



Committee of Adjustment

APPLICATION # A-2022-0383
WARD #10

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **PARDEEP SINGH AND PAWANJOT DHANOA** 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 19, Plan M-538 municipally known as **40 BELLINI AVENUE**, Brampton;

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

1. To permit a detached garage where there is an existing attached garage on the lot whereas the by-law permits an attached garage only if there is no attached garage already on the lot;
2. To permit a detached garage with an area of 216.02 sq. m (2325.22 sq. ft.) whereas the by-law permits a detached garage with a maximum area of 48 sq. m (516.67 sq. ft.);
3. To permit a detached garage having a height of 7.26m (23.82 ft.) whereas the by-law permits a detached garage with a maximum height of 4.5 m (14.76 ft.) ;
4. To permit a maximum height of 11.12m (36.48 ft.) for the main dwelling whereas the by-law permits the main dwelling to have a maximum height of 10.6m (34.78 ft.).

OTHER PLANNING APPLICATIONS:

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

Plan of Subdivision: NO
Application for Consent: NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, January 3, 2023 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.

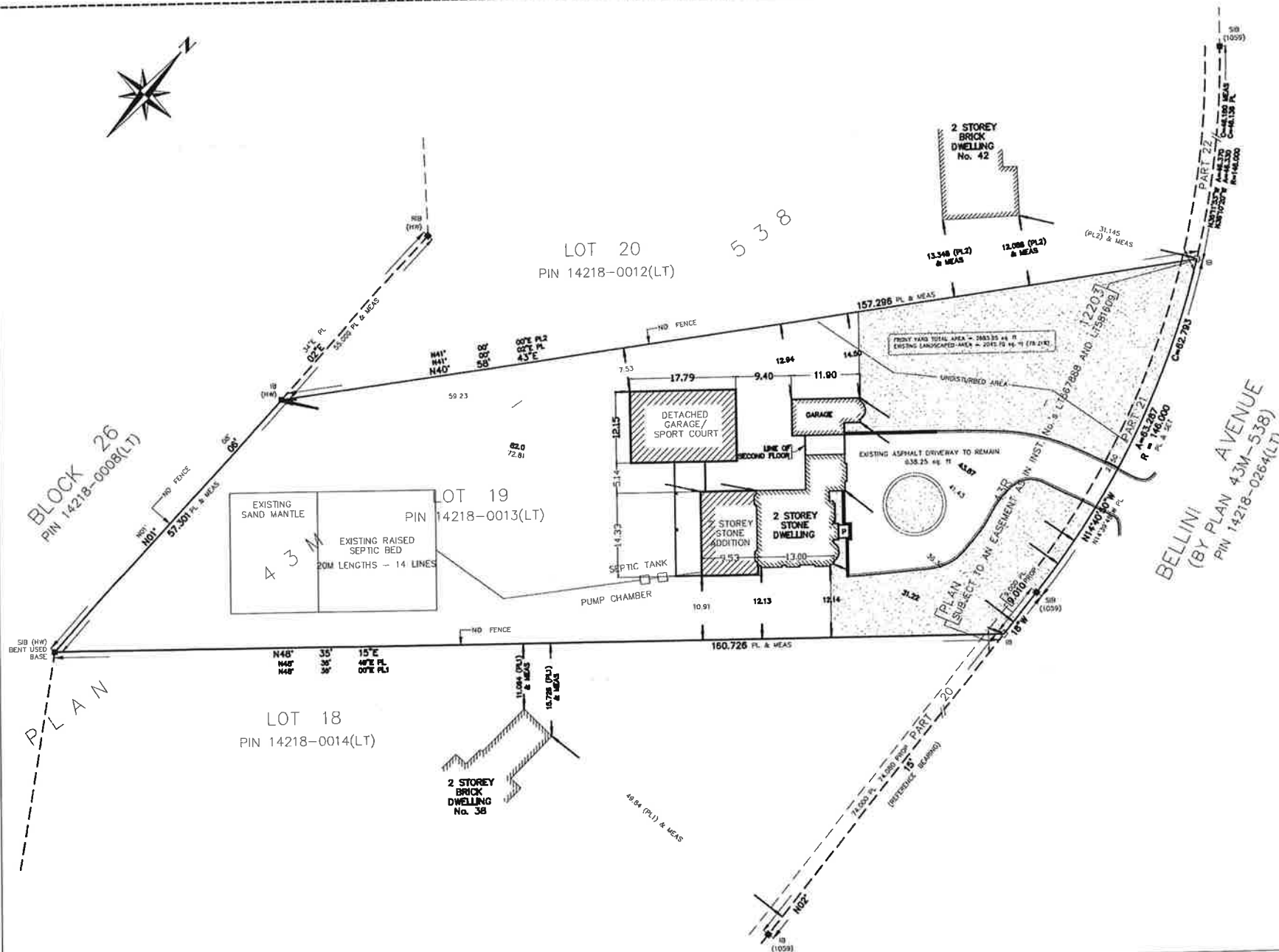
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 15th Day of December, 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



CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:500

METRIC

METRIC

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

1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: PART OF LOT 19, PLAN 43M-538, DESIGNATED AS PART 21, PLAN 43R-12203, IS SUBJECT TO AN EASEMENT AS IN INST. No.'s LT567888 AND LT581609.

2. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS REPORT WAS PREPARED FOR MARINO KULAS
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

LEGEND

- | | |
|--------|---|
| ■ | DENOTES MONUMENT FOUND |
| □ | DENOTES MONUMENT SET |
| SIB | DENOTES STANDARD IRON BAR |
| RSIB | DENOTES ROUND STANDARD IRON BAR |
| IB | DENOTES IRON BAR |
| PL | DENOTES PLAN 43M-538 |
| PIN | DENOTES PROPERTY IDENTIFIER NUMBER |
| (HW) | DENOTES HAROLD WHEELER & ASSOCIATES, O.L.S. |
| (1059) | DENOTES W. M. FENTON LIMITED, O.L.S. |
| PROP | DENOTES PROPORTIONED |
| (FL1) | DENOTES BUILDING LOCATION SURVEY BY W. M. FENTON LIMITED, O.L.S. DATED MARCH 31, 1990 |
| (PL2) | DENOTES BUILDING LOCATION SURVEY BY W. M. FENTON LIMITED, O.L.S. DATED DECEMBER 20, 1989 |
| P | DENOTES PORCH |

P DENOTES PORCH
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO
THE WESTERLY LIMIT OF BELLINI AVENUE, AS SHOWN ON PLAN 43M-53B,
HAVING A BEARING OF N02° 15' 18"W.
ALL TIES TO CONCRETE FOUNDATION

JUST[IN]
justin sherry design studio

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 **January 3, 2023** 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, December 22, 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, December 22, 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, December 22, 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, December 22, 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.

Note: City Hall will be closed to the public from 12:00 Noon on December 23, 2022 to January 2, 2023 inclusive. City Hall will re-open on Tuesday, January 3, 2023.

AMENDMENT LETTER

December 14, 2022

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
PARDEEP SINGH AND PAWANJOT DHANOA
LOT 19, PLAN 43M-538
A-2022-0383 – 40 BELLINI AVENUE**

Please **amend** application **A-2022-0383** to reflect the following:

1. To permit a detached garage where there is an existing attached garage on the lot whereas the by-law permits an attached garage only if there is no attached garage already on the lot;
2. To permit a detached garage with an area of 216.02 sq. m (2325.22 sq. ft.) whereas the by-law permits a detached garage with a maximum area of 48 sq. m (516.67 sq. ft.);
3. To permit a detached garage having a height of 7.26m (23.82 ft.) whereas the by-law permits a detached garage with a maximum height of 4.5m (14.76 ft.) ;
4. To permit a maximum height of 11.12m (36.48 ft.) for the main dwelling whereas the by-law permits the main dwelling to have a maximum height of 10.6m (34.78 ft.).



Applicant/Authorized Agent



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

FILE NUMBER: A-2022-0383

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) Pardeep Singh PAWANJOT DHANOA
Address 40 Bellini Avenue, Brampton, Ontario

Phone # 416-554-5343 Fax # _____
Email psingh@gappexpress.com

2. Name of Agent Justin Sherry Design Studio
Address 13 Collier Street, Barrie, Ontario L4M 1G5

Phone # 705-300-2341 Fax # _____
Email info@justinsherry.ca

3. Nature and extent of relief applied for (variances requested):
-Building height of 11.04m where 10.6m is required.
-Proposed bathroom in detached accessory structure where it is not permitted if there is an attached garage.
-A GFA for a detached accessory structure of 216.02 sq. m. where 29.0 sq m is permitted.
-A height of 6.79m for a detached accessory structure where 4.5m is required.

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

5. Legal Description of the subject land:
Lot Number Lot 19
Plan Number/Concession Number 43M-538
Municipal Address 40 Bellini Avenue, Brampton, Ontario

6. Dimension of subject land (in metric units)
Frontage 63.28 m
Depth 157.29 m
Area 8159.63

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.)

2 Storey Stone Dwelling and Garage

REFER TO SITE PLAN

PROPOSED BUILDINGS/STRUCTURES on the subject land:

2nd Storey addition and detached garage/sport court

REFER TO SITE PLAN

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 31.22m

Rear yard setback 82.00m

Side yard setback 12.13m

Side yard setback 12.94m

PROPOSED

Front yard setback 31.22m

Rear yard setback 72.81

Side yard setback 10.91

Side yard setback 7.53

10. Date of Acquisition of subject land: June 10th 2022
11. Existing uses of subject property: Residential
12. Proposed uses of subject property: Residential
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: Unknown
15. Length of time the existing uses of the subject property have been continued: 19 years

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 # _____ 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 _____ |



Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BARRIE

THIS 23 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, Jahana McKnight, OF THE CITY OF BARRIE

IN THE Province OF Ontario 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

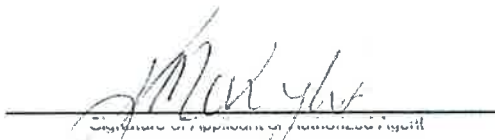
CITY OF BARRIE

IN THE Province OF

Ontario THIS 24 DAY OF

August, 2022

Shaney
A Commissioner etc.



Signature of Approving or Authorizing Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

said review are outlined on the attached checklist.

Zoning Officer

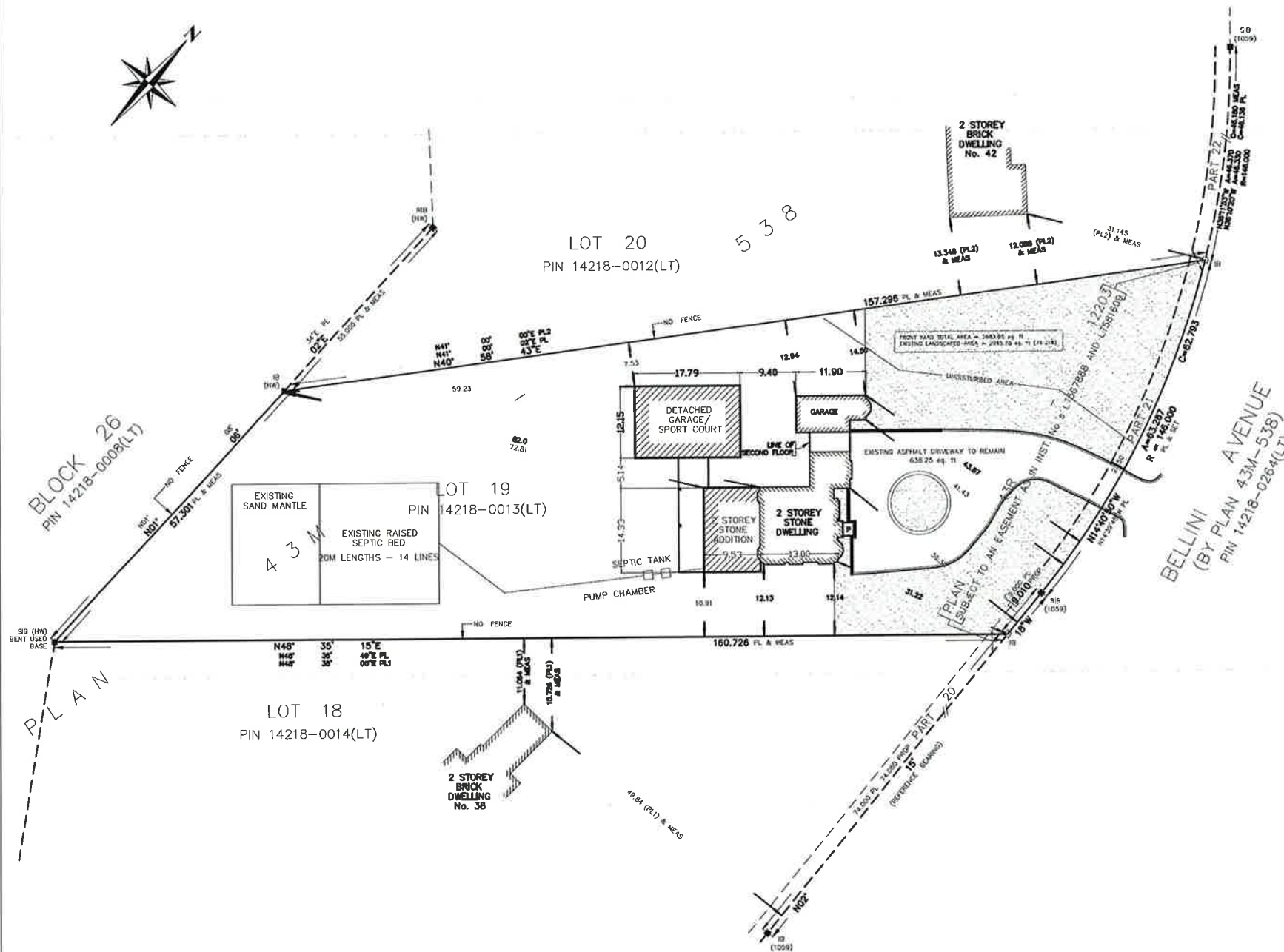
Date

DATE RECEIVED _____

Date Application Deemed
Complete by the Municipality _____

Revised 2022/02/17





SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF
LOT 19
PLAN 43M-538
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:500
THAM SHANMUGARAJAH SURVEYING LTD., O.L.S. ©
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

PART 2 (SURVEY REPORT)

1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: PART OF LOT 19, PLAN 43M-538, DESIGNATED AS PART 21, PLAN 43R-12203, IS SUBJECT TO AN EASEMENT AS IN INST. No's LT567888 AND LT581609.
2. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS REPORT WAS PREPARED FOR MARINO KULAS
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

LEGEND

- DENOTES MONUMENT FOUND
 - DENOTES MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - RSIB DENOTES ROUND STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PL DENOTES PLAN 43M-538
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - (HW) DENOTES HAROLD WHEELER & ASSOCIATES, O.L.S.
 - (1059) DENOTES W. M. FENTON LIMITED, O.L.S.
 - PROP DENOTES PROPORTIONED
 - (PL1) DENOTES BUILDING LOCATION SURVEY BY W. M. FENTON LIMITED, O.L.S. DATED MARCH 31, 1990
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 - P DENOTES PORCH
- BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF BELLINI AVENUE, AS SHOWN ON PLAN 43M-538, HAVING A BEARING OF N02° 15' 18"W.
- ALL TIES TO CONCRETE FOUNDATION

JUST[IN]
justin sherry design studio

GRADING AND SERVICING PLAN
LOT 19
REGISTERED PLAN 43M-538
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:500
10m 0 10 20 30 40 50 METRES

THAM SURVEYING LIMITED, O.L.S.#

METRIC

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

LEGEND

- F.S. DENOTES FINISHED SILL ELEVATION
F.F.E. DENOTES FINISHED FLOOR ELEVATION
T.F.E. DENOTES TOP OF FOUNDATION ELEVATION
B.E.E. DENOTES BASEMENT SILL ELEVATION
U.F.V. DENOTES UNDERGROUND FOOTING ELEVATION
I.V. DENOTES INVERT ELEVATION
H.P. DENOTES HIGH POINT ELEVATION
T.O.C. DENOTES TOP OF CURB
R DENOTES RISE
DN DENOTES DOWN
UP DENOTES UP
W.O.B. DENOTES WALKOUT BASEMENT
BRW DENOTES BOTTOM OF RETAINING WALL
TRW DENOTES TOP OF RETAINING WALL
CALCD DENOTES CALCULATED
STM DENOTES STORM SEWER
SAN DENOTES SANITARY SEWER
ELEV DENOTES PROPOSED ELEVATION
ELEV DENOTES EXISTING ELEVATION
ELEV DENOTES EXISTING ELEVATION TO REMAIN
ELEV DENOTES ESTABLISHED GRADE
VW DENOTES WALKWAY
W DENOTES WOOD & IRON FENCE
ASRW DENOTES ARMOR STONE
RETAINING WALL
CLF DENOTES CHAIN LINK FENCE
B.F. DENOTES BOARD FENCE
DENOTES MAINTENANCE HOLE
DENOTES WOOD UTILITY POLE
DENOTES FIRE HYDRANT
DENOTES WATER VALVE
DENOTES DIAPHRAGM
DENOTES DRAIN WATER LEADER
DENOTES DRAIN AREA
DENOTES DECIDUOUS TREE
DENOTES CONIFEROUS TREE
DB DENOTES DOOR SILL
GS DENOTES GARAGE SILL
WV DENOTES WATER VALVE
DENOTES CATCH BASIN
DENOTES TOP OF HYDRANT
T DENOTES TREE LINE
PWF DENOTES POST WIRE FENCE
SUMP DENOTES SUMP PUMP
PM DENOTES PARKING METER
GUY DENOTES GUY WIRE
SIGN DENOTES SIGN
DENOTES TREE TO BE REMOVED
DENOTES SILT FENCE & SEDIMENT TRAP

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE CADASTRIC AND ARE REFERRED TO THE CITY OF BRAMPTON BENCHMARK NO. 126, HAVING AN ELEVATION OF 216.303 METRES LOCATED ON ONE STONEY BRICK DWELLING AT THE SOUTHEAST CORNER OF GOREWAY DRIVE AND COUNTRYWIDE DRIVE (N. 10073 GOREWAY DR.). TABLE IS SET 0.70 METRES EAST OF NORTHWEST CORNER OF FOUNDATION AND 0.15 METRES BELOW BRICK.

GRADING CONSULTANT APPROVAL

I HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED AND I HEREBY CERTIFY THAT:
1) THE PROPOSED GRADES ARE IN CONFORMITY WITH EXISTING DRAINAGE PATTERNS.
2) THE PROPOSED GRADES WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

OCTOBER 21st, 2022
DATE
P. SHAMMUSARAJAH
ONTARIO LAND SURVEYOR

THAM SURVEYING LIMITED
ONTARIO LAND SURVEYORS
www.thamsurveying.ca
8588 KEELE STREET, UNIT 7 PHONE: 905-761-8521 FAX: 905-761-8523
VAUGHAN, ONTARIO, L4K 2W2 1-855-781-6521
DRAWN BY: K.S. CHECKED BY: R.S. CAD NUMBER: 23-C07-0P JOB NUMBER: 22-067

KEY MAP (N.S)



LOT 20
PIN 1421B-0012(LT)

LOT 18
PIN 1421B-0014(LT)

CONTRACTOR/BUILDER
IS RESPONSIBLE FOR CONFIRMING ALL
EXISTING GRADES AND ELEVATIONS,
THE LOCATION OF ALL EXISTING SERVICES
AND UTILITIES, AND THE INVERT ELEVATIONS
OF ALL SERVICE CONNECTIONS PRIOR TO
CONSTRUCTION. ANY DISCREPANCY SHOULD
BE REPORTED IMMEDIATELY
TO THE UNDER-SIGNED PERSON.

| SITE DATA: 40 BELLINI AVENUE | |
|------------------------------|----------------------------|
| SITE DATA | PROVIDED |
| LOT FRONTAGE | 71.60 m |
| FRONTYARD SETBACK | 31.52 m |
| DEEpest Trench FOR GARAGE | 7.47m NORTH 0.00m SOUTH |
| REARYARD SETBACK | 60.27 m |
| LOT AREA | 8168.96 m ² |
| EXISTING FLOOR AREA | 288.19 m ² |
| PROPOSED FLOOR AREA | 262.67 m ² |
| TOTAL FLOOR AREA | 637.71 m ² |
| LOT COVERAGE | 7.8 % |

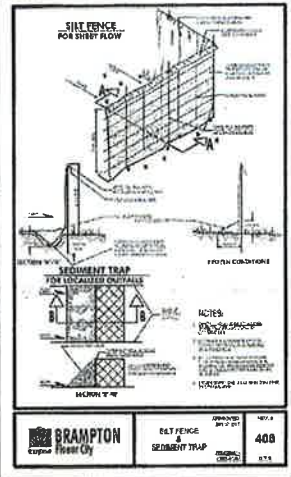
NOTE: --
EXISTING WATER SERVICE TO REMAIN

CAUTION

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.
- EXISTING SANITARY AND STORM INVERT TO BE CONFIRMED PRIOR TO CONSTRUCTION.
- ARCHITECT TO CHECK THE ZONING AND SETBACKS AND ELEVATIONS.
- ARCHITECT TO CONFIRM DESIGN CONFORMS WITH ARCHITECTURAL PLANS.
- THE EXISTING STORM AND SANITARY SERVICE LATERAL MUST BE INSPECTED AT THE PROPERTY LINE BY THE BUILDER AND THE INVERT ELEVATION MUST BE VERIFY BEFORE DO ANY EXCAVATION MINIMUM 2.0% FALL REQUIRED. OTHERWISE SUMP PUMP TO BE INSTALLED BY THE BUILDER.



| No. | DATE | REVISION | BY |
|-----|--------------|-------------------|------|
| 3 | Oct 21, 2022 | FOR CLIENT REVIEW | K.S. |
| 2 | Aug 25, 2022 | FOR CLIENT REVIEW | K.S. |
| 1 | May 12, 2022 | FOR CLIENT REVIEW | K.S. |



- GENERAL NOTES:
- At all entrances to the site, the road curb and sidewalk will be continuous through the driveway, the driveway grade will be compatible with the existing sidewalk, and a curb depression will be provided for each entrance.
 - Downspouts to discharge onto the ground via splash pads. Downspouts shall not discharge across roadway.
 - Driveway grades should not be less than 2% and not greater than 8%.
 - Lean and venders shall have a minimum slope of 2% and a maximum slope of 8%.
 - Where grades in excess of 6% are required, the maximum slope shall be 5%. Grade changes in excess of 1.0m are to be accomplished by use of a retaining wall. Retaining walls higher than 0.6m shall have a fence installed on the high side.
 - All disturbed areas must be seeded, or sodded. Topsoil to be at least 100mm.
 - The minimum clear distance between the edge of the driveway and a utility structure is 1.2m.
 - Driveway portion within the municipal boulevard must be paved.
 - A Road Occupancy Permit will be required prior to undertaking any works within the City right-of-way.
 - Drainage of existing properties shall not be adversely affected. All surface drainage shall be self-contained, collected, and discharged to an approved location.
 - All the construction work for this project shall comply with the Standard Drawings and Specifications of the City of Brampton and the Ontario Provincial Standards and Specifications.

GRADING CRITERIA

- THE INTENT OF THE EXISTING DRAINAGE PATTERN IN THE AREA OF THE SITE SHOULD BE MAINTAINED.
- SIDE YARDS SHOULD BE DRAINED AT SURFACE SLOPES NOT LESS THEN 2% TO ONE OR MORE EXISTING POSITIVE DRAINAGE OUTLETS CONNECTED TO PUBLIC DRAINAGE SYSTEMS, OR IF NECESSARY TO PROPOSED POSITIVE DRAINAGE
- DRAINAGE SWALE LONGITUDINAL SLOPES SHOULD NOT BE LESS THAN 2.0%
- TERRACE AND DRAINAGE SWALE SIDE SLOPES SHOULD NOT EXCEED 33%
- ELEVATIONS AT THE PROPERTY LINE FRONTING THE STREET SHOULD BE SUCH THAT THE AVERAGE SLOPE DOWN TO THE TOP OF ROADWAY CURB SHOULD BE BETWEEN 2% AND 6%.
- REAR YARD SLOPE SHOULD NOT EXCEED 5% EXCEPT WHERE EXISTING GRADES ARE NOT BEING ALTERED.
- DURING CONSTRUCTION, SILTATION CONTROL METHODS SHOULD BE USED AROUND THE LOT PERIMETER IN ORDER TO PREVENT EROSION OR SILTATION ON ADJACENT PROPERTIES.
- IN COMPLIANCE WITH 9.14.6.1. OF THE ONTARIO BUILDING CODE THE SITE IS TO BE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING UNDER CONSTRUCTION AND WILL NOT ADVERSELY AFFECT ANY ADJACENT PROPERTIES.
- IN COMPLIANCE WITH SUBSECTION 9.26.18.2. OF THE ONTARIO BUILDING CODE, WHERE STORM SEWER IS NOT AVAILABLE TO WHICH DOWN SPOUTS MAY BE CONNECTED, PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION.
- COVERED SUMP WITH AN AUTOMATIC PUMP SHALL BE INSTALLED TO DISCHARGE WATER FROM FOUNDATION DRAINS, OVERLAND TO CATCH BASIN CONNECTED TO A STORM SEWER LOCATED WITHIN PUBLIC RIGHT OF WAY OR TO A DRAINAGE DITCH OR DRYWELL AS PER ARTICLE 9.14.5.2-3 OF THE ONTARIO BUILDING CODE.

NOTE: TOP OF FOUNDATION WALL ELEVATION MINIMUM 0.15 METRES ABOVE HIGHEST GRADE. REFER TO ARCHITECTURAL PLANS FOR FOUNDATION WALL DESIGN.

LOT COVERAGE

Subject Property

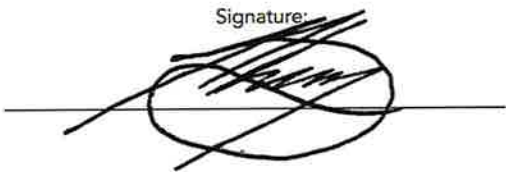
40 Bellini Avenue
Brampton, Ontario

The lot coverage breakdown for the above noted address is as follows:

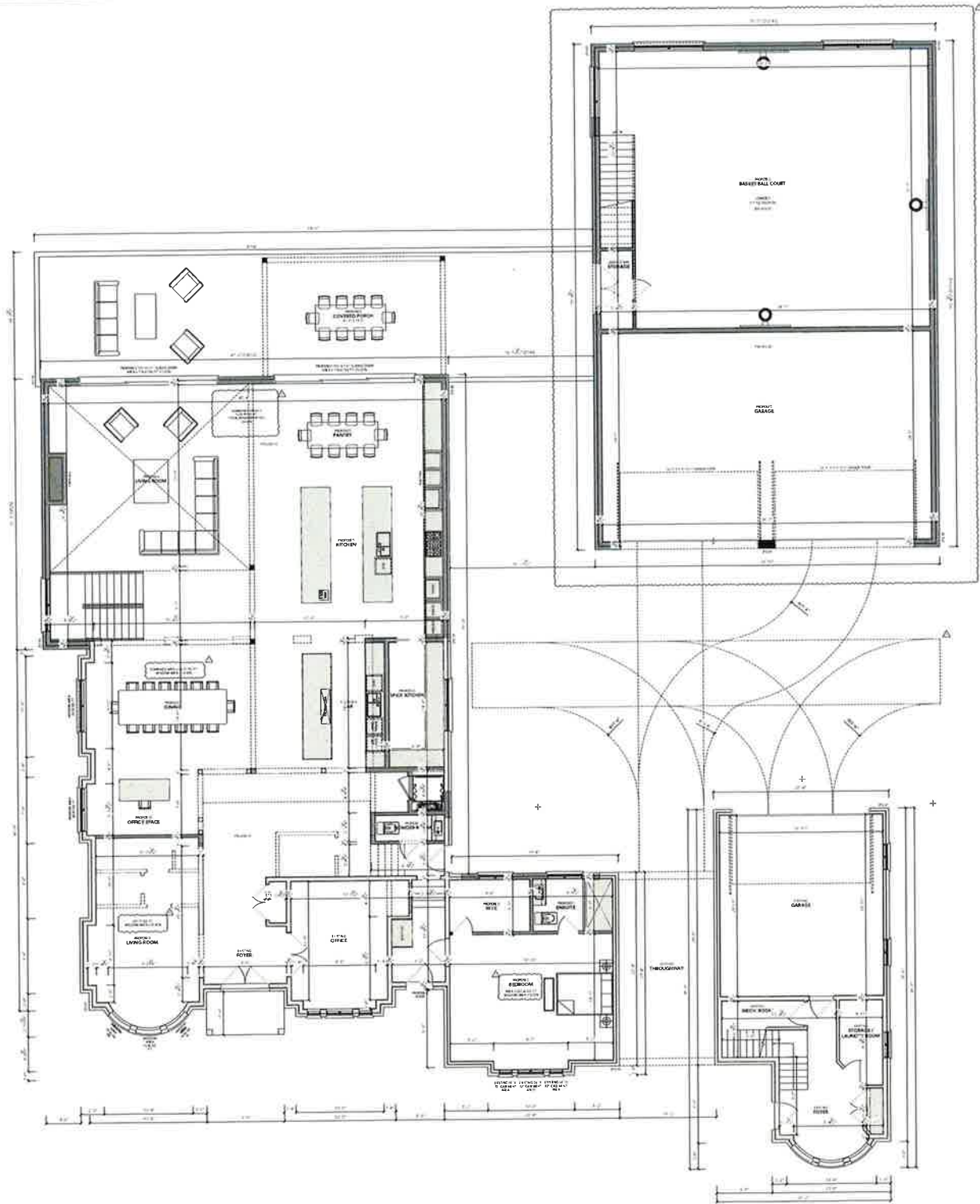
| Description | Sq. Ft. | Sq. M. |
|-----------------------------|----------|---------|
| Site Area | 87829.52 | 8159.63 |
| Dwelling | | |
| Existing Ground Floor | 2579.48 | 239.64 |
| Existing Garage Floor | 450.72 | 41.87 |
| Proposed Ground Floor | 1416.25 | 131.57 |
| Existing Second Floor | 2784.45 | 258.68 |
| Proposed Second Floor | 873.72 | 81.17 |
| Covered Rear Patio | 958.68 | 89.06 |
| Existing Front Patio | 45.00 | 4.18 |
| Proposed Garage/Sport Court | 2325.27 | 216.025 |
| Total Lot Coverage | | |
| Existing Dwelling | 2579.48 | 239.64 |
| Proposed Addition | 1416.25 | 131.57 |
| Covered Rear Patio | 958.68 | 89.06 |
| Existing Garage | 450.72 | 41.87 |
| Proposed Garage/Sport Court | 2325.27 | 216.025 |
| Existing Front Patio | 45.00 | 4.18 |
| Total Lot Coverage | 7775.40 | 722.35 |
| | | 8.85% |

Justin Sherry

Signature:



If you have any questions or concerns regarding this document, please contact Justin Sherry, Justin Sherry Design Studio at 705-300-2341 or by email at jsherry@justinsherry.ca.



RECEPTION AREA

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ACCESSIBLE PRINT EDITION

Keywords: child sexual abuse; disclosure; legal system; mental health



Student Signature:



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