

SITE CHARACTERISTICS

ZONING - AGRICULTURAL ZONE - A
 Master by-law 253-2021, 270-2004
 C of A File #

SITE AREA- 1,864.5m² (0.187 Ha)
 LOT WIDTH- 30.48m
 BUILDING AREA (MAIN BUILDING):
 EXIST. MAIN BLDG.- ±99.68m²
 ADDITION- "A"- 14.3m²
 ADDITION- "B"- 14.75m²
 ADDITION- "C"- 9.04m²
 Total: ±137.77m²

ACCESSORY STRUCTURE AREA
 EXIST. STRG. - 14.2m²
 EXIST. COVERED PORCH- 4.5m²
 NEW GAZEBO - 30.1m²
 POLL CABANA (AS BUILT)- 30.6m²
 Total: ±79.4m²

GARAGE (AS BUILT)- 44.8m²

SITE COVERAGE
 $\frac{262.97m^2}{1,864.5m^2} \times 100\% = 14\%$

Property Owner:
 Grazyna & Stanislaw Zajac
 2670 Embledon Rd.
 Brampton, Ontario, L6X 0E2

BWart
 Architects Inc.
 505 QUEENSWAY EAST
 UNIT 207, MISSISSAUGA,
 ON., CANADA, L5A 4B4
 T: 905 238 1330
 F: 905 238 1332
 E: bwartdesign@gmail.com

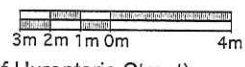
PROJECT NAME:
 HOUSE ADDITIONS
 2670 Embledon Road,
 Brampton, Ontario

DRAWING NAME:
 SCHEMATIC SITE PLAN

JOB NO: 22-04 DRAWING NO:
 SCALE: 1:250 A100

Plotting Date: 2022 Jul 29

EMBLETON ROAD
 (Road Allowance Between The East Halves of Lots 5 and 6, Concession 6 West of Hurontario Street)
 P.I.N. 14091-0098



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 **October 4, 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 29, 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 29, 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 29, 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 29, 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


September 20, 2022

To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE
GRAZYNA ZAJAC & STANISLAW ZAJAC
A-2022-0276 2670 EMBLETON ROAD

Please **amend** application **A-2022-0276** to reflect the following:

1. To permit a side yard setback of 4.42m to an existing one storey addition, whereas the by-law requires a minimum side yard setback of 7.5m;
2. To provide a ground floor area of 138.5m², whereas the by-law requires a minimum ground floor area of 170m² for a one storey building;
3. To permit an existing accessory structure (pool cabana) with a setback of 0.36m to side lot line, whereas the by-law requires a minimum setback of 1.2m to the nearest lot line.
4. To permit an existing individual accessory structure (pool cabana) with a gross floor area of 30.6m², whereas the by-law permits a maximum gross floor area for an individual accessory structure of 23m²;
5. To permit an existing garage door heights of 2.85m, whereas the by-law permits a maximum garage door height of 2.4m
6. To permit an existing detached garage height of 5.57m, whereas the by-law permits a maximum building height of 4.5m;
7. To permit a gross floor area of an existing detached garage with a proposed attached accessory structure (gazebo) of 74.9m², whereas the by-law permits a maximum gross floor area of 48m²;
8. To permit two accessory structures (cabana and shed) with a combined gross floor area of 44.8m², whereas the by-law permits a maximum combined gross floor area of 40m²


Applicant/Authorized Agent



208 -1065 Canadian Place, Mississauga, Ontario
T: 905 238 1330
F: 905 238 1332
E: bwartdesign@gmail.com

COVER LETTER

A-2022-0'276

August 19, 2022

Committee of Adjustment,
City of Brampton
2 Wellington Street West,
Brampton, Ontario, L6Y 4R2
P: 905. 874 2117

Attn: **Jeanie Myers**

Re: New Gazebo Proposal.
2670 Embleton Rd., Brampton,
Ontario, L6X 0E2

Dear Madam,

BW art Architects Inc. was requested by the property owners Grazyna & Stanislaw Zajac to design new BBQ. Gazebo.

Part of existing detached garage is to be removed. The lower garage roof and supporting columns are proposed to be preserved and reused for gazebo canopy. During our site investigation we were able to find that the existing property development is not fully in compliance with City of Brampton By-law.

According to the information provided by the owner the original one storey brick finished single family dwelling was constructed in 1968 and later renovated.

New roof finish and wall stucco finish was installed.

Existing Storage located at west-north corner of the property received new metal roof finish and the walls were finished with stucco.

The existing front and back house additions, detached garage and pool cabana were constructed in 2005 without a permit.

The Owner voluntary is trying to legalize these structures now.

He requested our office to review structure of all these buildings, advice on the alteration if any and assist him with the drawings preparation and building permit application.

The requested variances to the Zoning By-law are related to these existing structures.

The By-law variances required for the property includes:

1. To permit a side yard setback of 4.42m to a proposed one storey addition whereas the by-law requires a minimum side yard setback of 7.5m;
2. To permit a ground floor area of 138.5 sq. m whereas the by-law requires a minimum ground floor area of 170 sq. m for a one storey building;
3. To permit a 0.36m setback to an existing accessory structure (pool cabana) whereas the by-law requires a minimum setback of 1.2m;
4. To permit two accessory structures with individual sizes of 30.1 sq. m and 30.6 sq. m whereas the by-law limits an individual accessory structure to 23 sq. m;
5. To permit three accessory structures with a combined area of 74.39 sq. m whereas the by-law permits two accessory structures with a combined area of 40 sq. m;
6. To permit a garage door height of 2.85m whereas the by-law permits a maximum garage door height of 2.4m;
7. To permit a detached garage with a building height of 5.57m whereas the by-law permits a maximum building height of 4.5m.

In our opinion all these structures are well fitted to the neighborhood character and are in compliance with OBC in general. The approval for the variances is necessary to preserve this quality development.

Together with our submission we are attaching drawings identifying all the buildings and structures at the site.

1. Property Survey.
2. A100- Schematic Site Plan
3. A200- Main Building Plans
4. A201- Main Bldg. Cross Section
5. A202- Main Building Elevations
6. A203- Exist. Storage Plans.
7. A204- Garage & Gazebo Flr Plans & Sect.
8. A205- Garage & Gazebo Roof Plan & Elev
9. A206- Pool Cabana Plans.

Yours truly,

A handwritten signature in black ink, appearing to read 'Wojtek Holownia', with a long horizontal flourish extending to the right.

Wojtek Holownia M.Arch., OAA. TCA

BW art Architects Inc.



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)** Grazyna Zajac & Stanislaw Zajac
Address 2670 Embelton Rd., Brampton, On., L6X 0E2

Phone # 416 884 8732 **Fax #** _____
Email _____

2. **Name of Agent** Wojtek Holownia (BW art Architects Inc.)
Address 207-505 Queensway East, Mississauga, On., L5A 4B4

Phone # 905 238 1330 **Fax #** 905 238 1332
Email bwartdesign@gmail.com

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

1. To permit a side yard setback of 4.42m to a proposed one storey addition;
 2. To permit a ground floor area of 138.5 sq. m;
 3. To permit a 0.36m setback to an existing accessory structure (pool cabana);
 4. To permit two accessory structures with individual sizes of 30.1 sq. m and 30.6 sq. m;
 5. To permit three accessory structures with a combined area of 74.39 sq. m;
 6. To permit a garage door height of 2.85m;
 7. To permit a detached garage with a building height of 5.57m.t

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

Main building (house) GFA, exist. accessory structure combined area,
 house addition side yard setback, pool cabana setback,
 accessory structure GFA, garage door height, detached garage a building height

5. **Legal Description of the subject land:**
Lot Number 1
Plan Number/Concession Number PLAN 310
Municipal Address 2670 Embelton Road, Brampton, On., L6X 0E2

6. **Dimension of subject land (in metric units)**
Frontage 30.48
Depth 61.171
Area 1864.5 (0.19ha)

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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. Single Family One Story Dwelling,	- 99.68 m2
2. Storage	- 14.2 m2
3. Detached Garage	- 44.8 m2
4. Pool Cabana	- 30.6 m2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

1. Part of the exist. garage to be removed.
2. New Gazebo to be installed at the location of the removed part of the existing garage. Exist. garage roof and supporting column to be preserved.
3. One Storey Addition- 38.09m2 (Total GFA)

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	26.91m (Exist. Main Bldg),
Rear yard setback	24.50m (Exist. Main Bldg) & 1.3m Exist. Gazebo
Side yard setback	4.86m (Exist. Main Bldg.) (North Side) & 1.54m (Exist. Storage) (North Side)
Side yard setback	12.26m (Exist. Main Bldg.) (South Side) & 0.36m (Exist. Pool Cabana) (South Side)

PROPOSED

Front yard setback	25.08m (Front Addition to Main Bldg.),
Rear yard setback	20.80m (Back Yard Addition to Main Bldg.)
Side yard setback	4.42m (Back Yard Addition to Main Bldg.) (North Side)
Side yard setback	No Change

10. Date of Acquisition of subject land: 2005
11. Existing uses of subject property: Agricultural
12. Proposed uses of subject property: Agricultural
13. Existing uses of abutting properties: Agricultural
14. Date of construction of all buildings & structures on subject land: 1968-Main Building & Storage.
2005- Front & Back Additions To Main Building, Garages & Pool Cabana
15. Length of time the existing uses of the subject property have been continued: 17
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 _____

Wojtek Holownia. 
Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton _____

THIS 29 DAY OF July, 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.

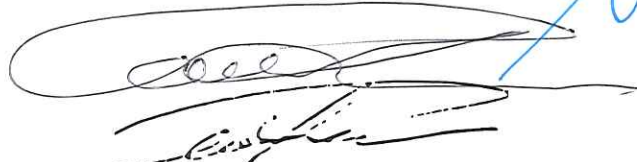
I, Wojtek Holownia, OF THE CITY OF MISSISSAUGA

IN THE REGION OF UPPER 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 OATH.

DECLARED BEFORE ME AT THE
City OF Brampton
 IN THE Region OF
Peel THIS 24th DAY OF
August, 20 22
Leanne Myers
 A Commissioner etc.

Leanne 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

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

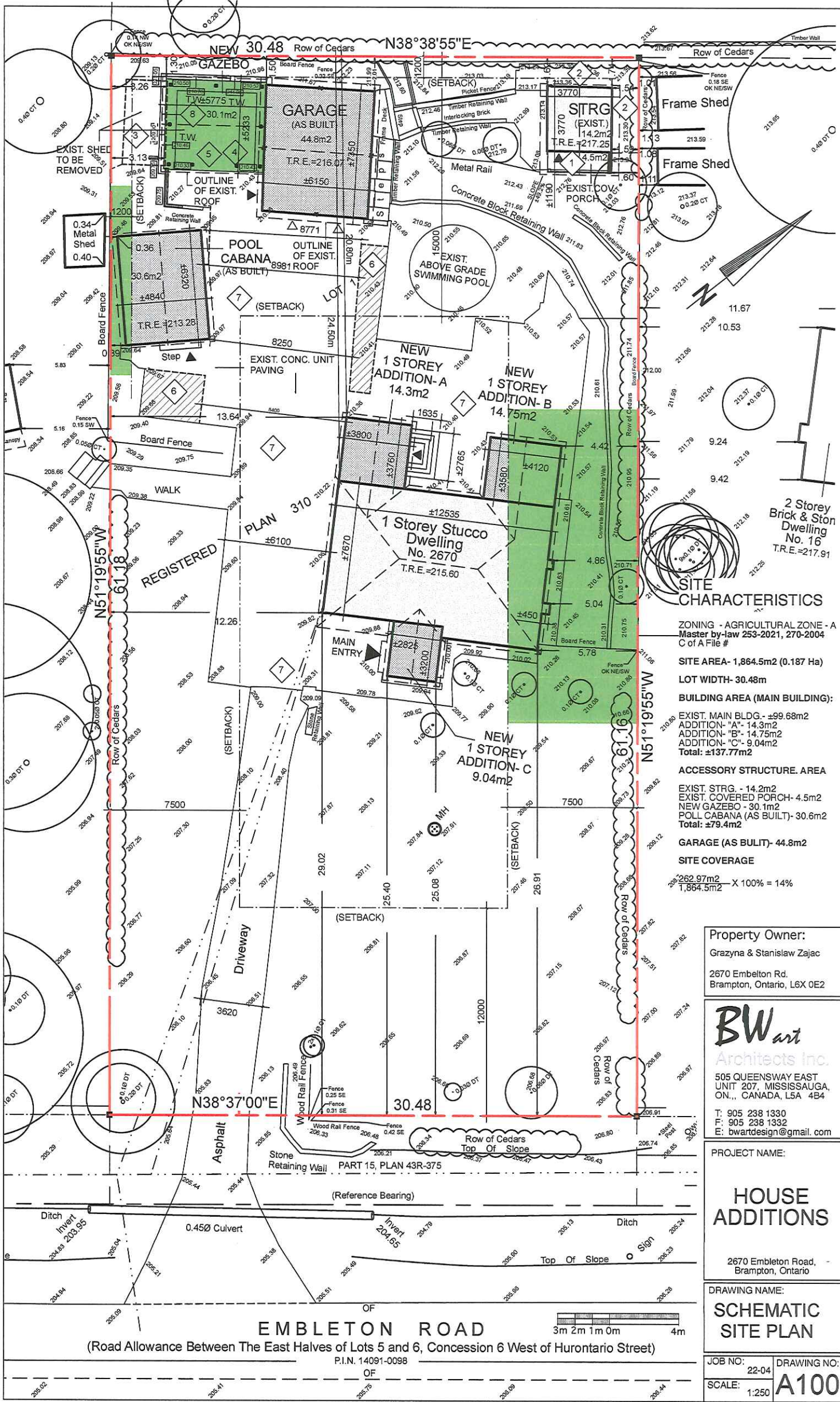
Present Zoning By-law Classification: Agricultural

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

Aug 16, 2022
Date

DATE RECEIVED August 24, 2022
Date Application Deemed Complete by the Municipality _____



SITE CHARACTERISTICS

ZONING - AGRICULTURAL ZONE - A
 Master by-law 253-2021, 270-2004
 C of A File #

SITE AREA - 1,864.5m² (0.187 Ha)
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 ADDITION - "A" - 14.3m²
 ADDITION - "B" - 14.75m²
 ADDITION - "C" - 9.04m²
 Total: ±137.77m²

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 EXIST. STRG. - 14.2m²
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 1,864.5m²

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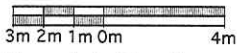
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HOUSE ADDITIONS
 2670 Embleton Road,
 Brampton, Ontario

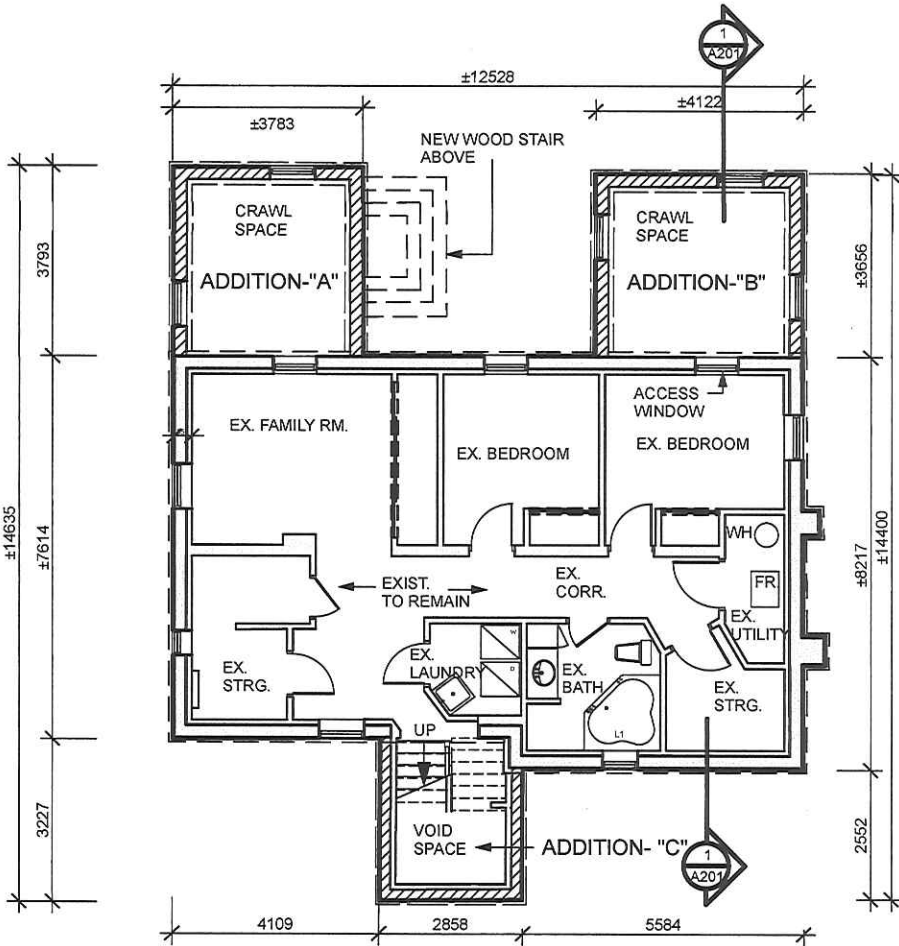
DRAWING NAME:
SCHEMATIC SITE PLAN

JOB NO: 22-04 DRAWING NO:
 SCALE: 1:250 **A100**

Plotting Date: 2022 Jul 29

EMBLETON ROAD
 (Road Allowance Between The East Halves of Lots 5 and 6, Concession 6 West of Hurontario Street)
 P.I.N. 14091-0098





BASEMENT FLOOR GFA- 108.65m2

- 1. EXIST. BSMT. FLOOR- 99.68m2
- 2. ADDITION- 'C'- 8.97m2

GROUND FLOOR GFA- 137.77m2

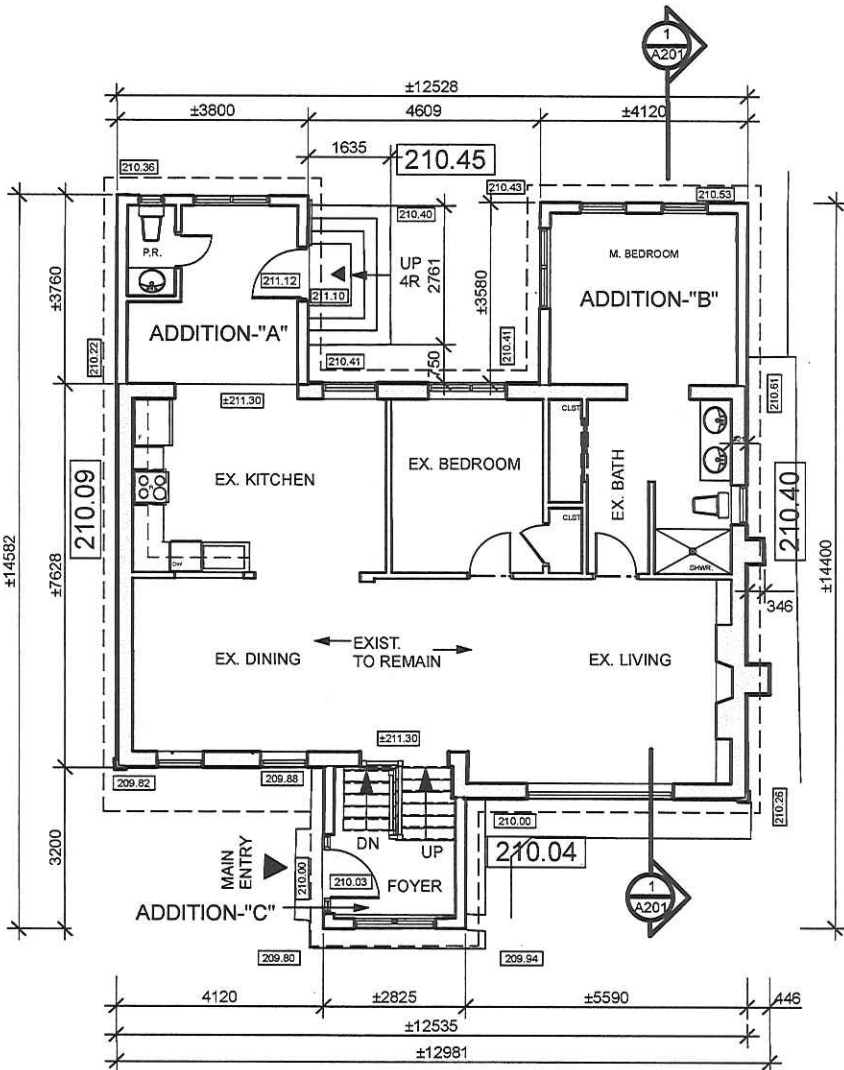
- 1. EXIST. GROUND FLOOR- 99.68m2
- 2. ADDITION- 'A'- 14.30m2
- 3. ADDITION- 'B'- 14.75m2
- 4. ADDITION- 'C'- 9.04m2

BSMT. FLOOR PLAN
(MAIN BUILDING)

SCALE 1:150

ESTABLISHED GRADE CALC.

$$\frac{210.45 + 210.40 + 210.09 + 210.04}{4} = \boxed{210.25}$$



GROUND FLOOR PLAN
(MAIN BUILDING)

SCALE 1:150

Property Owner:
Grazyna & Stanislaw Zajac
2670 Embelton Rd.
Brampton, Ontario, L6X 0E2

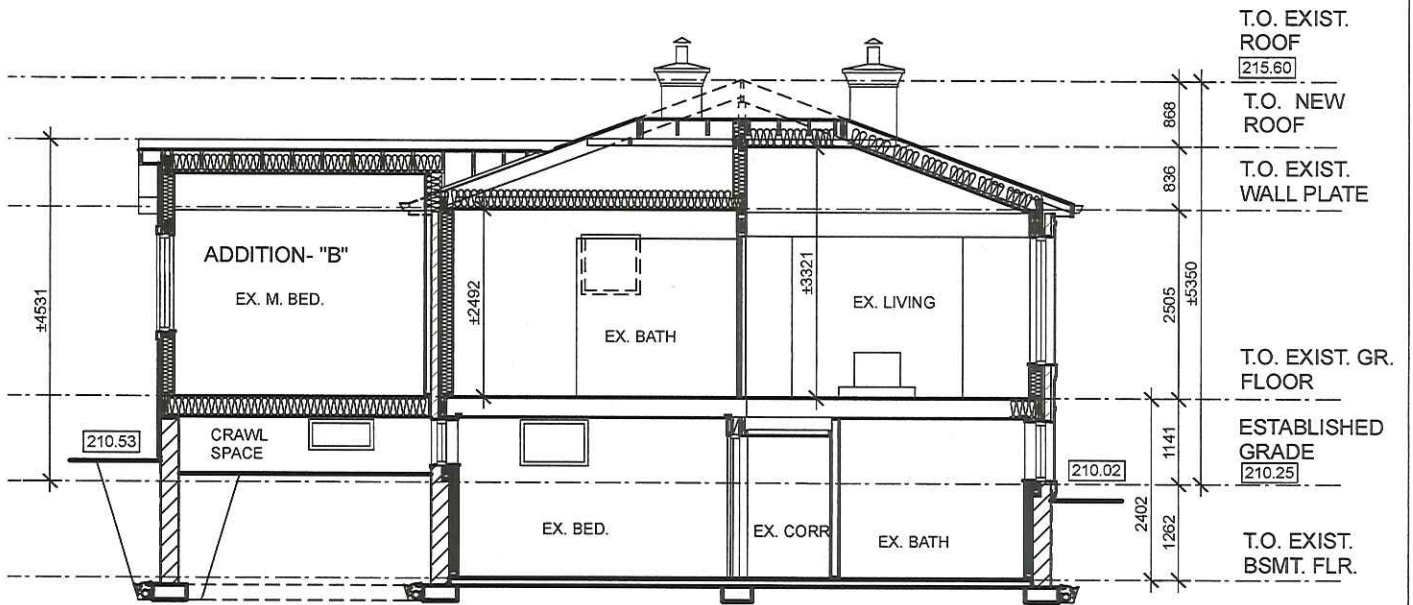
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E: bwardesign@gmail.com

PROJECT NAME:
HOUSE ADDITIONS
2670 Embleton Road,
Brampton, Ontario

DRAWING NAME:
**MAIN BLDG.
(FLOOR PLANS)**

JOB NO: 22-04	DRAWING NO: A200
SCALE: 1:150	

Plotting Date: 2022 Jul 29



CROSS SECTION
 (MAIN BUILDING)
 SCALE 1:150



Property Owner:
 Grazyna & Stanislaw Zajac
 2670 Embelton Rd.
 Brampton, Ontario, L6X 0E2

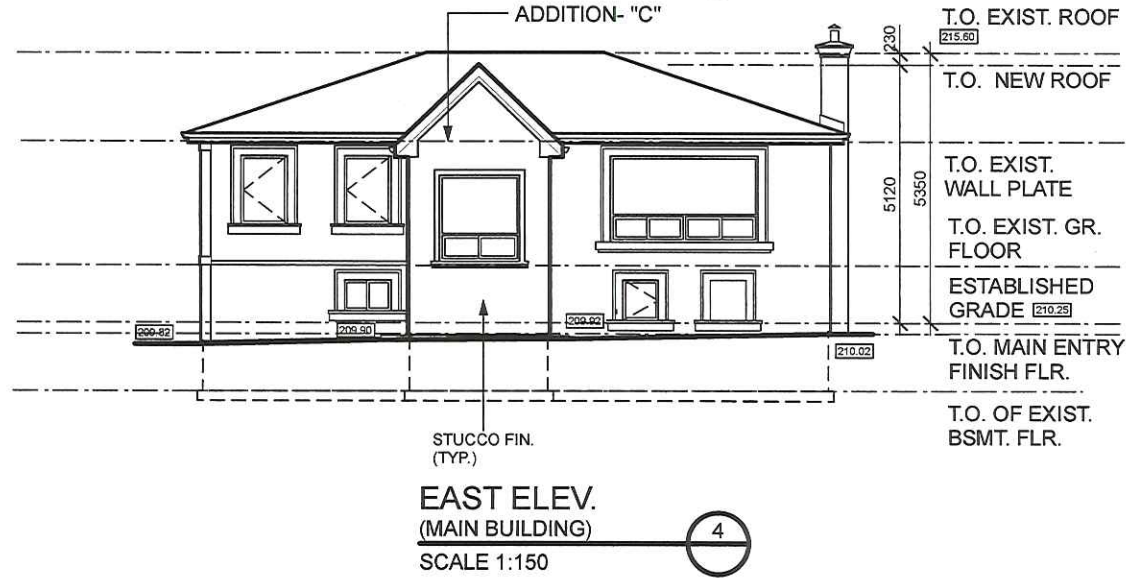
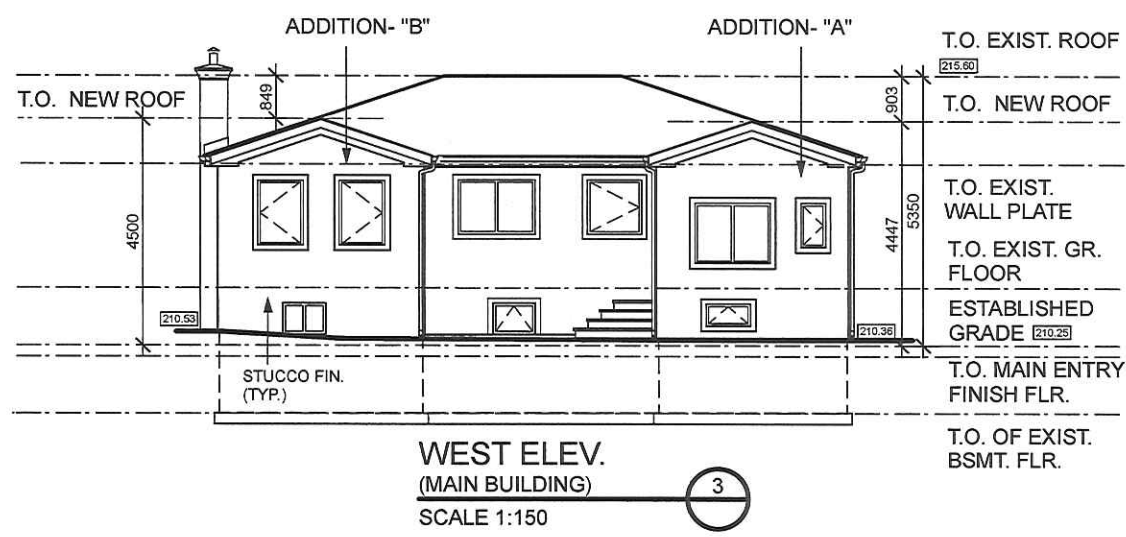
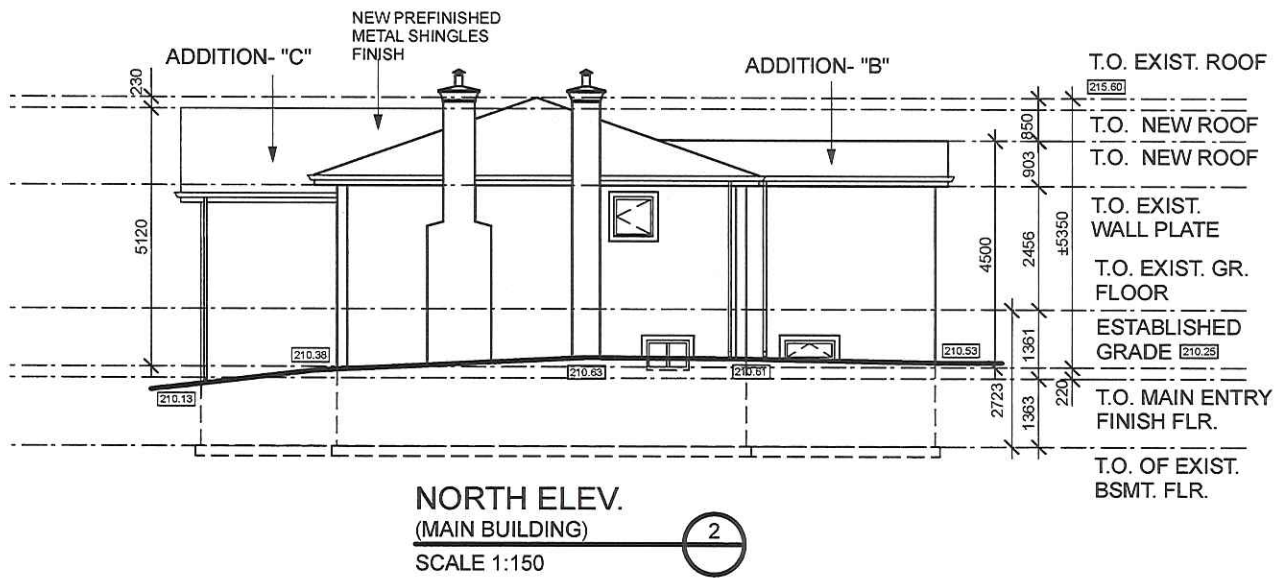
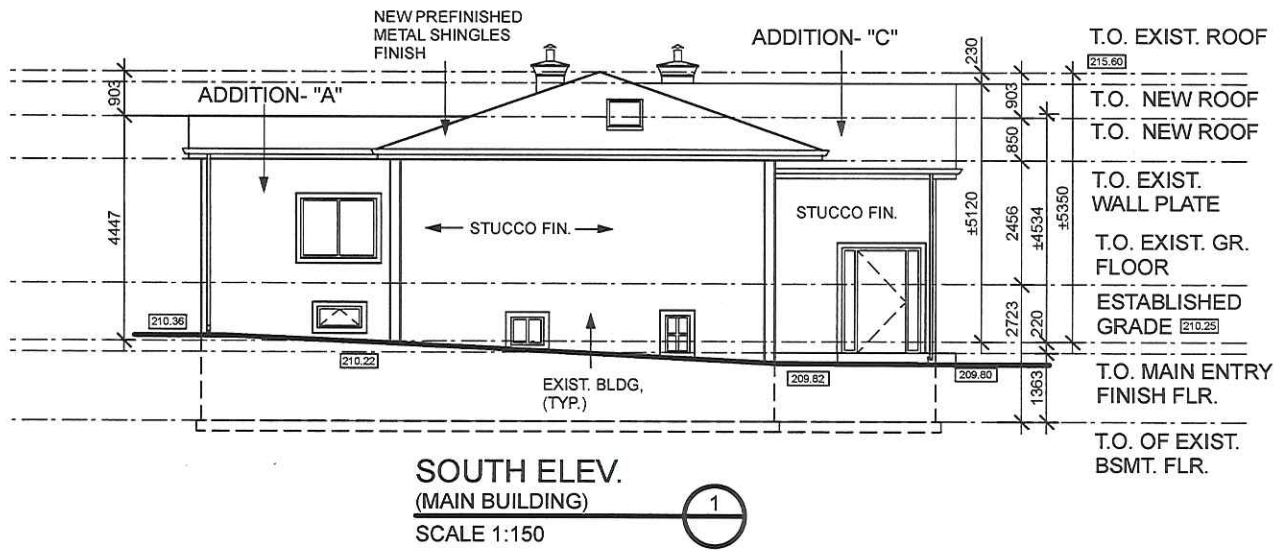
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PROJECT NAME:
HOUSE ADDITIONS
 2670 Embleton Road,
 Brampton, Ontario

DRAWING NAME:
**MAIN BLDG.
 (CROSS SECTION)**

JOB NO: 22-04	DRAWING NO: A201
SCALE: 1:150	

Plotting Date: 2022 Jul 29



Property Owner:
Grazyna & Stanislaw Zajac
2670 Embelton Rd.
Brampton, Ontario, L6X 0E2

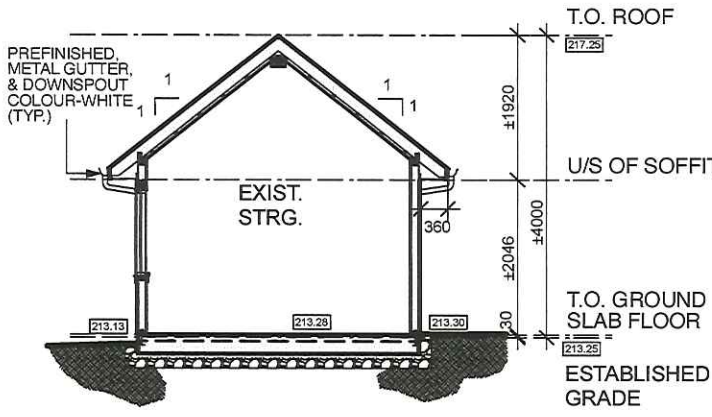
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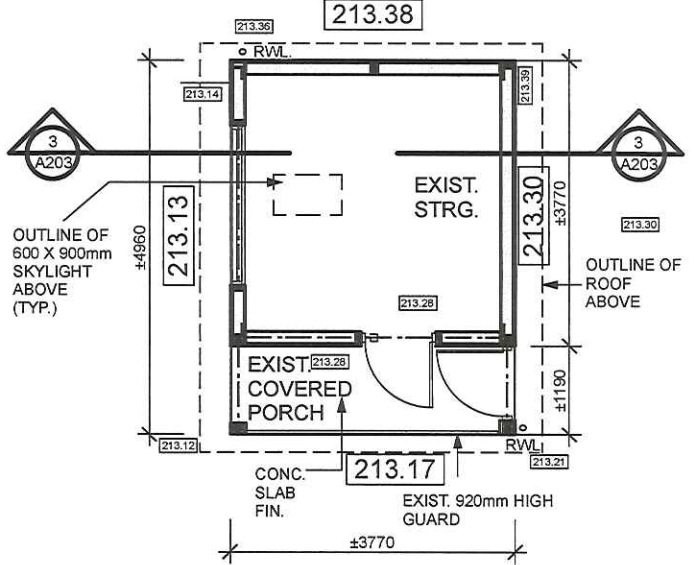
DRAWING NAME:
**MAIN BLDG.
(ELEVATIONS)**

JOB NO: 22-04	DRAWING NO: A202
SCALE: 1:150	

Plotting Date: 2022 Jul 29



CROSS SECTION
(EXIST. STORAGE)
SCALE 1:100



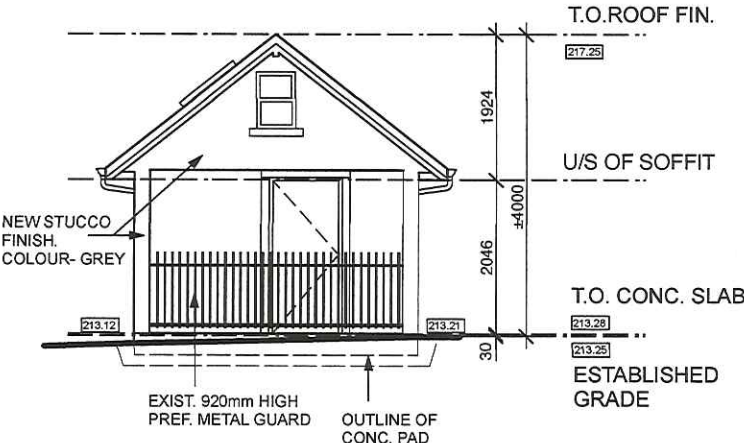
ESTABLISHED GRADE CALC.

$$\frac{213.38 + 213.30 + 213.17 + 213.13}{4} = 213.25$$

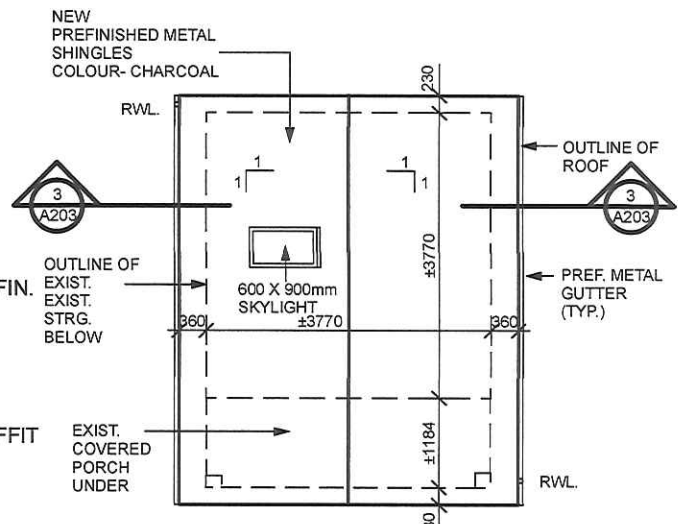
EXIST. STRG. GFA- 14.2m²

EXIST. COVERED PORCH. GFA- 4.5m²

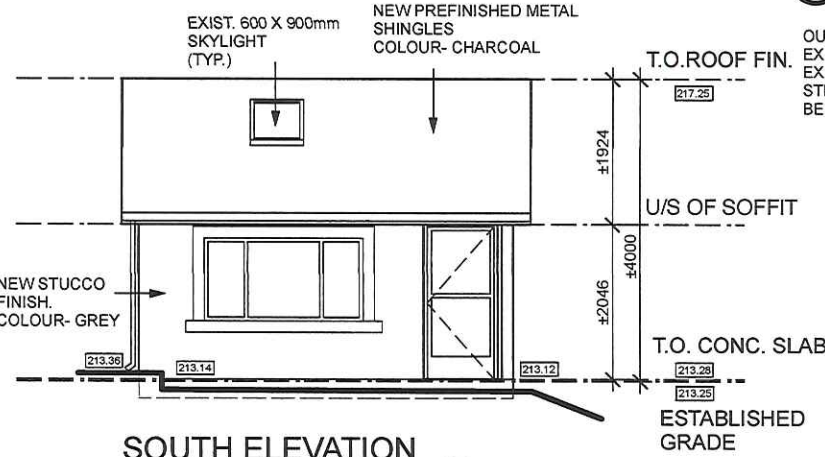
FLOOR PLAN
(EXIST. STORAGE)
SCALE 1:100



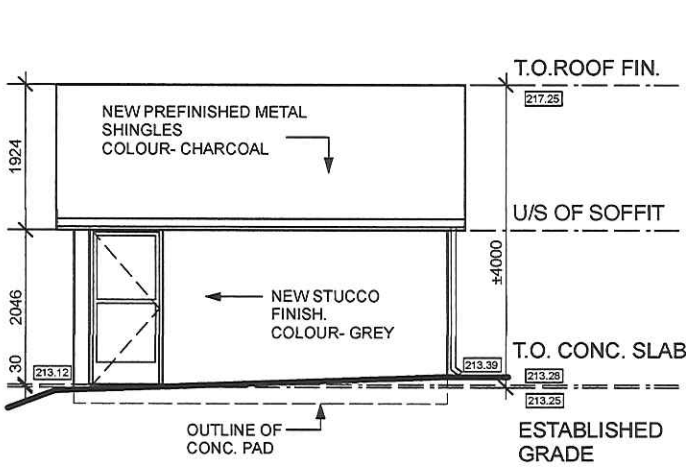
EAST ELEVATION
(EXIST. STORAGE)
SCALE 1:100



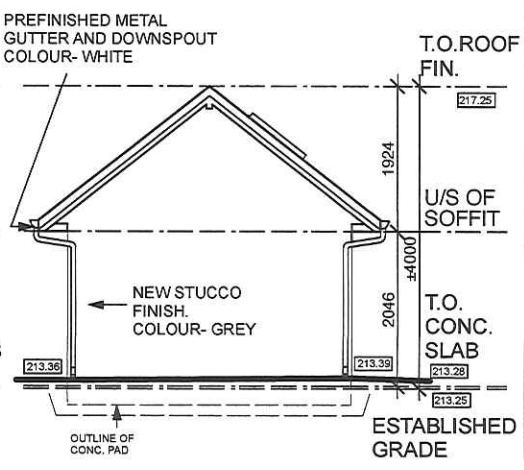
ROOF PLAN
(EXIST. STORAGE)
SCALE 1:100



SOUTH ELEVATION
(EXIST. STORAGE)
SCALE 1:100



NORTH ELEVATION
(EXIST. STORAGE)
SCALE 1:100



WEST ELEVATION
(EXIST. STORAGE)
SCALE 1:100

Property Owner:
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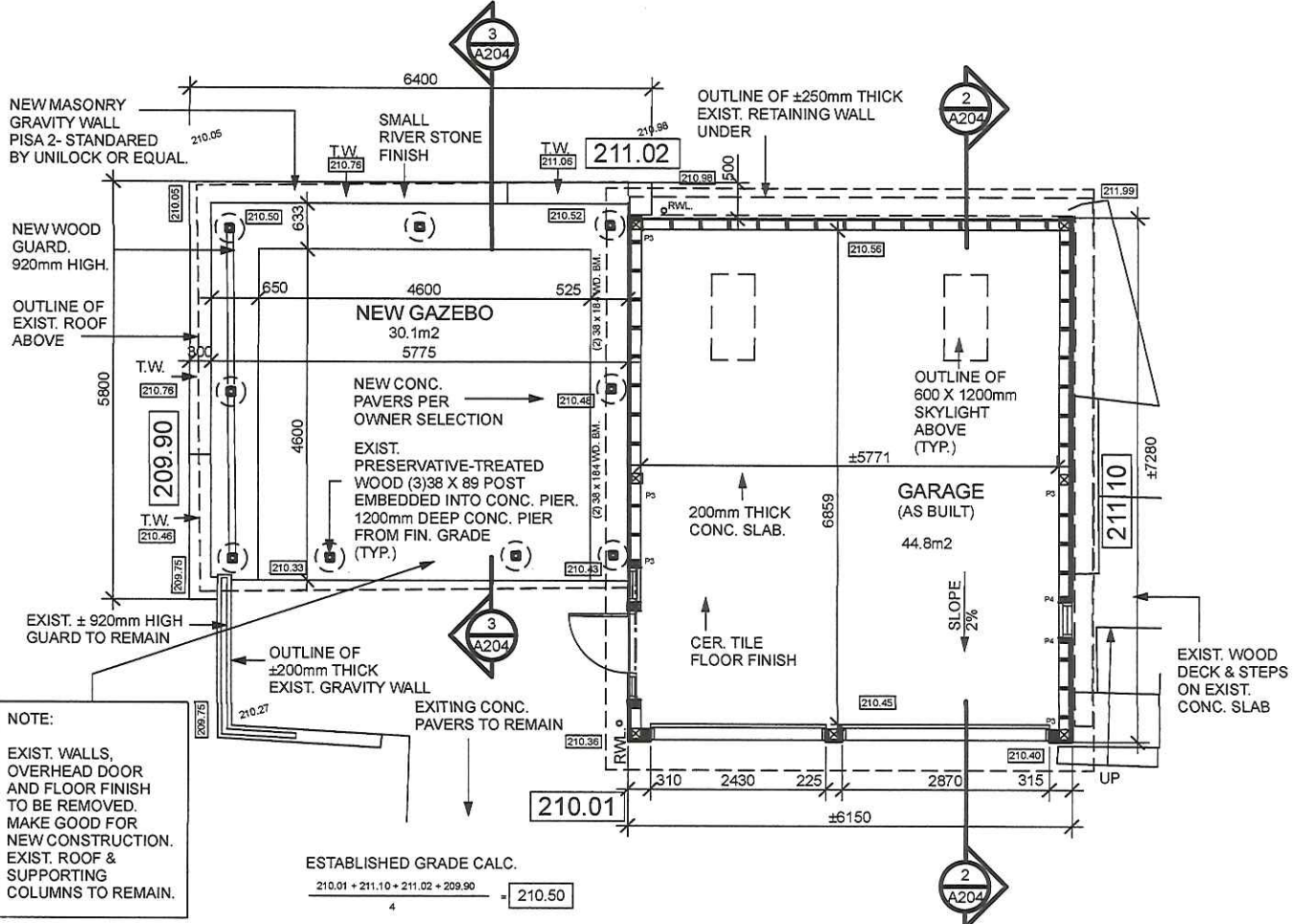
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UNIT 207, MISSISSAUGA,
ON., CANADA, L5A 4B4
T: 905 238 1330
F: 905 238 1332
E: bwardesign@gmail.com

PROJECT NAME:
HOUSE ADDITIONS
2670 Embelton Road,
Brampton, Ontario

DRAWING NAME:
EXIST. STRG.
(FLR. PLANS, SECTION & ELEVATIONS)

JOB NO: 22-04
SCALE: 1:100
DRAWING NO: **A203**

Plotting Date: 2022 Jul 29



GARAGE & GAZEBO FLOOR PLAN (AS BUILT)
SCALE 1:100

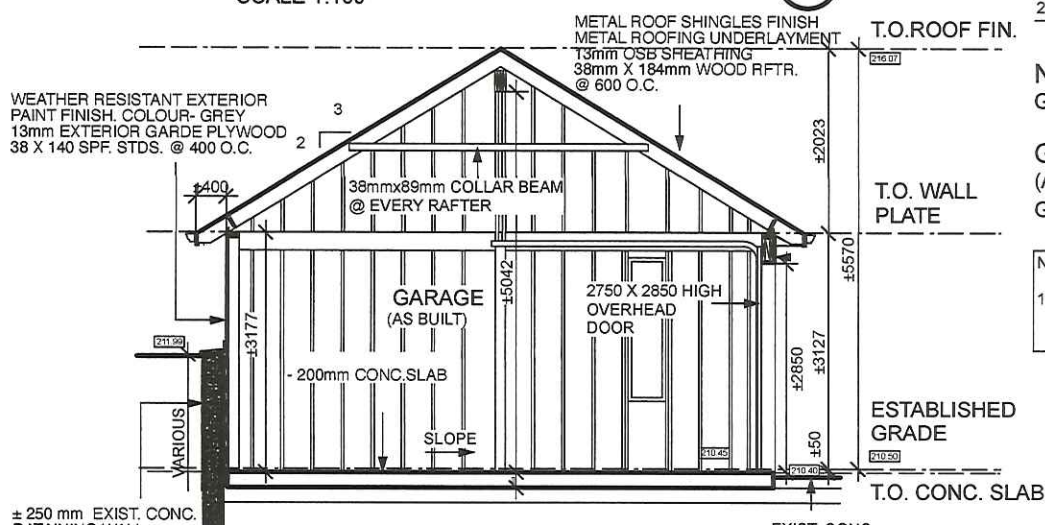
ESTABLISHED GRADE CALC.

$\frac{210.01 + 211.10 + 211.02 + 209.90}{4} = 210.50$

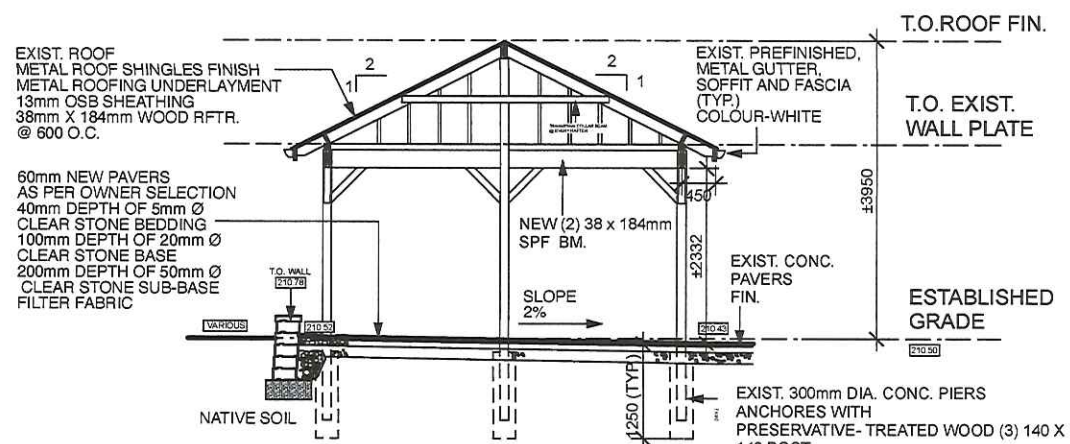
NEW GAZEBO
GFA- 30.1m²

GARAGE (AS BUILT)
GFA- 44.8M²

NOTE:
1. ALL FLOOR DECK, BEAMS AND COLUMNS LUMBER TO BE PRESERVATIVE-TREATED WOOD.



GARAGE CROSS SECTION (AS BUILT)
SCALE 1:100



GAZEBO CROSS SECTION (NEW)
SCALE 1:100

Property Owner:
Grazyna & Stanislaw Zajac
2670 Embelton Rd.
Brampton, Ontario, L6X 0E2

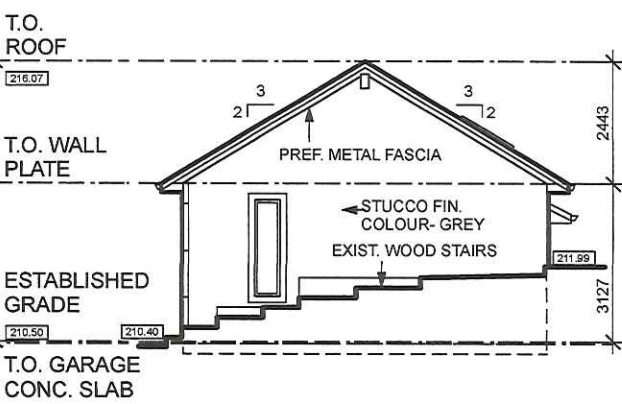
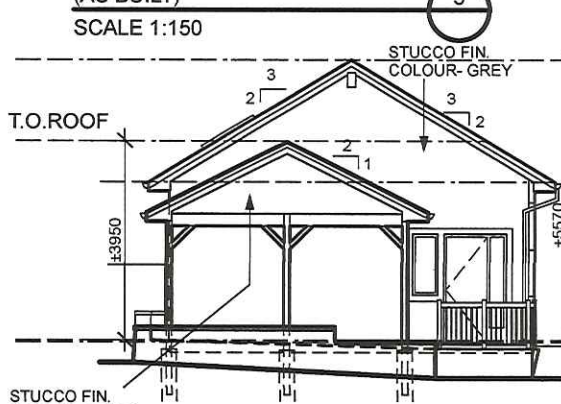
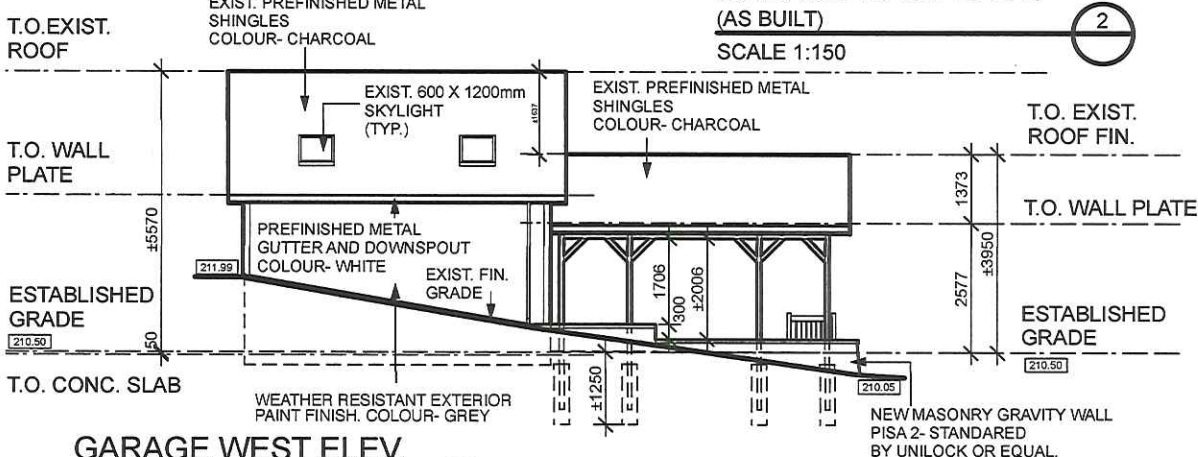
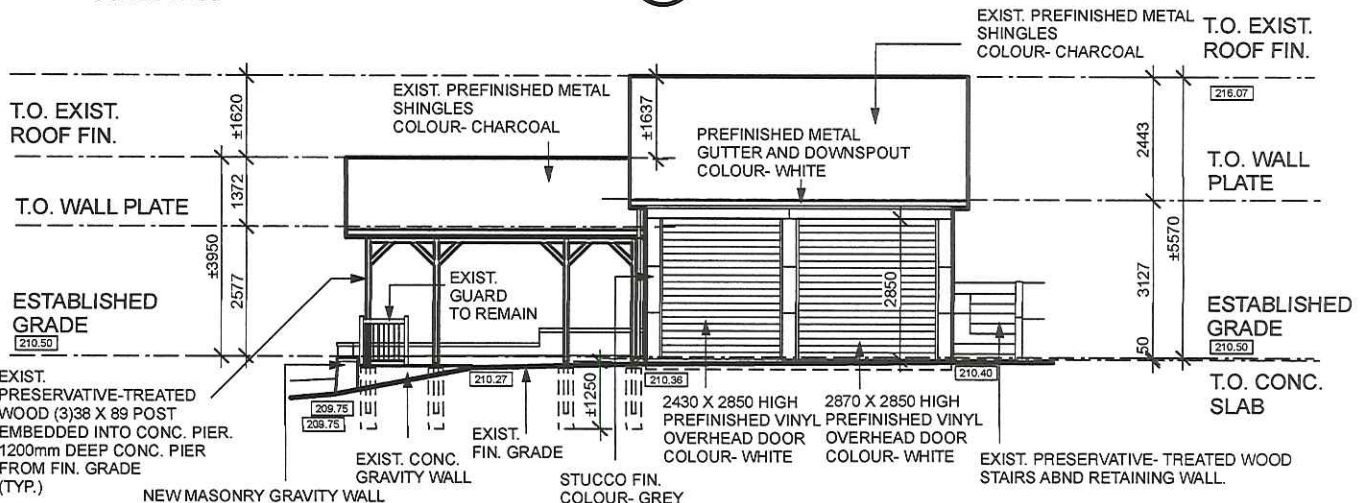
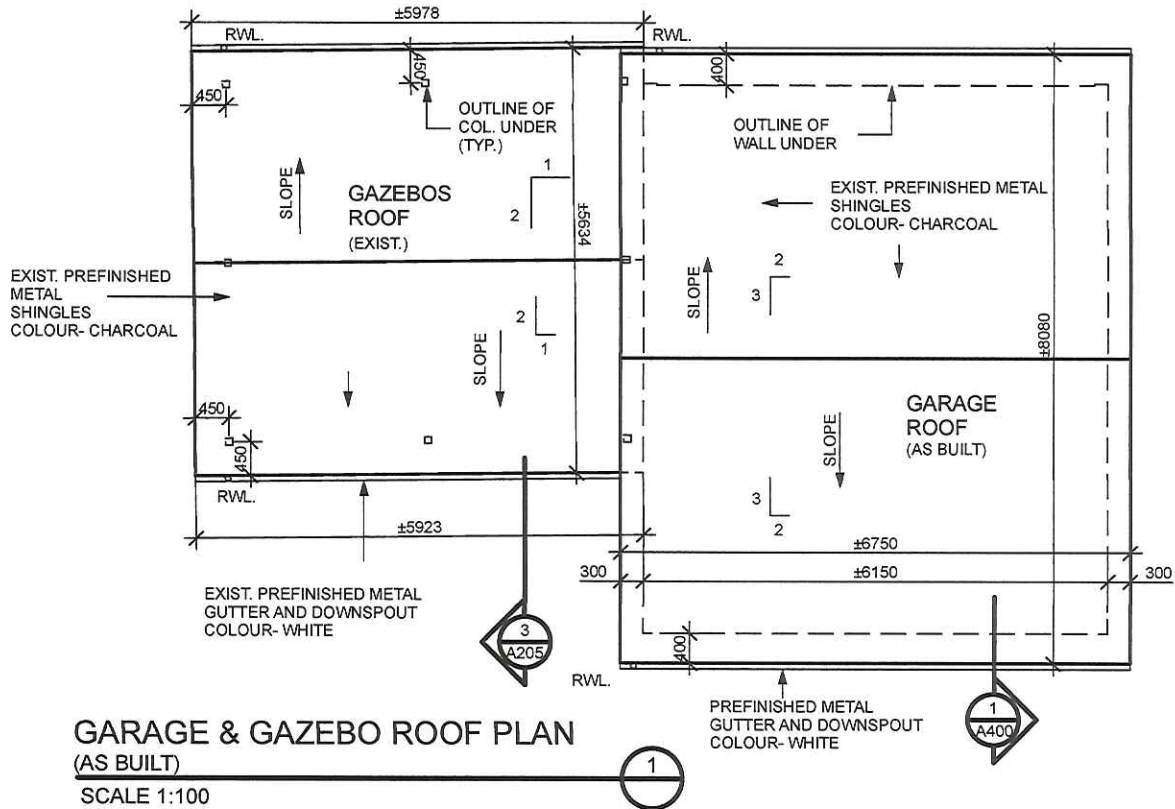
BWart Architects Inc.
505 QUEENSWAY EAST
UNIT 207, MISSISSAUGA,
ON., CANADA, L5A 4B4
T: 905 238 1330
F: 905 238 1332
E: bwartdesign@gmail.com

PROJECT NAME:
HOUSE ADDITIONS
2670 Embleton Road,
Brampton, Ontario

DRAWING NAME:
GARAGE & GAZEBO (FLR. PLNS. & SECT.)

JOB NO: 22-04 **DRAWING NO:** A204
SCALE: 1:100

Plotting Date: 2022 Jul 29



Property Owner:
 Grazyna & Stanislaw Zajac
 2670 Embelton Rd.
 Brampton, Ontario, L6X 0E2

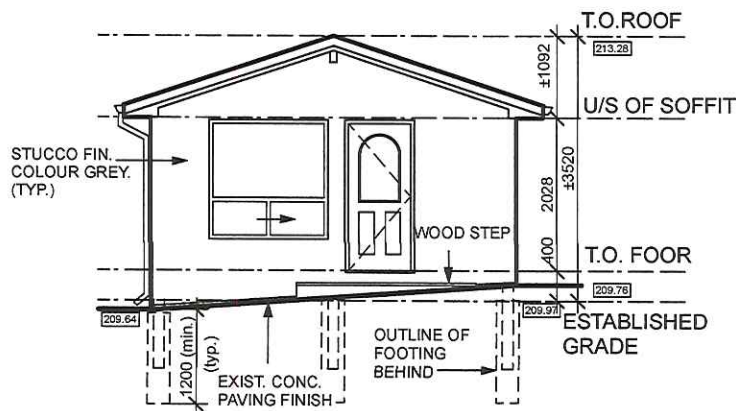
BWart
 Architects Inc.
 505 QUEENSWAY EAST
 UNIT 207, MISSISSAUGA,
 ON., CANADA, L5A 4B4
 T: 905 238 1330
 F: 905 238 1332
 E: bwardesign@gmail.com

PROJECT NAME:
HOUSE ADDITIONS
 2670 Embleton Road,
 Brampton, Ontario

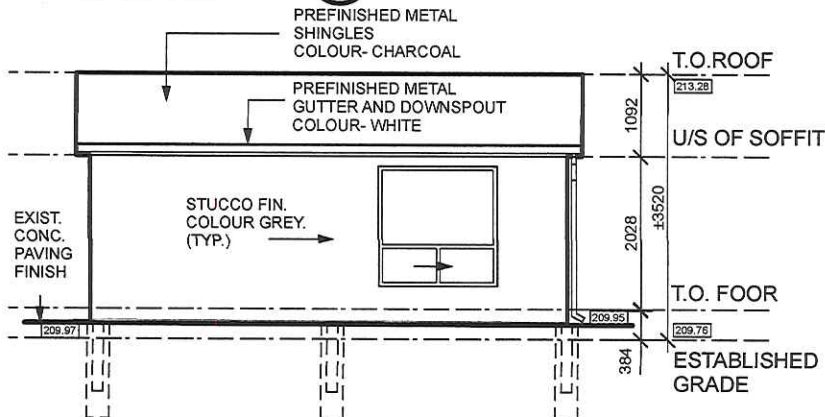
DRAWING NAME:
GARAGE & GAZEBO (ROOF PLN & ELEV.)

JOB NO: 22-04 DRAWING NO:
A205
 SCALE: AS SHOWN

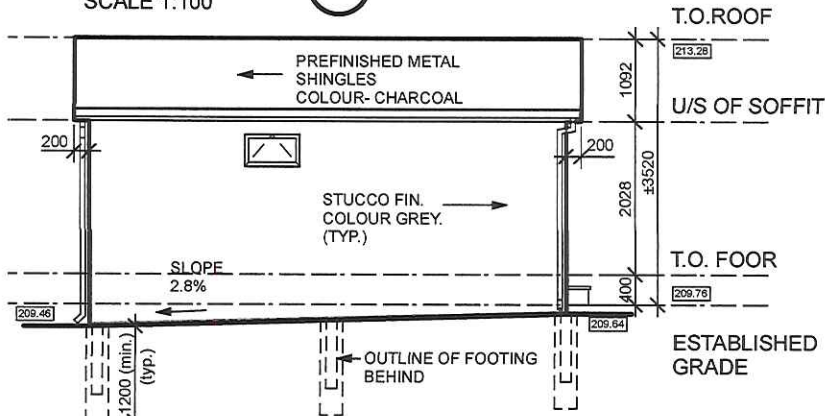
Plotting Date: 2022 Jul 29



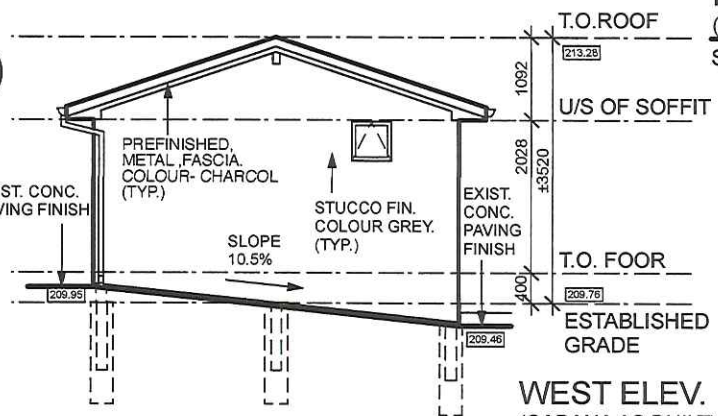
EAST ELEV.
(CABANA AS BUILT) 3
SCALE 1:100



NORTH ELEV.
(CABANA AS BUILT) 4
SCALE 1:100



SOUTH ELEV.
(CABANA AS BUILT) 5
SCALE 1:100



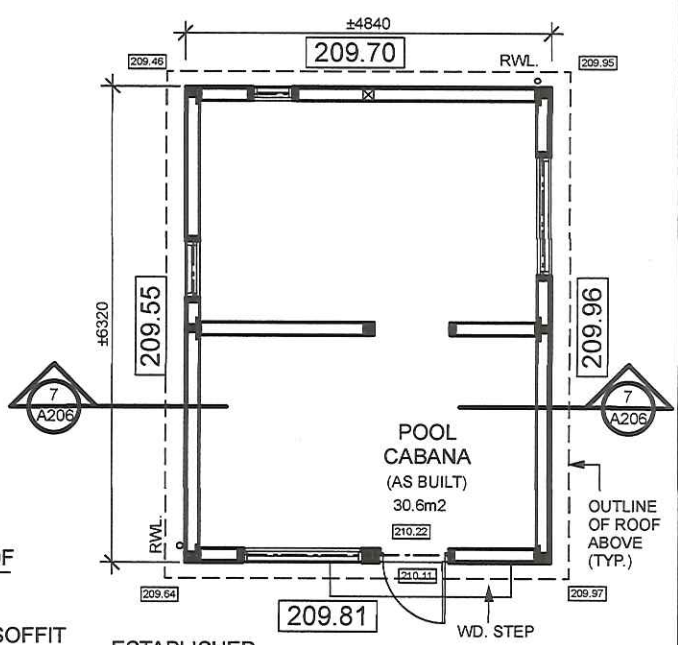
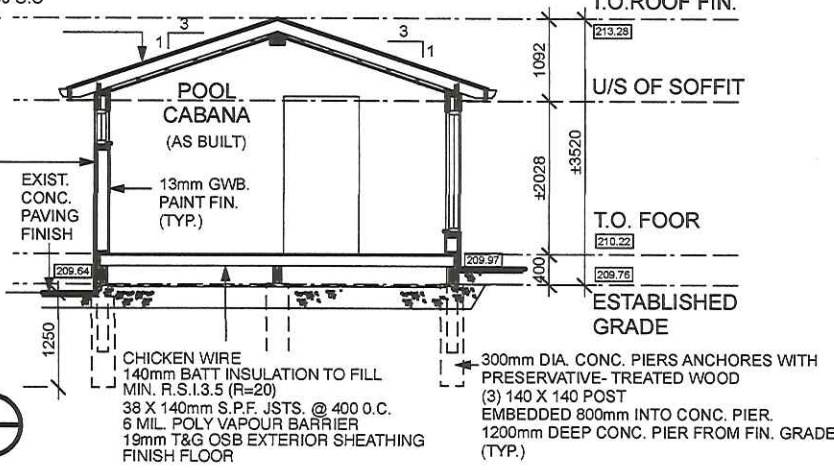
WEST ELEV.
(CABANA AS BUILT) 6
SCALE 1:100

NOTE:
1. ALL FLOOR DECK, BEAMS AND COLUMNS LUMBER TO BE PRESERVATIVE-TREATED WOOD.

METAL ROOF SHINGLES FINISH
METAL ROOFING UNDERLAYMENT
13mm OSB SHEATHING
38mm X 140mm WOOD FRTR. @ 600 O.C
38mm X 38mm WOOD FURR. @ 400 O.C
140mm BATT INSULATION TO FILL
RSI.3.5 (R=20)
6 MIL. VAPOUR BARRIER
13mm GYPSUM BOARD

STUCCO FINISH ON METAL OR FIBRE LATH
25mm RIGID INSULATION
R.S.I.1.05 (R 6.0)
DUROCK DRAINAGE MAT
DUROCK MOISTURE BARRIER
13mm O.S.B. EXT. SHEATHING
38mm X 140mm WOOD STUDS @ 400mm O.C.
140mm BATT INSULATION TO FILL
R.S.I. 3.5 (R20)
6 MIL. POLY VAPOUR BARRIER
13mm GYPSUM BOARD
PAINT FINISH (TYP.)

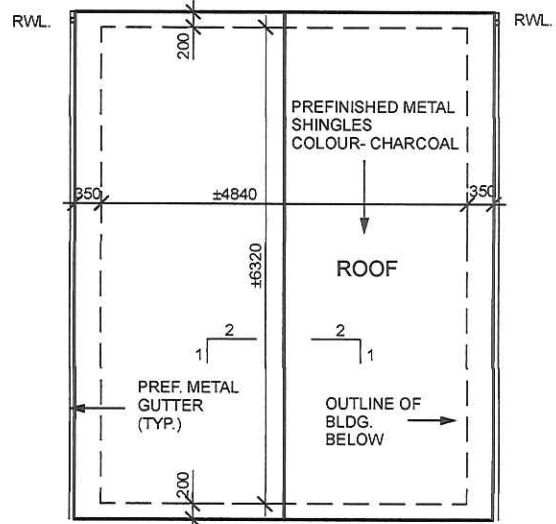
CROSS SECT.
(CABANA AS BUILT) 7
SCALE 1:100



FLOORPLAN
(CABANA AS BUILT) 1
SCALE 1:100

ESTABLISHED GRADE CALC.
 $209.81 + 209.55 + 209.96 + 209.70 = 209.76$

POOL CABANA (AS BUILT)
GFA- 30.6m2



ROOF PLAN
(CABANA AS BUILT) 2
SCALE 1:100

Property Owner:
Grazyna & Stanislaw Zajac
2670 Embelton Rd.
Brampton, Ontario, L6X 0E2

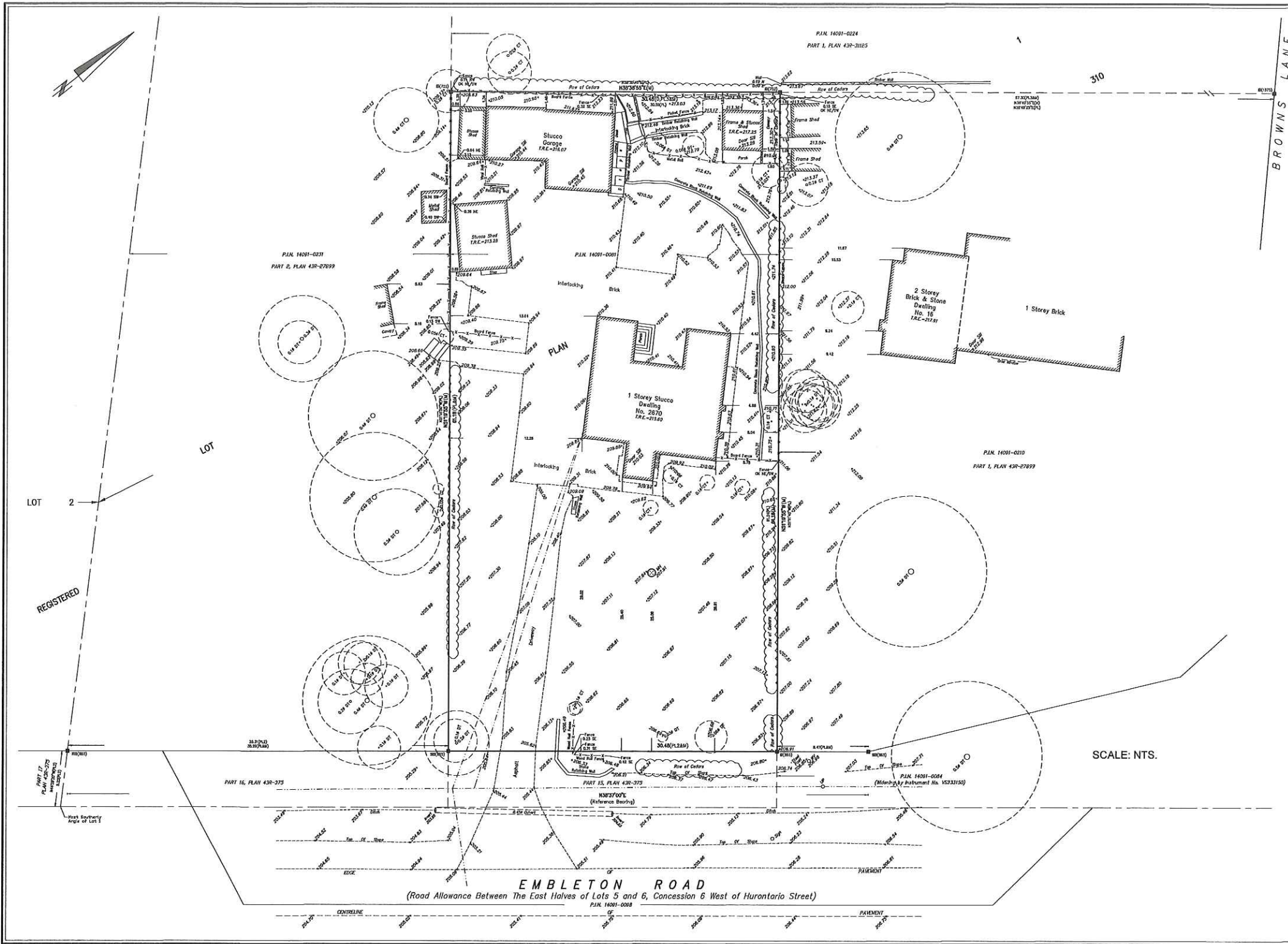
BWart
Architects Inc.
505 QUEENSWAY EAST
UNIT 207, MISSISSAUGA,
ON., CANADA, L5A 4B4
T: 905 238 1330
F: 905 238 1332
E: bwartdesign@gmail.com

PROJECT NAME:
HOUSE ADDITIONS
2670 Embelton Road,
Brampton, Ontario

DRAWING NAME:
POOL CABANA
(FLR. PLANS., SECT. & ELEVATIONS)

JOB NO: 22-04
DRAWING NO: **A206**
SCALE: 1:100

Plotting Date: 2022 Jul 29



SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF SURVEY OF
 Part of LOT 1
REGISTERED PLAN 310
 CITY OF BRAMPTON
 Regional Municipality of Peel
 SCALE: 1:100
 G.T.A. SURVEYING INC.
 © COPYRIGHT 2022

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE
 BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE
 NORTH-WEST LIMIT OF EMBLETON ROAD, HAVING A BEARING OF
 NORTHWEST, ACCORDING TO PLAN 430-2789A.

ELEVATION NOTE
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE
 NAD83-CGCS COORDINATE SYSTEM DERIVED FROM THE
 GLOBAL POSITIONING SYSTEM OBSERVATIONS.

LEGEND

□	DENOTES SURVEY MONUMENT SET
■	SURVEY MONUMENT FOUND
○	INTERSECTING NO. CATCHES
PL	PLAN 430-2789A
PL2	PLAN 430-3125
PL3	PLAN 430-3125
752	W.A. GARR O.L.S.
MS	MELGAN, HANDELY AND BRADON O.L.S.
R	R. TRINCE O.L.S.
1575	NORTH/SOUTHEAST, WEST
M	HEADS
IB	IRON BAR
RS	ROUND IRON BAR
SB	STANDARD IRON BAR
P.I.N.	PROPERTY IDENTIFIER NUMBER
INT	INTERSECT
---	OVERHEAD WIRE
UP	UTILITY POLE
W.V.	WATER VALVE
T.A.E.	TOP OF ROOF ELEVATION



SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF MAY, 2022.

MAY 15, 2022
 DATE
 JACEK BALCZAK
 ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR GRAZINA ZALAC

PART 2 - SURVEY REPORT
 1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
 2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY, NONE.
 3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

GTA
 Greater Toronto Area
 SURVEYING Inc.
 7003 Steeles Ave. West, Unit 12, Toronto ON M3W 0A2
 Tel: (416) 678-0592
 E-MAIL: Jb@gtasurveying.ca

DRAWN BY: CHECKED BY: PROJECT 22067

SCALE: N.T.S.

EMBLETON ROAD
 (Road Allowance Between The East Halves of Lots 5 and 6, Concession 6 West of Hurontario Street)
 P.I.N. 14091-0008

A2

Bovaird Dr

Siemens Park

Camp Robogt

Heritage Rd

B3

St John's
Shelgrove
Cemetery

Armistead
Parkette

Huttonville
Community
Centre

Embleton

Embleton Rd

Brown's Lane

Winston Churchill Blvd

a

b

c

d

e

A-2022-0276

A3

