

**APPLICATION # A-2022-0253**  
**WARD 3**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **CARLOS PEREIRA** 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 21, Plan 515 municipally known as **91 HAROLD STREET**, Brampton;

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

1. To provide a 2.16m (7.09 ft.) rear yard setback to a proposed 2 storey addition whereas the by-law requires a minimum rear yard setback of 7.62m (25 ft.) {25% of the depth of the lot};
2. To permit a driveway width of 8.17m (26.80 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.), or the width of the garage, whichever is greater, for a driveway on the flankage lot line;
3. To permit an accessory structure (existing gazebo) in the front yard whereas the by-law prohibits accessory structures in the front yard;
4. To permit an existing fence in the front yard having a maximum height 1.78m (5.84 ft.) whereas the by-law permits a maximum height of 1.0m (3.28 ft.) for a fence in the front yard.

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](mailto:jeanie.myers@brampton.ca)

SITE STATISTICS		
GROUND FLOOR LOT COVERAGE = 1,687.51 SQ.FT. (156.77 SQ.M.) 34% OF SITE AREA		
EXISTING STRUCTURES AREA/COVERAGE= 1,481.85 SQ.FT. (137.67 SQ. M.) 29.8% OF SITE AREA		
LOT AREA = 4,963.57 SQ.FT. (461.13 SQ.M.)		
EXISTING SOFT LANDSCAPING = 2,904.73 SQ.FT. (269.86 SQ.M.) 59.5% OF SITE AREA		
PROPOSED SOFT LANDSCAPING = 2,782.04 SQ.FT. (258.46 SQ.M.) 56.0% OF SITE AREA		
EXISTING HARD LANDSCAPING = 656.43 SQ.FT. (61.0 SQ. M.) 13.2% OF SITE AREA		
PROPOSED HARD LANDSCAPING = 497.77 SQ.FT. (46.2 SQ. M.) 10.0% SITE AREA		
EXISTING PARKING: 4 PARKING SPOTS, PROPOSED PARKING: 4 PARKING SPOTS		
MIN. FRONT YARD SETBACK	REQUIRED: 6m	PROVIDED: 8.56m
MIN. INTERIOR SIDE YARD SETBACK	REQUIRED: 1.8m (1.2m FOR THE 1ST STOREY PLUS 0.6m FOR EACH ADDITIONAL STOREY)	PROVIDED: 2.02m
MIN. EXTERIOR SIDE YARD SETBACK	REQUIRED: 3m	PROVIDED: 4.26m
MIN. REAR YARD SETBACK	REQUIRED: 7.5m or 25% OF THE DEPTH OF THE LOT, WHICHEVER IS GREATER	PROVIDED: 2.16m
MIN. SECOND FLOOR REAR YARD SETBACK	REQUIRED: 1.8m	PROVIDED: 2.16m
MAX. BUILDING HEIGHT	REQUIRED: 10.6m	PROVIDED: 6.45m
MAX. DRIVEWAY WIDTH	REQUIRED: 6.71 OR THE WIDTH OF THE DRIVEWAY, WHICHEVER IS GREATER	PROVIDED: 8.17m
MAX. FENCE HEIGHT	REQUIRED: 1.0m	PROVIDED: 1.78m

#### GENERAL NOTES

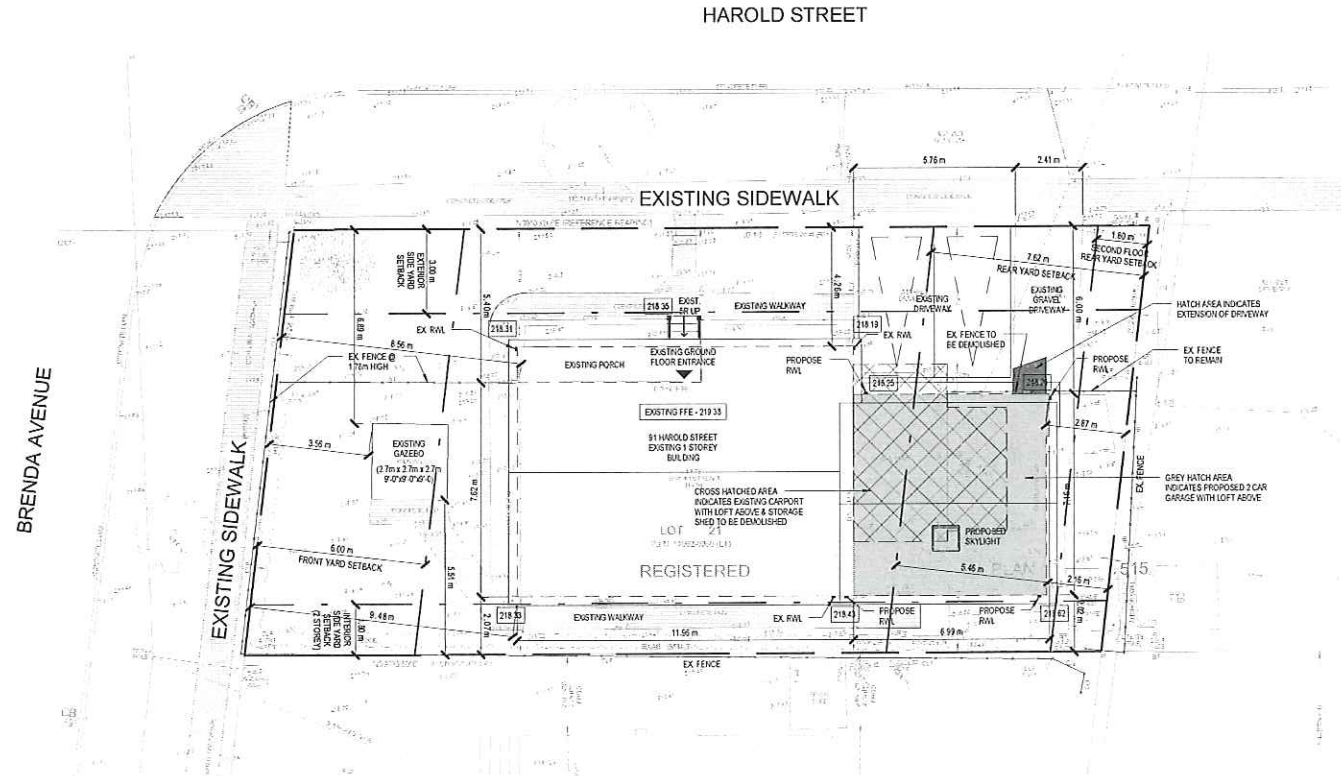
- 1) DEMOLISH EXISTING CARPORT WITH LOFT ABOVE AND EXISTING SHED.
- 2) PROPOSED 2 CARS UNHEATED GARAGE WITH LOFT ABOVE.
- 3) PROPOSED EXTERIOR MATERIAL AS NOTED.
- 4) EXISTING DRIVEWAY TO REMAIN BUT EXTEND TO PROPOSED GARAGE DOOR.
- 5) EXISTING BASEMENT TO REMAIN AS-IS.

#### SITE STATISTICS

#### ZONING BY-LAW PROPERTY INFORMATION

ADDRESS: 91 HAROLD STREET  
ROLL NUMBER: 10-03-0-025-09500-0000  
LEGAL DESCRIPTION: PLAN 515 LOT 21  
ZONING: R1B (RESIDENTIAL)

#### ZONING BY-LAW



1 SITE PLAN  
1 : 200

**vizion media inc.**  
Architectural Consulting  
11 Bateman Court, Whitby L1P1 E5

Project :  
**GARAGE AND LOFT ADDITION**  
  
91 HAROLD STREET  
BRAMPTON, ONTARIO

Drawing Name :  
**SITE PLAN**

Issue:	Rev:	Date:	Issue / Revision:	By
Drawn	Author	Proj no. :	Scale :	
		Project Number	As indicated	



Drawing No :  
**SPA100**

DISCLAIMER: THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS WITH CONDITIONS ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF VIZION MEDIA INC. MAKE GOOD ALL ADJACENT SURFACES DUE TO CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT. DRAWINGS ARE NOT TO BE SCALED. THESE DRAWINGS ARE IN ACCORDANCE TO THE 2012 ONTARIO BUILDING CODE.

C:\Users\jod84\Desktop\Projects\2022\22-01\_91 Harold Street, Brampton\Drawing\Revit\91 Harold Street.rvt



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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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](mailto:cityclerksoffice@brampton.ca) to indicate your interest and you will be contacted with more information.**

Flower City



brampton.ca

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

FILE NUMBER: A-2022-0253

*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)** Carlos Pereira  
**Address** 91 Harold Street, Brampton, ON L6Y 1E7  
  
**Phone #** 647-549-0350 **Fax #** \_\_\_\_\_  
**Email** cp746543@gmail.com

2. **Name of Agent** RAYMOND McCARTHY, VIZION MEDIA INC.  
**Address** 11 BATEMAN COURT, WHITBY ON L1P1E5  
  
**Phone #** 416-271-1592 **Fax #** \_\_\_\_\_  
**Email** ray@vizionmediainc.com

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

1. To provide a 2.16m rear yard setback to a proposed two storey addition (By-law requires a minimum rear yard setback of 7.62m (25% of the depth of the lot);
2. To permit a driveway width of 8.17m (By-law permits a maximum driveway width of 6.71m or the width of the garage, whichever is greater on the flange lot line);
3. To permit an accessory structure in the front yard (By-law prohibits accessory structures in the front yard);
4. To permit a fence in the minimum required front yards with a height of 1.78m (By-law permits a maximum fence height of 1.0m within the required front yard);

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

COMPLETE DEMOLITION OF EXISTING 2ND FLOOR LOFT AND ROOF. EXISTING SECOND FLOOR CEILING JOIST TO REMAIN. REMOVE WOOD SHED AND EXISTING ONE CAR GARAGE. PROPOSE SECOND FLOOR AND EXTEND OVER PATIO AND PROPOSED ONE CAR GARAGE. PROPOSE FRONT PORCH/MUD ROOM. THE FENCE AND GAZEBO IS AN EXISTING CONDITION.

5. **Legal Description of the subject land:** Plan 525 Lot 21  
**Lot Number** \_\_\_\_\_  
**Plan Number/Concession Number** \_\_\_\_\_  
**Municipal Address** 91 Harold Street, Brampton, ON L6Y 1E7

6. **Dimension of subject land (in metric units)**  
**Frontage** 15.24  
**Depth** 30.46  
**Area** 461.13

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.)

1. EXISTING GARAGE TO BE DEMOED (9.19 SQ.M.)  
2. EXISTING FENCE HEIGHT OF 1.78M HIGH.  
3. EXISTING GAZEBO IS 2.7M LONGx2.7M WIDE x2.7M HIGH  
(9'-0"Lx9'-0"Wx9'-0"H). THE PROPOSED GAZEBO AREA IS 7.5 SQ.M. (81 SQ.FT.).

PROPOSED BUILDINGS/STRUCTURES on the subject land:

1. EXISTING DWELLING (115.47 SQ.M. 1ST FLOOR + LOFT) TO BE RENOVATED BY REMOVING THE LOFT/ROOF AND ADDING A 2ND STOREY LOFT (49.42 SQ.M.) FOR A TOTAL OF 155.70 SQ.M.

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

8.56M

Rear yard setback

9.0M

Side yard setback

2.02M

Side yard setback

4.26M

PROPOSED

Front yard setback

8.56M

Rear yard setback

2.16M

Side yard setback

2.02M

Side yard setback

4.26M

10. Date of Acquisition of subject land:

MAY 1989
11. Existing uses of subject property:

single family residence
12. Proposed uses of subject property:

single family residence
13. Existing uses of abutting properties:

single family residence
14. Date of construction of all buildings & structures on subject land:

MAY 1955
15. Length of time the existing uses of the subject property have been continued:

67
16. (a) What water supply is existing/proposed?

Municipal

☒

Well

☐

Other (specify)
- (b) What sewage disposal is/will be provided?

Municipal

☒

Septic

☐

Other (specify)
- (c) What storm drainage system is existing/proposed?

Sewers

☒

Ditches

☐

Swales

☒

Other (specify)

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

Yes ☒ No ☐

If answer is yes, provide details: File # SPA-2022-312-91 Status in review

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 municipality OF whitby

THIS 30 DAY OF June, 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, Raymond McCarthy, Vizion Media Inc., OF THE municipality OF whitby  
IN THE region OF durham 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

Giltz OF Brampton  
IN THE Region OF  
 Peel  THIS 10th DAY OF  
 Aug. , 20 22

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

Signature of Applicant or Authorized Agent

A Commissioner etc.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1B (Mature)

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

Todd Payne  
Zoning Officer

Aug 8, 2022

Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

August 10, 2022

Revised 2022/02/17

# GARAGE AND LOFT ADDITION

91 HAROLD STREET  
BRAMPTON, ONTARIO



## SPA Drawing List

- SPA000 COVER SHEET
- SPA100 SITE PLAN
- SPA200 FLOOR PLANS - EXISTING
- SPA201 FLOOR PLAN - EXISTING
- SPA202 BASEMENT - PROPOSED
- SPA203 GROUND FLOOR PLAN - PROPOSED
- SPA204 LOFT PLAN - PROPOSED
- SPA205 PROPOSED ROOF PLAN
- SPA300 ELEVATIONS - EXISTING
- SPA301 ELEVATIONS - EXISTING
- SPA302 ELEVATIONS - PROPOSED
- SPA303 ELEVATIONS - PROPOSED
- SPA304 PERSPECTIVE - PROPOSED

## LIST OF CONSULTANTS:

## ARCHITECTURAL TECHNOLOGIST:

VIZION MEDIA INC.  
ARCHITECTURAL CONSULTING  
11 BATEMAN COURT, WHITBY L1P 1E5  
CONTACT: MR. RAYMOND MCCARTHY  
EMAIL: RAY@VIZIONMEDIAINC.COM  
CELL: 416-271-1592

**vizion media inc.**  
Architectural Consulting  
11 Bateman Court, Whitby L1P1 E5

Project :  
GARAGE AND LOFT ADDITION  
91 HAROLD STREET  
BRAMPTON, ONTARIO

Drawing Name :  
COVER SHEET

Issue:	Date:	Issue / Revision:	By
Drawn		Proj no. :	Scale :
Author		Project Number	

Drawing No :  
SPA000

DISCLAIMER: THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS WITH CONDITIONS ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF VIZION MEDIA INC. MAKE GOOD ALL ADJACENT SURFACES DUE TO CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT. DRAWINGS ARE NOT TO BE SCALED. THESE DRAWINGS ARE IN ACCORDANCE TO THE 2012 ONTARIO BUILDING CODE.



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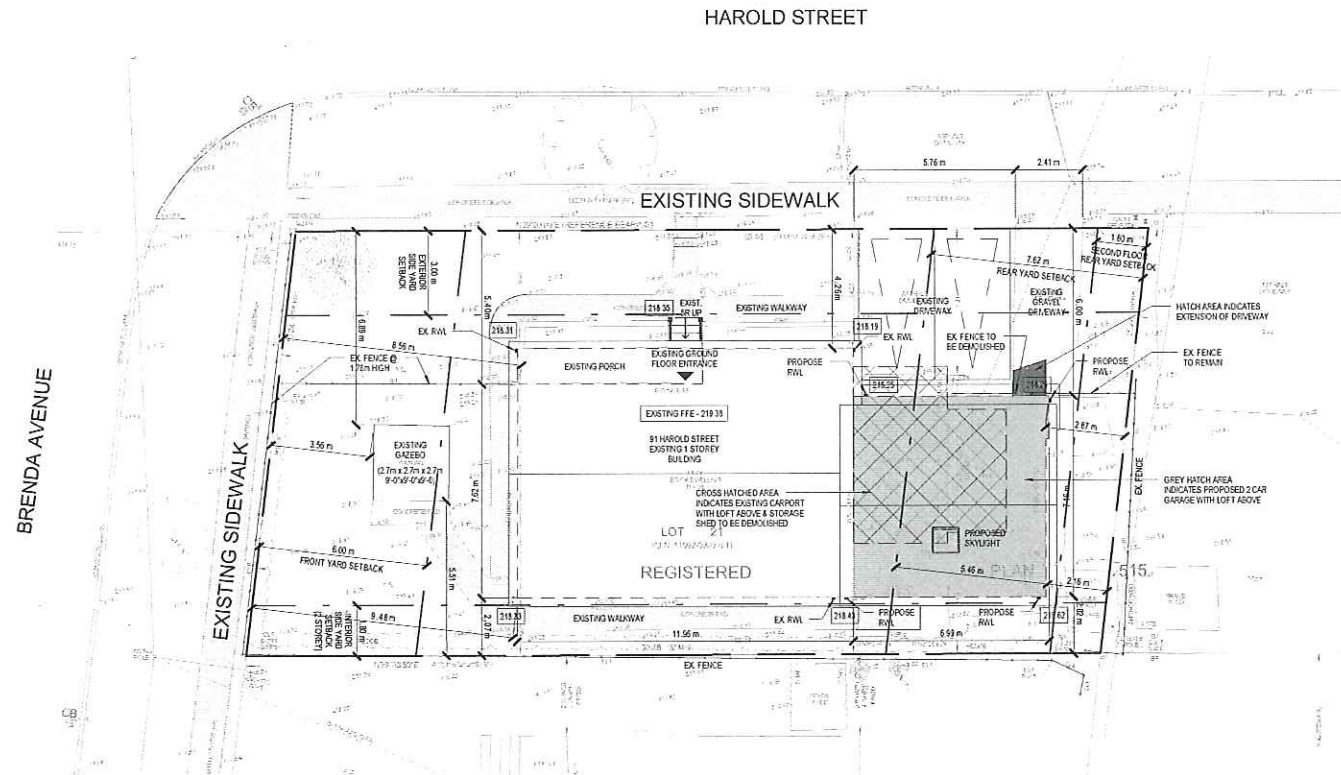
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#### SITE STATISTICS

#### ZONING BY-LAW PROPERTY INFORMATION

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ZONING: R1B (RESIDENTIAL)

#### ZONING BY-LAW



1 SITE PLAN  
1 : 200

**vizion media inc.**  
Architectural Consulting

11 Bateman Court, Whitby L1P1 E5

Project :  
GARAGE AND LOFT ADDITION

91 HAROLD STREET  
BRAMPTON, ONTARIO

Drawing Name :

SITE PLAN

Issue:	Rev:	Date:	Issue / Revision:	By
Drawn	Author	Proj no. :	Scale :	
		Project Number	As indicated	

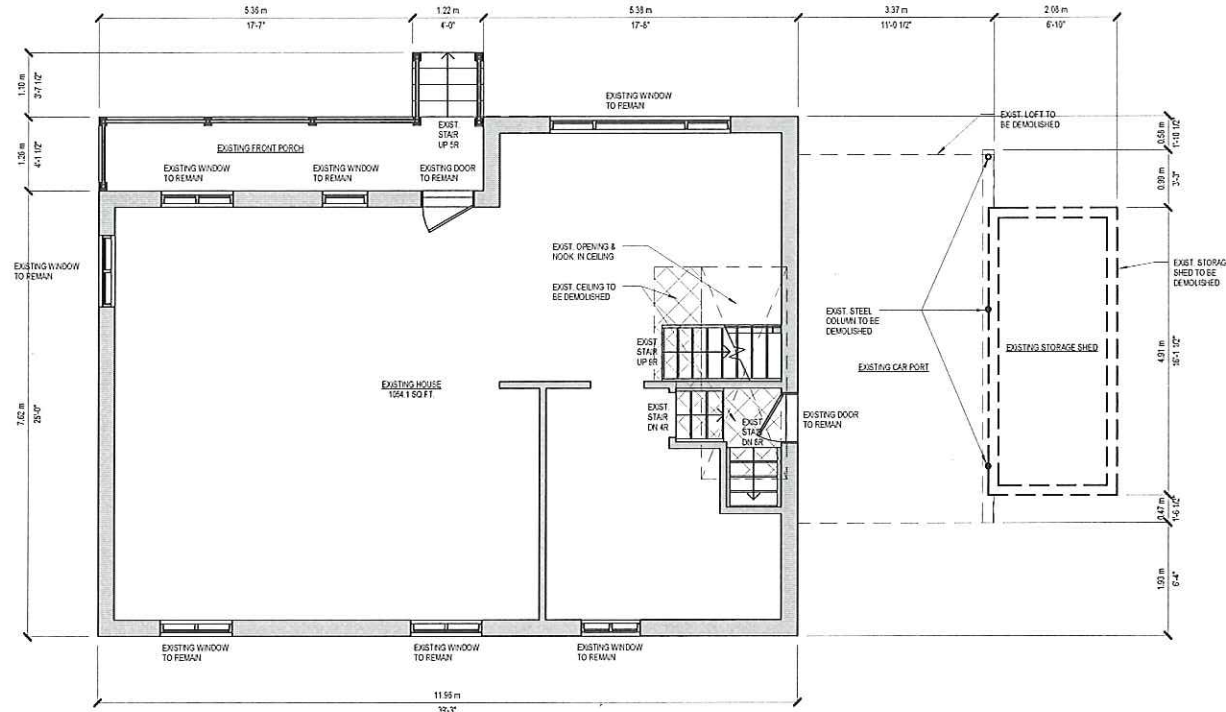


Drawing No :

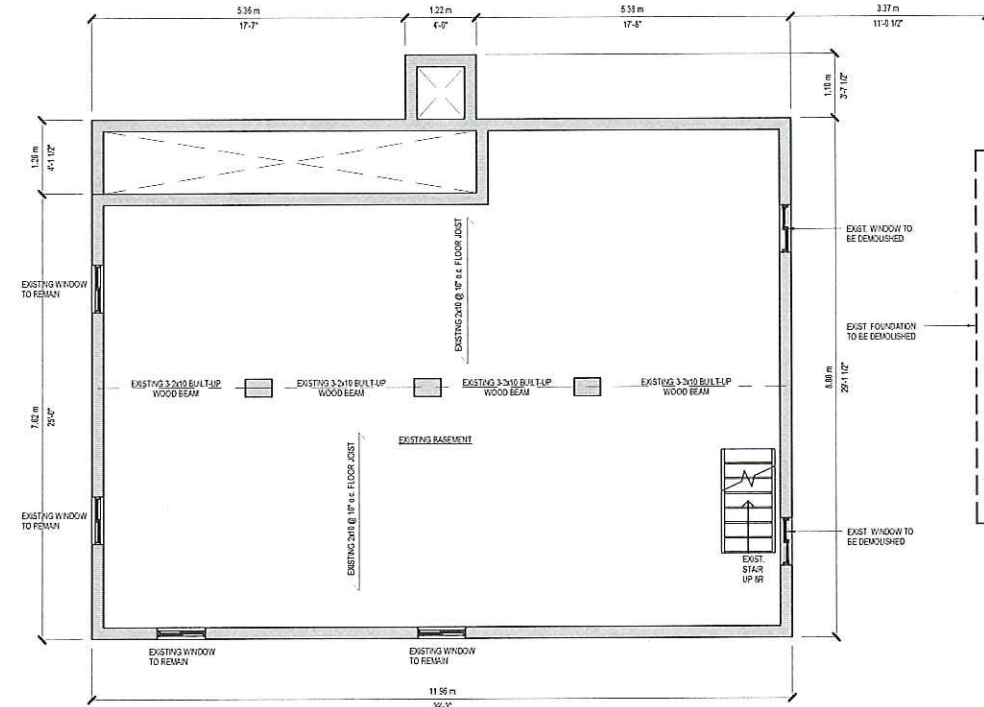
SPA100

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② Ground - Existing  
1/8" = 1'-0"



① Basement - Existing  
1/8" = 1'-0"

**vizion media inc.**  
Architectural Consulting  
11 Bateman Court, Whitby L1P1 E5

Project :  
GARAGE AND LOFT ADDITION  
91 HAROLD STREET  
BRAMPTON, ONTARIO

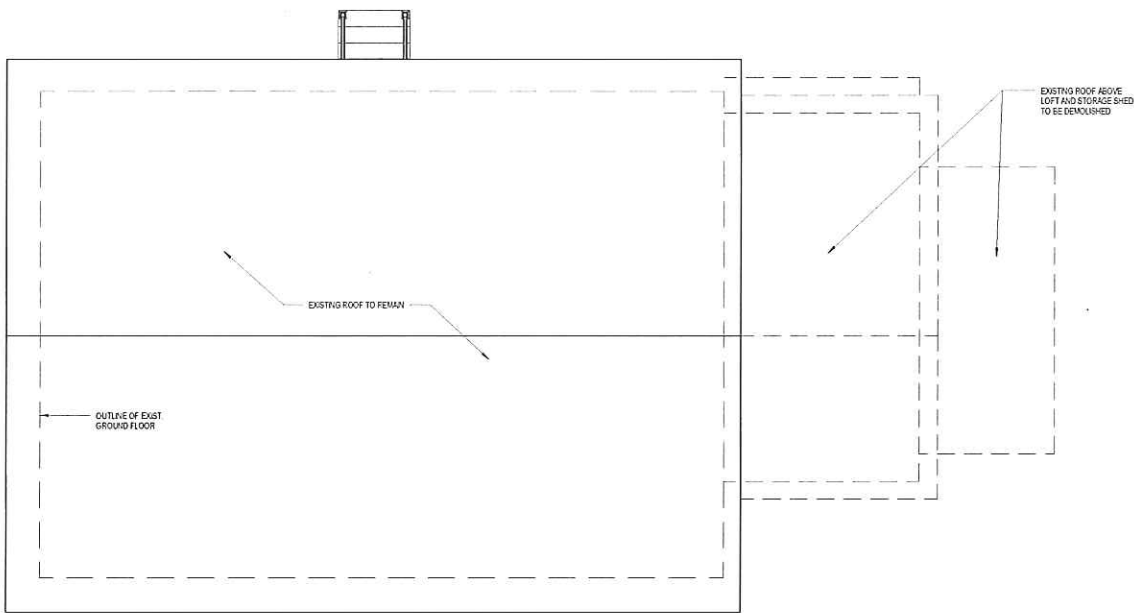
Drawing Name :  
FLOOR PLANS - EXISTING

Issue:	Rev:	Date:	Issue / Revision:	By
Drawn	Author	Proj no. : Project Number	Scale : 1/8" = 1'-0"	

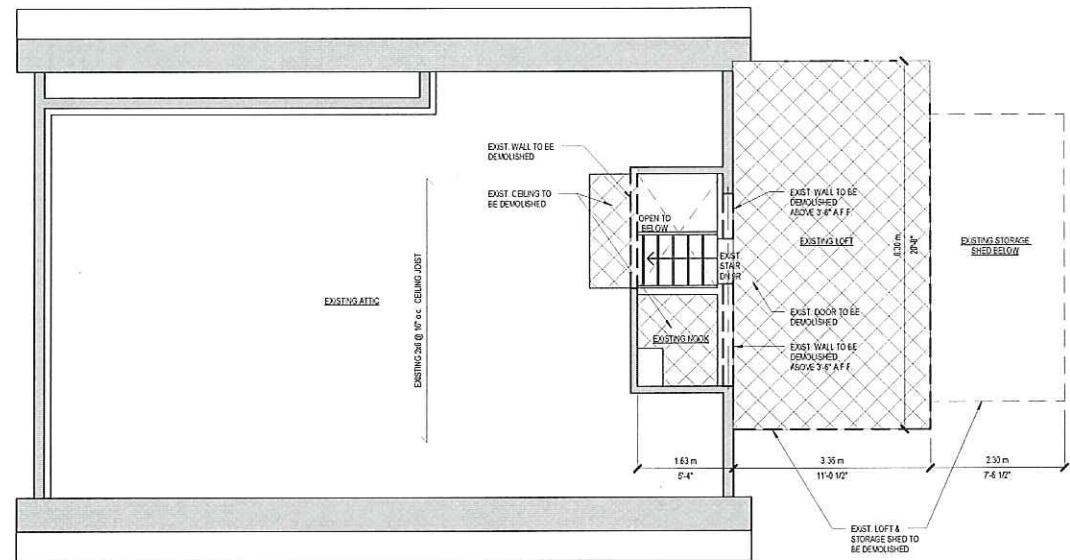


Drawing No :  
**SPA200**

DISCLAIMER: THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS WITH CONDITIONS ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF VIZION MEDIA INC. MAKE GOOD ALL ADJACENT SURFACES DUE TO CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT. DRAWINGS ARE NOT TO BE SCALED. THESE DRAWINGS ARE IN ACCORDANCE TO THE 2012 ONTARIO BUILDING CODE.



2 ROOF PLAN - EXISTING  
1/8" = 1'-0"



1 Loft - Existing  
1/8" = 1'-0"

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Architectural Consulting  
11 Bateman Court, Whitby L1P1 E5

Project :  
GARAGE AND LOFT ADDITION  
91 HAROLD STREET  
BRAMPTON, ONTARIO

Drawing Name :  
FLOOR PLAN - EXISTING

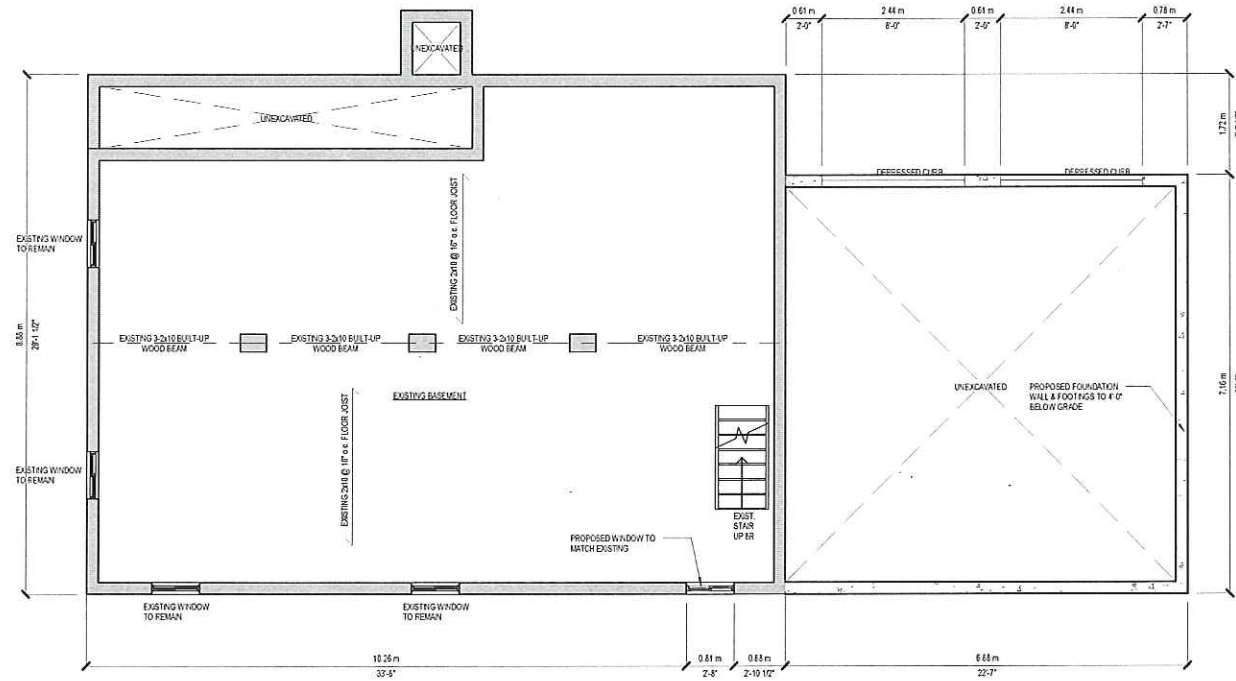
Issue:	Rev:	Date:	Issue / Revision:	By
Drawn	Author	Proj no. : Project Number	Scale : 1/8" = 1'-0"	



Drawing No :  
**SPA201**

DISCLAIMER: THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS WITH CONDITIONS ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF VIZION MEDIA INC. MAKE GOOD ALL ADJACENT SURFACES DUE TO CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT. DRAWINGS ARE NOT TO BE SCALED. THESE DRAWINGS ARE IN ACCORDANCE TO THE 2010 ONTARIO BUILDING CODE.





1 SPA-BASEMENT PLAN - PROPOSED  
1/8" = 1'-0"

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11 Bateman Court, Whitby L1P1 E5

Project :  
GARAGE AND LOFT ADDITION  
91 HAROLD STREET  
BRAMPTON, ONTARIO

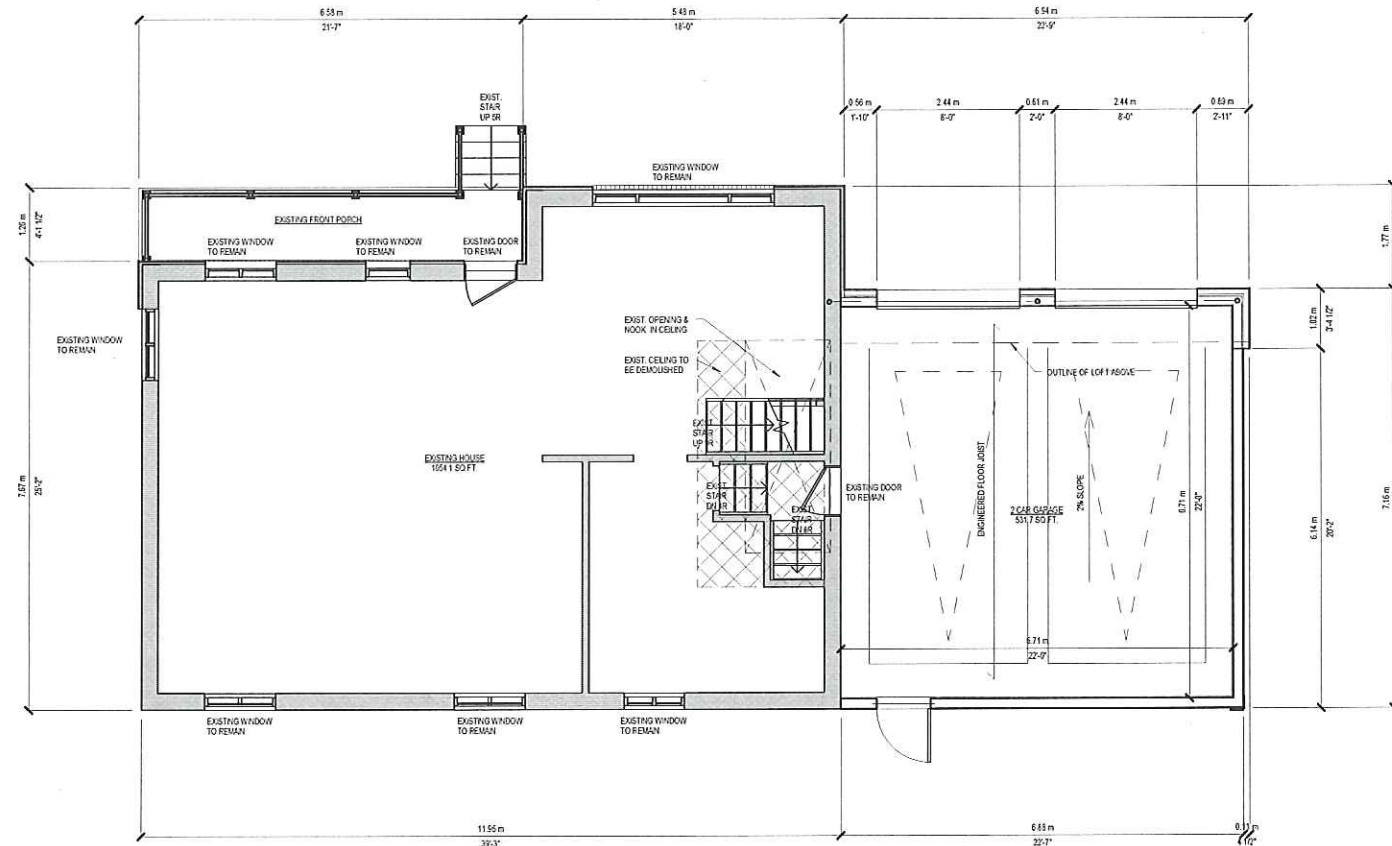
Drawing Name :  
BASEMENT - PROPOSED

Issue:	Rev:	Date:	Issue / Revision:	By
Drawn	Author	Proj no. : Project Number	Scale : 1/8" = 1'-0"	



Drawing No :  
**SPA202**

DISCLAIMER: THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS WITH CONDITIONS ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF VIZION MEDIA INC. MAKE GOOD ALL ADJACENT SURFACES DUE TO CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT. DRAWINGS ARE NOT TO BE SCALED. THESE DRAWINGS ARE IN ACCORDANCE TO THE 2010 ONTARIO BUILDING CODE.



1 GROUND FLOOR PLAN - PROPOSED  
1/8" = 1'-0"

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11 Bateman Court, Whitby L1P1 E5

Project :  
**GARAGE AND LOFT ADDITION**  
  
91 HAROLD STREET  
BRAMPTON, ONTARIO

Drawing Name :  
**GROUND FLOOR PLAN - PROPOSED**

Issue:	Rev:	Date:	Issue / Revision:	By
Drawn	Author	Proj no. : Project Number	Scale : 1/8" = 1'-0"	

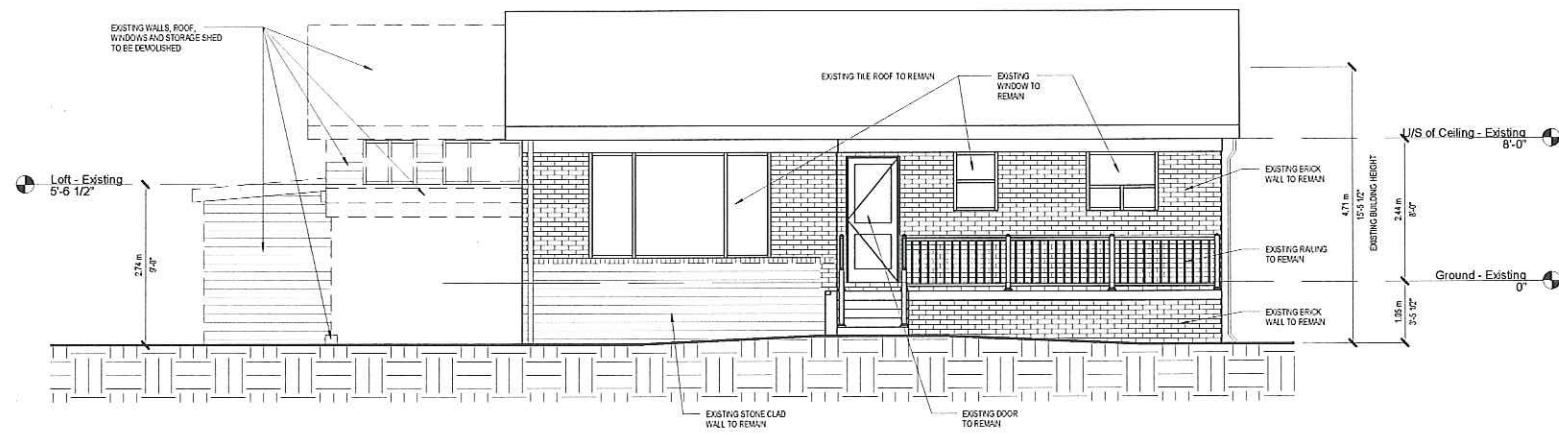


Drawing No :  
**SPA203**

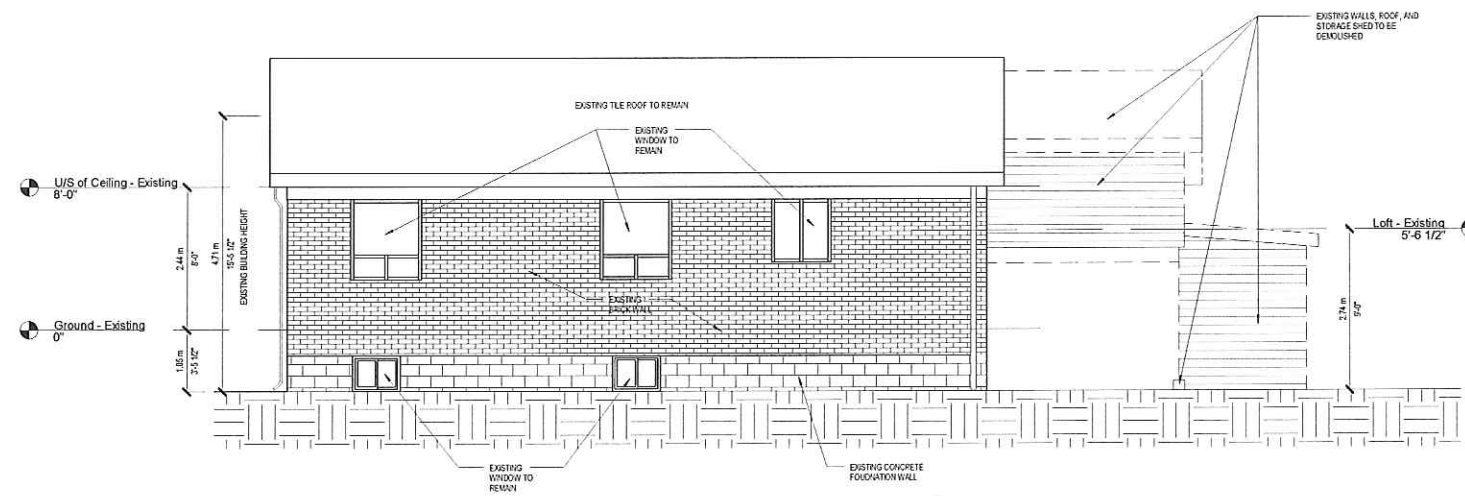
DISCLAIMER: THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS WITH CONDITIONS ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF VIZION MEDIA INC. MAKE GOOD ALL ADJACENT SURFACES DUE TO CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT. DRAWINGS ARE NOT TO BE SCALED. THESE DRAWINGS ARE IN ACCORDANCE TO THE 2012 ONTARIO BUILDING CODE.







① NORTH ELEVATION - EXISTING  
1/8" = 1'-0"



② SOUTH ELEVATION - EXISTING  
1/8" = 1'-0"

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Architectural Consulting  
11 Bateman Court, Whitby L1P1 E5

Project :  
GARAGE AND LOFT ADDITION  
91 HAROLD STREET  
BRAMPTON, ONTARIO

Drawing Name :  
ELEVATIONS - EXISTING

Issue:	Rev:	Date:	Issue / Revision:	By
Drawn	Author	Proj no. : Project Number	Scale : 1/8" = 1'-0"	

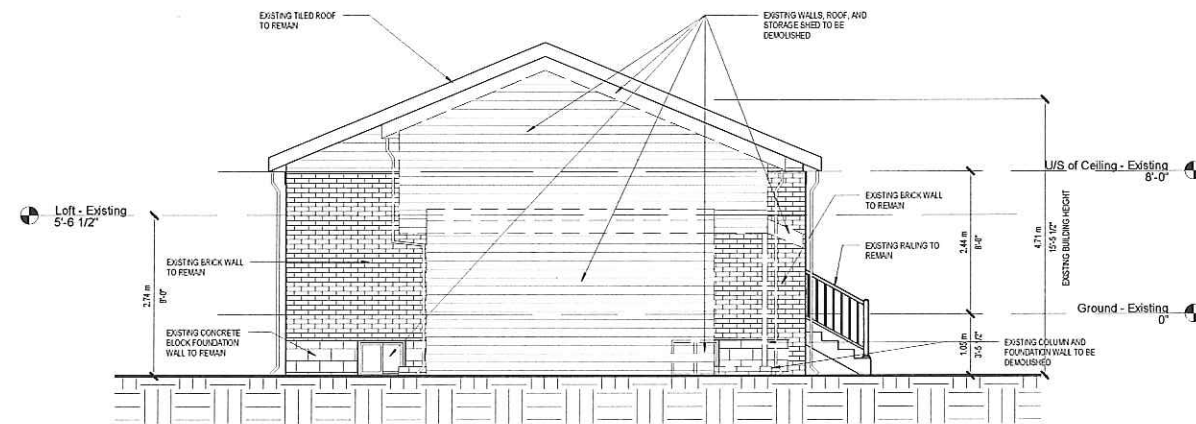
Drawing No :  
**SPA300**

DISCLAIMER: THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS WITH CONDITIONS ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF VIZION MEDIA INC. MAKE GOOD ALL ADJACENT SURFACES DUE TO CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT. DRAWINGS ARE NOT TO BE SCALED. THESE DRAWINGS ARE IN ACCORDANCE TO THE 2012 ONTARIO BUILDING CODE.





① WEST ELEVATION - EXISTING  
1/8" = 1'-0"



② EAST ELEVATION - EXISTING  
1/8" = 1'-0"

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Architectural Consulting  
11 Boleman Court, Whitby L1P1 E5

Project :  
GARAGE AND LOFT ADDITION  
91 HAROLD STREET  
BRAMPTON, ONTARIO

Drawing Name :  
ELEVATIONS - EXISTING

Issue:	Rev:	Date:	Issue / Revision:	By
Drawn	Author	Proj no. : Project Number	Scale : 1/8" = 1'-0"	

Drawing No :  
**SPA301**

DISCLAIMER: THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS WITH CONDITIONS ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF VIZION MEDIA INC. MAKE GOOD ALL ADJACENT SURFACES DUE TO CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT. DRAWINGS ARE NOT TO BE SCALED. THESE DRAWINGS ARE IN ACCORDANCE TO THE 2012 ONTARIO BUILDING CODE.

MATERIAL LEGEND
STUCCO - DUROCK COLOUR - SHAKER BEIGE FINISH - MARBLE COAT
HORIZONTAL SIDING - MITTEN SIDING COLOUR - FROST
ARCHITECTURAL STONE - STONEROX COLOUR: URBAN STACK LOYALIST GREY
ROOF - ROOF TILE TO MATCH EXISTING COLOUR - DARK GREY

1 NORTH ELEVATION - PROPOSED  
1/8" = 1'-0"

2 SOUTH ELEVATION - PROPOSED  
1/8" = 1'-0"

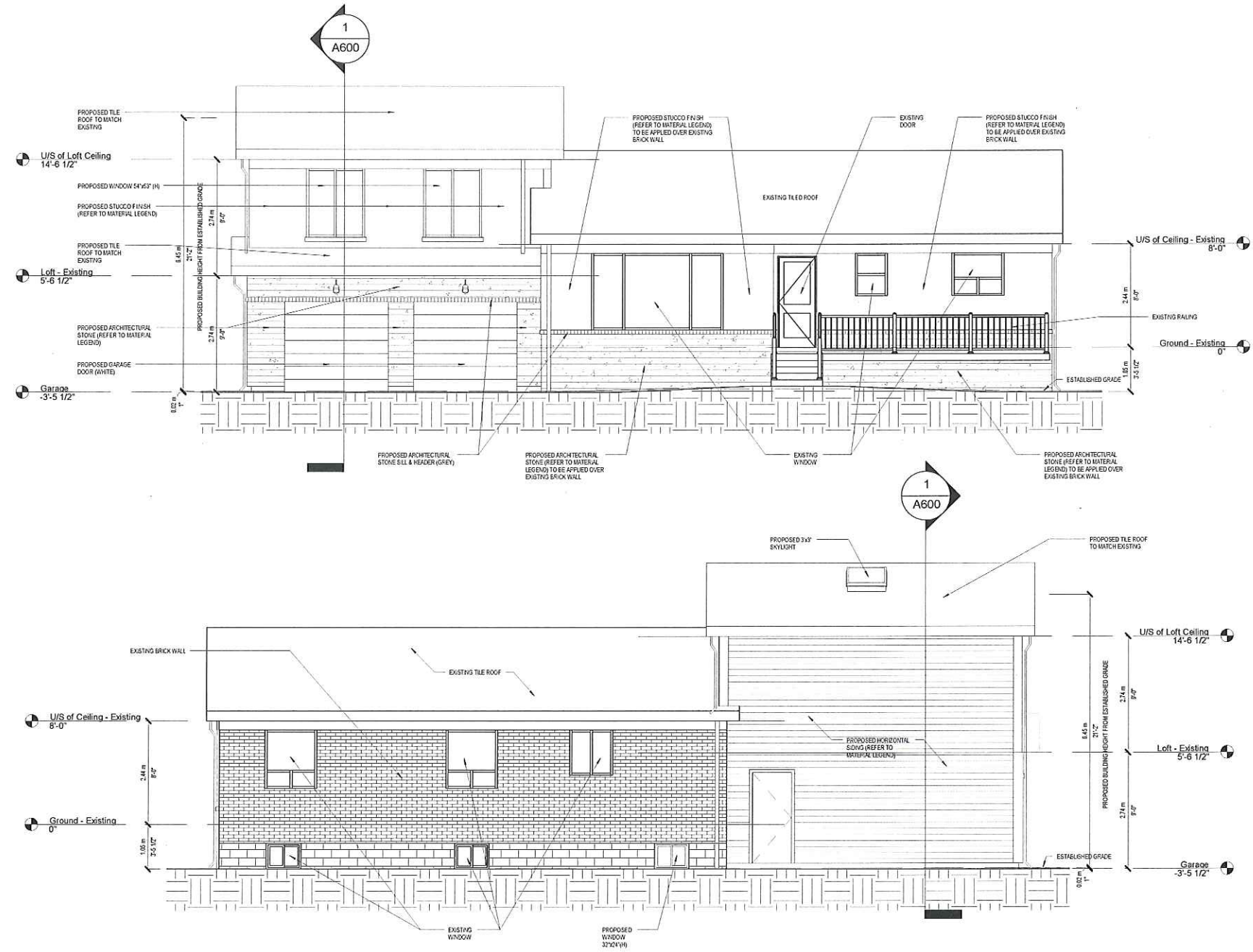
**vizion media inc.**  
Architectural Consulting  
11 Bateman Court, Whitby L1P1 E5

Project :  
**GARAGE AND LOFT ADDITION**  
91 HAROLD STREET  
BRAMPTON, ONTARIO

Drawing Name :  
**ELEVATIONS - PROPOSED**

Issue:	Rev:	Date:	Issue / Revision:	By
Drawn	Author	Proj no. : Project Number	Scale : As indicated	

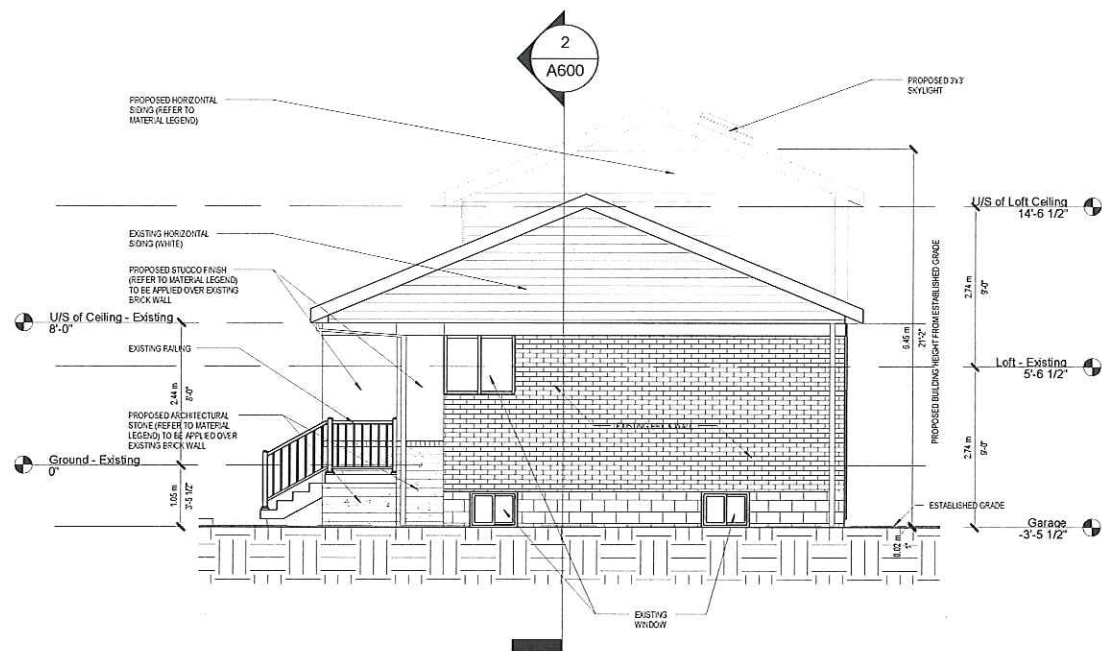
Drawing No :  
**SPA302**



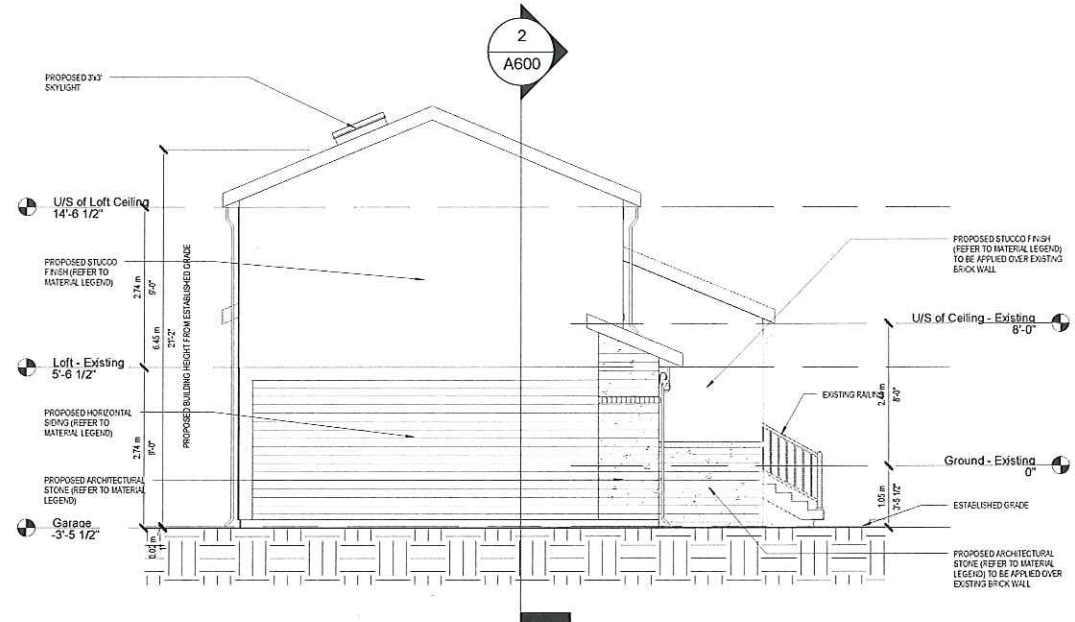
DISCLAIMER: THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS WITH CONDITIONS ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF VIZION MEDIA INC. MAKE GOOD ALL ADJACENT SURFACES DUE TO CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT. DRAWINGS ARE NOT TO BE SCALED. THESE DRAWINGS ARE IN ACCORDANCE TO THE 2012 ONTARIO BUILDING CODE.



MATERIAL LEGEND
STUCCO - DUROCK COLOUR - SHAKER BEIGE FINISH- MARKBLE COAT
HORIZONTAL SIDING - MITTEN SIDING COLOUR - FROST
ARCHITECTURAL STONE - STONEROX COLOUR: URBAN STACK LOYALIST GREY
ROOF - ROOF TILE TO MATCH EXISTING COLOUR - DARK GREY



1 SPA-WEST ELEVATION - PROPOSED  
1/8" = 1'-0"



2 SPA-EAST ELEVATION - PROPOSED  
1/8" = 1'-0"

**vizion media inc.**  
Architectural Consulting  
11 Baleman Court, Whitby L1P1 E5

Project :  
GARAGE AND LOFT ADDITION  
91 HAROLD STREET  
BRAMPTON, ONTARIO

Drawing Name :  
ELEVATIONS - PROPOSED

Issue:	Rev:	Date:	Issue / Revision:	By
Drawn	Author	Proj no. : Project Number	Scale : As Indicated	

Drawing No :  
SPA303

DISCLAIMER: THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS WITH CONDITIONS ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF VIZION MEDIA INC. MAKE GOOD ALL ADJACENT SURFACES DUE TO CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT. DRAWINGS ARE NOT TO BE SCALED. THESE DRAWINGS ARE IN ACCORDANCE TO THE 2015 ONTARIO BUILDING CODE.



1 NORTHEAST VIEW



2 NORTHWEST VIEW



3 SOUTHEAST VIEW



4 SOUTHWEST VIEW

**vizion media inc.**  
Architectural Consulting  
11 Baleman Court, Whitby L1P1 E5

Project :  
GARAGE AND LOFT ADDITION  
91 HAROLD STREET  
BRAMPTON, ONTARIO

Drawing Name :  
PERSPECTIVE - PROPOSED

Issue:	Rev:	Date:	Issue / Revision:	By
Drawn	Author	Proj no. : Project Number	Scale :	

Drawing No :  
**SPA304**

DISCLAIMER: THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS WITH CONDITIONS ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF VIZION MEDIA INC. MAKE GOOD ALL ADJACENT SURFACES DUE TO CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT. DRAWINGS ARE NOT TO BE SCALED. THESE DRAWINGS ARE IN ACCORDANCE TO THE 2012 ONTARIO BUILDING CODE.



