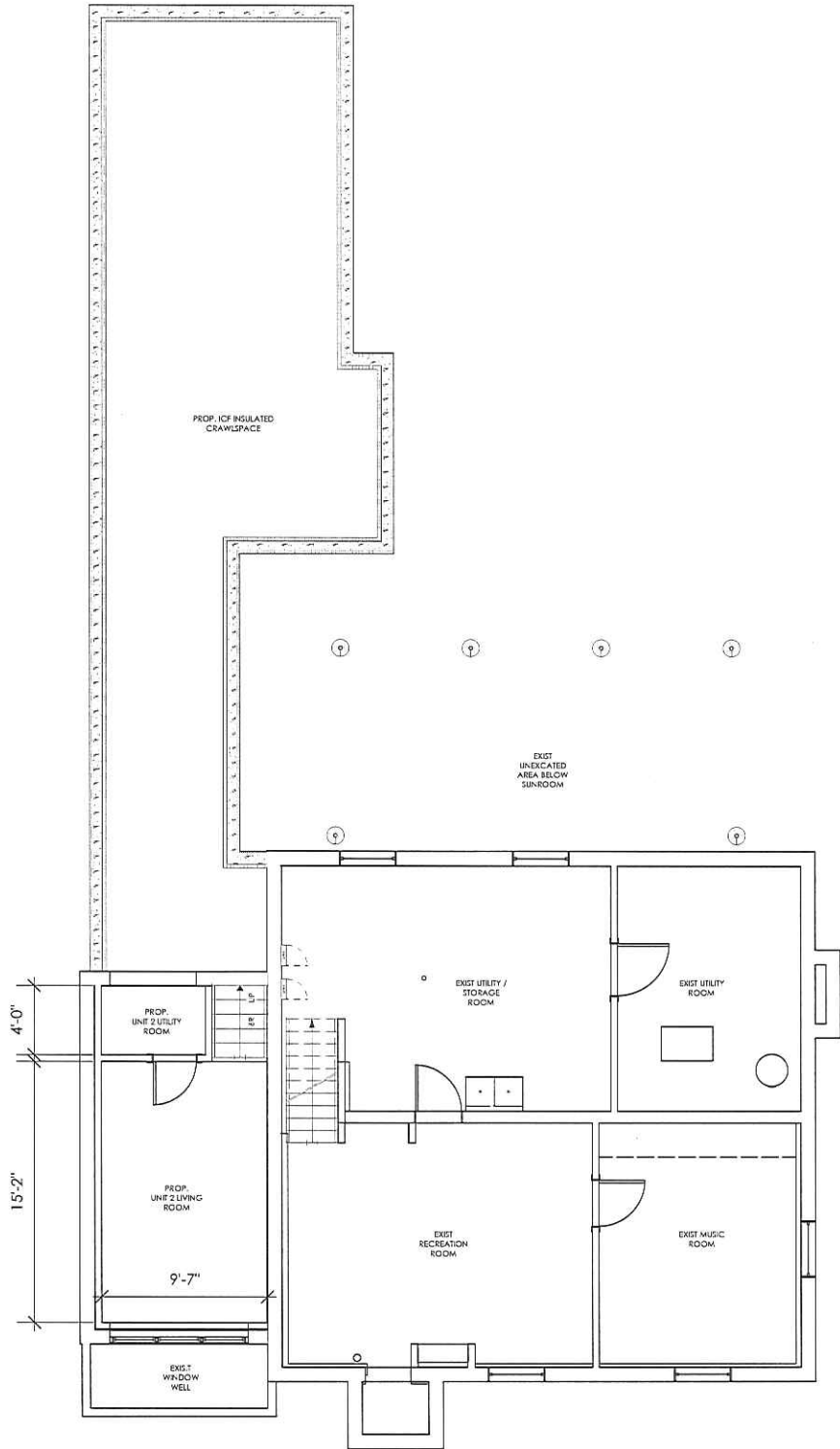
Date:
2022 05 30

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MP

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A5



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Owners:
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Site Plan Info:
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Lot 110



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QUALIFICATION INFORMATION
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MATHEW PARTRIDGE	IDR122
NAME	SIGNATURE
CANOPY DESIGN	11-405
FIRM NAME	BCIN

REGISTRATION INFORMATION
Required unless design is exempted under Division C - 3.2.4.1 of the 2012 Ontario Building Code

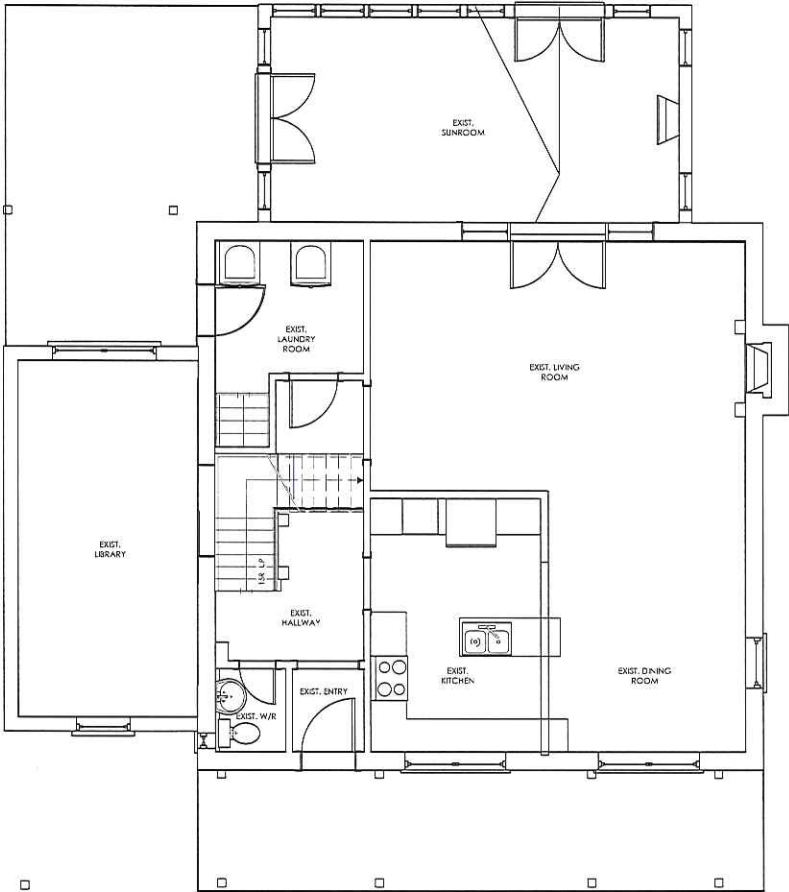
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Project Name:
Allin Residence

Project Address:
11 Alexander St
Brampton ON L6V 1H7

Owners:
Steven & Mary Ann Allin

Site Plan Info:
Lot 6
Plan BR-13
Lot 110



CANOPY DESIGN
ARCHITECTURE + LANDSCAPE

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design@canopyhome.ca
9 Park Ave. Georgetown ON L7G 1Y5

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QUALIFICATION INFORMATION
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MATHEW PARKIDGE	108152
NAME	SIGNATURE
CANOPY DESIGN	1114405
FIRM NAME	BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C - 3.2.4.1 of the 2012 Ontario Building Code

Exist. Main Floor

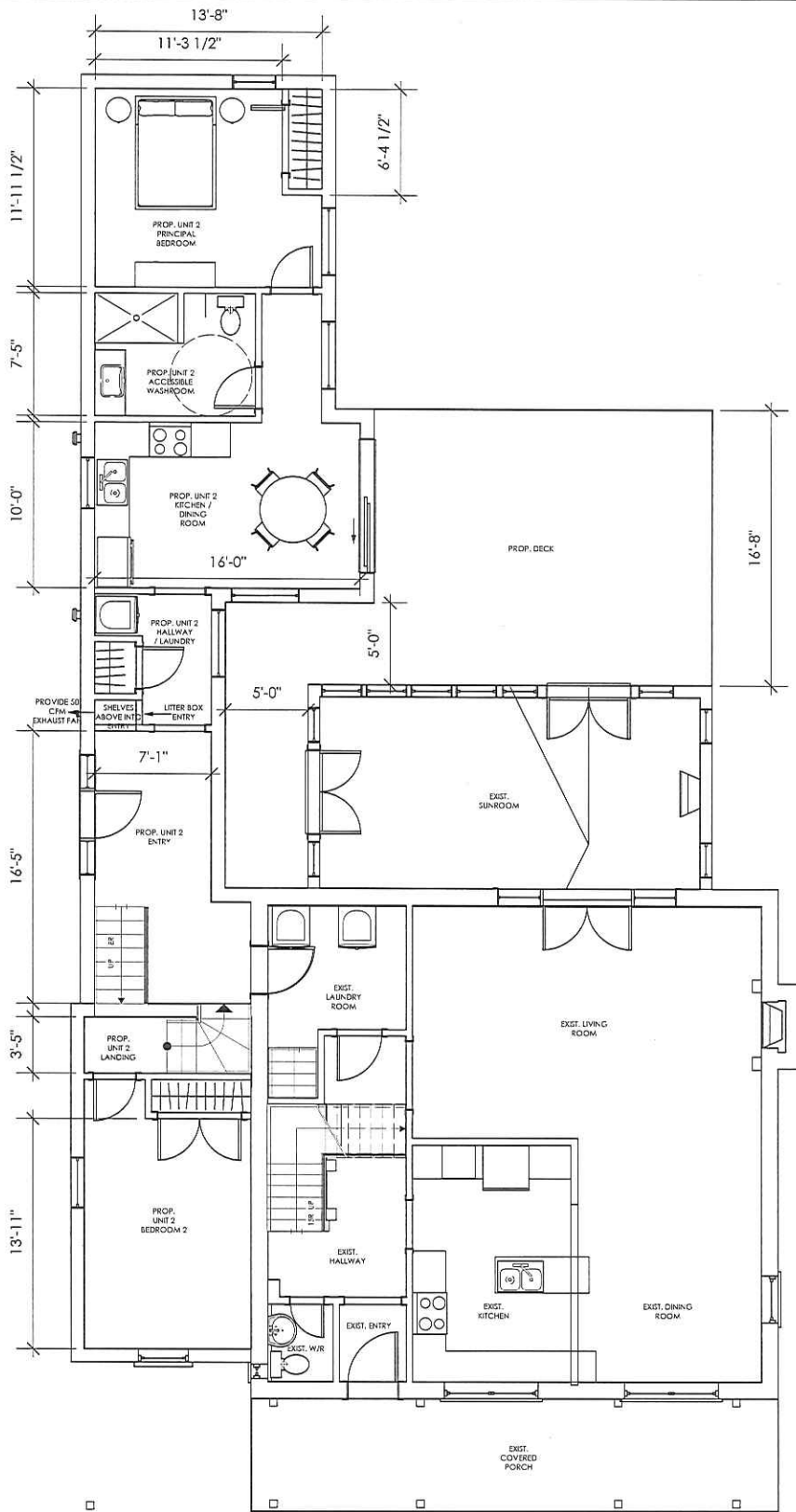
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Project Name:

Allin Residence

Project Address:

11 Alexander St
Brampton ON L6V 1H7

Owners:

Steven & Mary Ann Allin

Site Plan Info:

Lot 6
Plan BR-13
Lot 110



CANOPY DESIGN
ARCHITECTURE + LANDSCAPE

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7 Park Ave, Georgetown ON L7G 1Y5

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QUALIFICATION INFORMATION
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MATHEW PARTRIDGE 10H102
NAME SIGNATURE REG.

CANOPY DESIGN 114483
FIRM NAME SCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C - 3.2.5.1 of the 2012 Ontario Building Code

Prop. Main Floor

Date:

2022 05 30

Drawn By:

MP

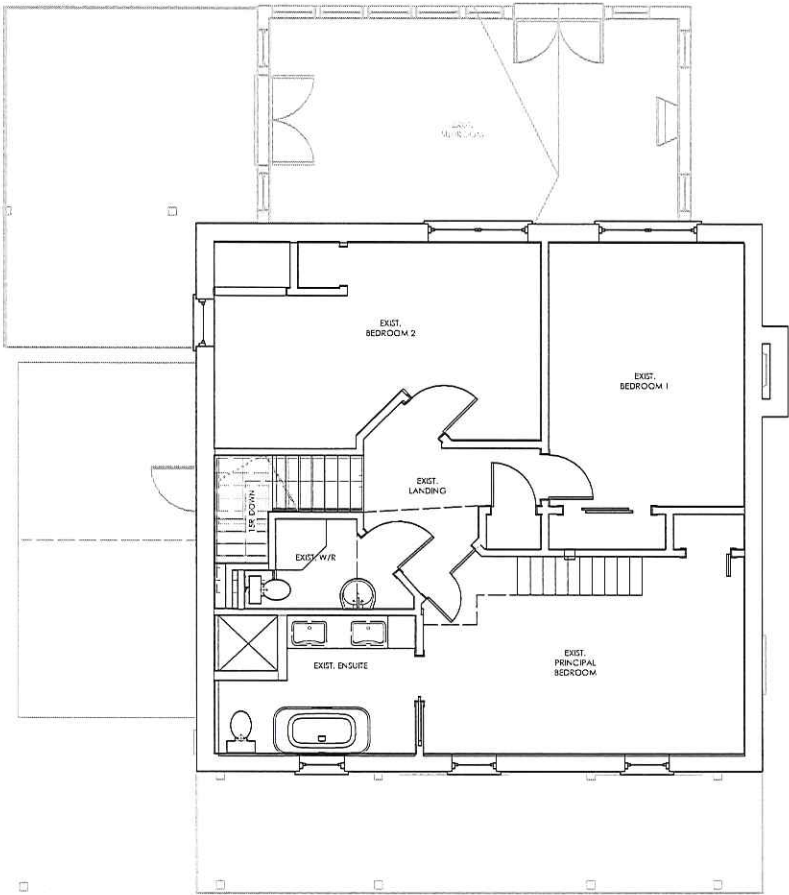
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Project Name:
Allin Residence

Project Address:
11 Alexander St
Brampton ON L6V 1H7

Owners:
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Site Plan Info:
Lot 6
Plan BR-13
Lot 110



CANOPY DESIGN
ARCHITECTURE + LANDSCAPE

289-890-0464
canopyname.ca
design@canopyname.ca
9 Park Ave, Georgetown ON L7G 1Y5

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C - 3.2.5.1 of the 2012 Ontario Building Code

MATHEW PATRIDGE	108132
NAME	SIGNATURE
CANOPY DESIGN	114405
FIRM NAME	BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C - 3.2.4.1 of the 2012 Ontario Building Code

Exist. 2nd Floor

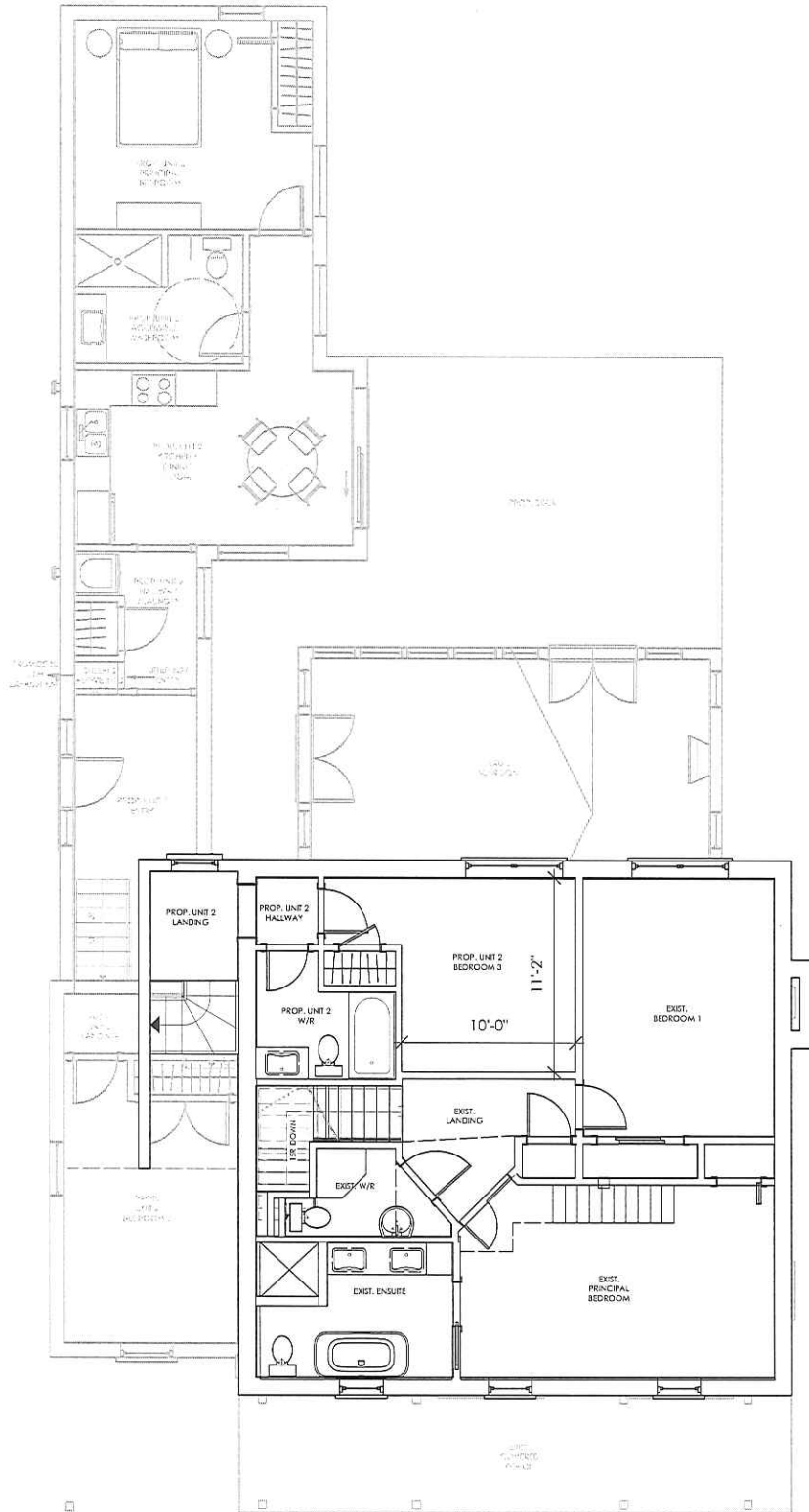
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Project Name:
Allin Residence

Project Address:
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Brampton ON L6Y 1H7

Owners:
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Site Plan Info:
Lot 6
Plan BR-13
Lot 110



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MATHEW PARTIDGE	158152
NAME	BCIN

CANOPY DESIGN	114485
FIRM/TRADE	BCIN

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Prop. 2nd Floor

Date:
2022 05 30

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MP

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