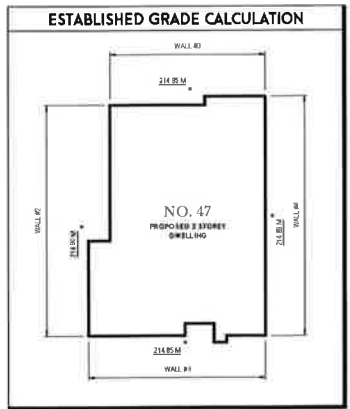




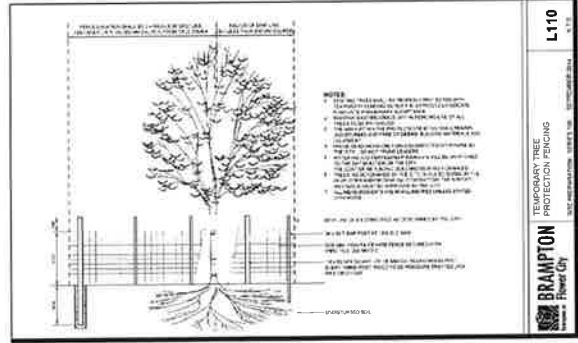
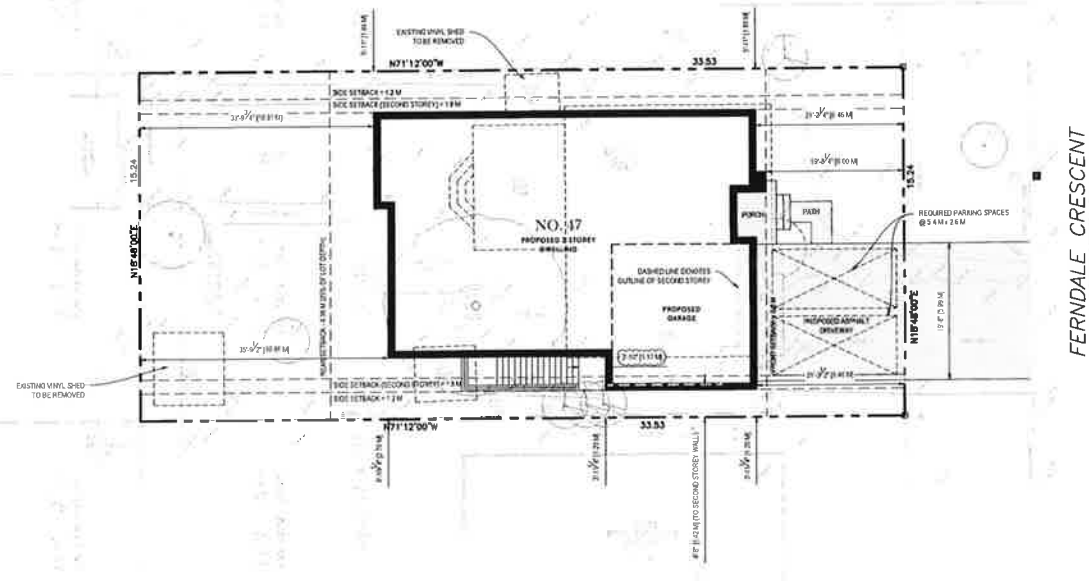
**SITE STATISTICS - 47 FERNDALE CRESCENT**

LOT: 410	
REGISTERED PLAN: 679	
ZONE CODE: R16 (RESIDENTIAL)	
SITE AREA	510 SF 50 M (0.0510 HA)
SITE FRONTAGE	15.24 M
BUILDING HEIGHT	8.25 M
LOT COVERAGE	
PROPOSED DWELLING	184.78 SQ M
PROPOSED FRONT PORCH (DOV. PORTION)	1.71 SQ M
COVERAGE TOTAL	186.49 SQ M
PERCENTAGE OF LOT COVERAGE	36.56%
GROSS FLOOR AREA	
PROPOSED GROUND FLOOR	1,540.02 SQ FT (143.07 SQ M)
PROPOSED SECOND FLOOR	1,882.74 SQ FT (172.13 SQ M)
TOTAL PROPOSED G.F.A. (IN OPEN AREAS)	3,392.76 SQ FT (315.20 SQ M)
G.F.A. TO LOT AREA PERCENTAGE	61.74% (61.69%)
FRONT YARD LANDSCAPING	
PROPOSED	PROPOSED
FRONT YARD AREA	99.73 SQ M
PROPOSED DRIVEWAY	38.72 SQ M
PROPOSED PORCH & PATH	7.43 SQ M
TOTAL HARD LANDSCAPED AREA	46.21 SQ M (48.33%)
PROPOSED GRASS	53.52 SQ M (53.66%)
TOTAL SOFT LANDSCAPED AREA	53.52 SQ M (53.66%)



**EST. GRADE CALCULATION**

WALL NO.	MID. ELEV.
1	214.85
2	214.90
3	214.85
4	214.89
TOTAL:	859.49
EST. GRADE	214.87



**TREE PROTECTION ZONE BARRIER**

**TREE PROTECTION ZONE BARRIER (BOARDING)**  
 THE TREE PROTECTION ZONE BARRIER (BOARDING) SHALL BE PLYWOOD SHEETS FRAMED WITH 2x4 STUDS AND SUPPORTED BY T-BARS.

BARRIERS MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. THE PURPOSE OF THE BARRIER IS TO DEFINE THE TREE PROTECTION ZONE, WHICH IS TO BE PROTECTED FROM ANY ACTIVITY THROUGHOUT THE CONSTRUCTION AND LANDSCAPING PHASES.

ALL TREE PROTECTION ZONE BARRIERS SHOWN ON THIS PLAN AS PER THE TREE PRESERVATION PLAN.

**1:50 SITE PLAN**

**huis design studio**  
CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD  
CUSTOM HOME DESIGN  
14 CONESTOGA DRIVE #201 (BRAMPTON ON) L6Y 4W6  
T: (905) 484-7843 | E: INFO@HUISDESIGN.COM  
HUISDESIGN.COM

**GENERAL NOTES**

DRAWINGS ARE TO BE READ NOT SCALD. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO INSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

**QUALIFICATION INFORMATION**

THE DESIGNER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS MAINTAINING THE QUALIFICATION AND REQUIREMENTS IMPOSED BY THE CUSTOMER AGREEMENT TO USE A DESIGNER.

**REGISTRATION INFORMATION**  
 REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C 32.4 OF THE ONTARIO BUILDING CODE

DESIGNER: HUIS DESIGN STUDIO  
 PROJECT NO: 2022-030  
 DATE: MARCH 2022

**REVISION LIST**

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	04/08/2022
2	ISSUED AS PER CLIENT	05/04/2022
3	ISSUED AS PER CLIENT	05/04/2022
4	ISSUED AS PER CLIENT	05/04/2022
5	ISSUED AS PER CLIENT	05/04/2022

**ISSUE LIST**

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	04/08/2022
2	ISSUED FOR DESIGN SIGN-OFF	05/10/2022
3	ISSUED FOR MANOR VARIANCE	01/10/2023
4	ISSUED FOR MANOR VARIANCE	01/10/2023
5	ISSUED FOR MANOR VARIANCE	01/10/2023

**PROJECT NORTH**    **TRUE NORTH**

DRAWING TITLE: S.E. CHECKED BY: SITE PLAN  
 DRAWN BY: HUIS DESIGN STUDIO  
 ADDRESS: 47 FERNDALE CRESCENT  
 PROJECT NO: 2022-030  
 SHEET NO: 1/100  
 SCALE: 1:50  
**SP**

**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 **February 14, 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, February 9, 2023.**

- 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, February 9, 2023.**
  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, February 9, 2023.**
- 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, February 9, 2023.** 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.



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

FILE NUMBER: A-2023-0016

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)** Surjit Kaur Malhi  
**Address** 3 Ferndale Crescent, Brampton, ON L6W 1E8  
**Phone #** 647-212-7846 **Fax #** \_\_\_\_\_  
**Email** arvin@youeh.ca

2. **Name of Agent** Shane Edwards / Kurtis Van Keulen (Huis Design Studio Ltd.)  
**Address** 1A Conestoga Drive, Unit 301, Brampton, ON L6Z 4N5  
**Phone #** 1-833-456-4847 (ext. 2) **Fax #** \_\_\_\_\_  
**Email** shane@huisdesigns.ca

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

**Zoning By-law Section 10.27 (c) - Older, mature neighbourhood, maximum lot coverage of 30%**  
*The proposed lot coverage is 36.50%; seeking a relief of 6.50%.*

**Zoning By-law Section 12.5.2 (e) - Minimum interior side yard width of 1.2m for 1st storey plus 0.6m for each additional storey**  
*The proposed setback to the second storey exterior wall on the south interior side yard is 1.42m; seeking a relief of 0.38m.*

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

**Section 10.27 (c) - Due to the size and four bedroom design of the dwelling (to keep consistent with other custom homes in the neighbourhood) the overall footprint slightly exceeds the maximum lot coverage.**

**Section 12.5.2 (e) - The portion of the second storey main wall (south) is setback 0.23m from the ground floor main wall and the portion that exceeds the required 1.8m setback is only 41.15% of the total length of the south main wall. The rest of the 58.85% exceeds the 1.8m.**

5. **Legal Description of the subject land:**  
**Lot Number** 410  
**Plan Number/Concession Number** RP-679 / CON. 1 E.H.S.  
**Municipal Address** 47 Ferndale Crescent, Brampton, ON L6W 1G1

6. **Dimension of subject land (in metric units)**  
**Frontage** 15.24 m  
**Depth** 33.53 m  
**Area** 510.97 sq.m / 0.05110 ha

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.)

• Existing two storey brick and siding single family dwelling.  
 Ground Floor Area = 67.59 sq.m, Gross Floor Area = 122.00 sq.m (approx.)  
 Building Height = 6.50 m (estimated), Building Length & Width = 9.54 m & 11.02 m  
 • Existing Vinyl Storage Shed #1 (one storey)  
 Ground & Gross Floor Area = 9.87 sq.m  
 Building Height = 3.00 m (estimated), Building Length & Width = 3.18 m & 3.10 m  
 • Existing Vinyl Storage Shed #2 (one storey)  
 Ground & Gross Floor Area = 6.44 sq.m  
 Building Height = 3.00 m (estimated), Building Length & Width = 2.70 m & 2.39 m

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

• Proposed two storey stone, siding and stucco single family dwelling.  
 Ground Floor Area = 143.07 sq.m, Gross Floor Area = 315.20 sq.m  
 Building Height = 8.30 m, Building Length & Width = 17.22 m & 12.24 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 Dwelling = 6.00 m  
 Rear yard setback Dwelling = 10.31 m  
 Side yard setback Dwelling = 1.80 m (north)  
 Side yard setback Dwelling = 1.20 m (south)

**PROPOSED**

Front yard setback Dwelling = 5.26 m  
 Rear yard setback Dwelling = 18.69 m  
 Side yard setback Dwelling = 1.56 m (north)  
 Side yard setback Dwelling = 2.64 m (south)

10. Date of Acquisition of subject land: 2020 (approx.)
11. Existing uses of subject property: Residential single family dwelling.
12. Proposed uses of subject property: Residential single family dwelling.
13. Existing uses of abutting properties: All abutting properties are residential dwellings.
14. Date of construction of all buildings & structures on subject land: 1979 (subdivision assumption)
15. Length of time the existing uses of the subject property have been continued: 44 years (approx.)
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 # \_\_\_\_\_

\*\*Terminated by the City of Brampton Planning Department due to the recent passing of Bill 23.  
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 BRAMPTON

THIS 11<sup>th</sup> DAY OF JANUARY, 2023.

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, SHANE EDWARDS, OF THE CITY OF GUELPH

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 Brampton

IN THE Region OF  Peel

THIS 11<sup>th</sup> DAY OF Jan., 2023

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.

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

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

\_\_\_\_\_  
Zoning Officer

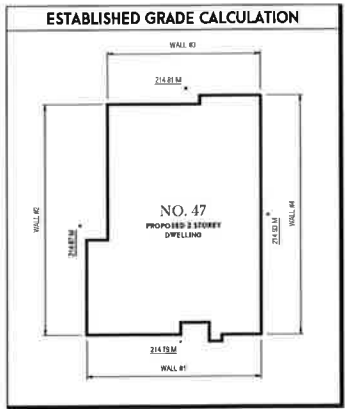
\_\_\_\_\_  
Date

DATE RECEIVED January 11, 2023

Date Application Deemed Complete by the Municipality \_\_\_\_\_

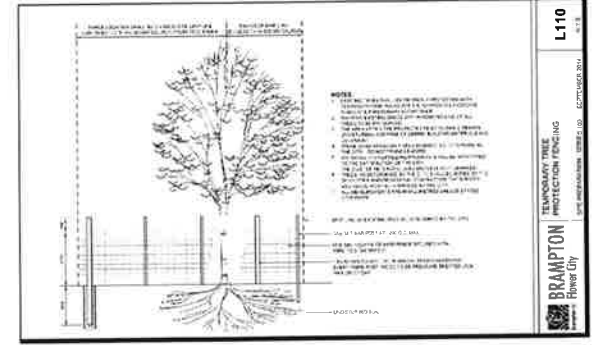
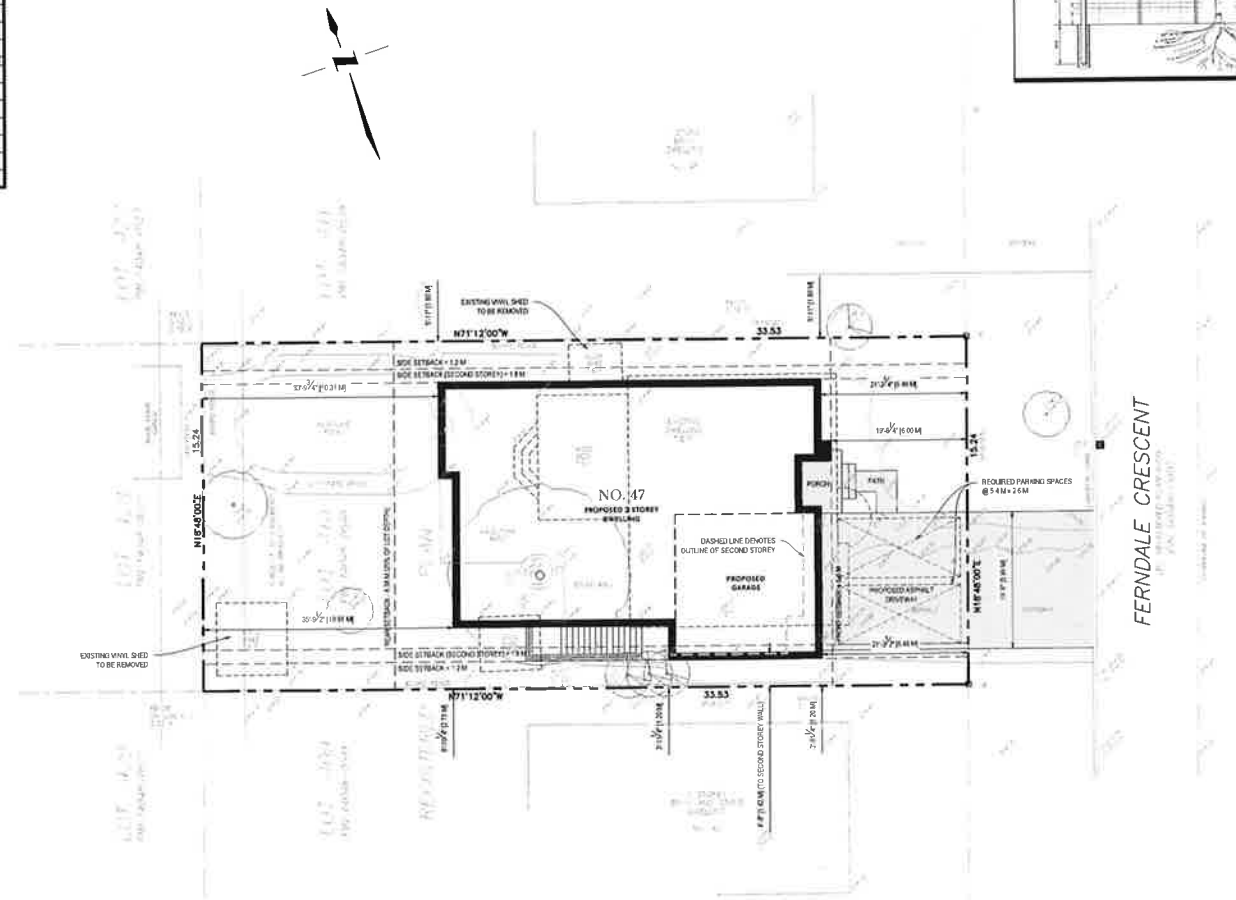
### SITE STATISTICS - 47 FERNDALE CRESCENT

LOT: 410	
REGISTERED PLAN: 679	
ZONE CODE: R10 (RESIDENTIAL)	
SITE AREA	510.97 SQ M (126119 SQ FT)
SITE FRONTAGE	15.24 M
BUILDING HEIGHT	8.30 M
LOT COVERAGE	
PROPOSED DWELLING	184.78 SQ M
PROPOSED FRONT PORCH (OVY PORTION)	1.71 SQ M
COVERAGE TOTAL	186.49 SQ M
PERCENTAGE OF LOT COVERAGE	36.50%
GROSS FLOOR AREA	
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PROPOSED SECOND FLOOR	1,852.74 SQ FT (172.13 SQ M)
TOTAL PROPOSED G.F.A. (IN OPEN AREA)	3,392.76 SQ FT (315.20 SQ M)
G.F.A. TO LOT AREA PERCENTAGE	61.7% (61.69%)
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FRONT YARD AREA	99.73 SQ M
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PROPOSED PORCH & PATH	7.49 SQ M
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PROPOSED GRASS	53.52 SQ M
TOTAL SOFT LANDSCAPED AREA	53.52 SQ M (53.59%)



### EST. GRADE CALCULATION

WALL NO.	MID. ELEV.
1	214.79
2	214.87
3	214.81
4	214.93
TOTAL:	859.40
EST. GRADE	214.85



### TREE PROTECTION ZONE BARRIER

**TREE PROTECTION ZONE BARRIER (HOARDING)**  
THE TREE PROTECTION ZONE BARRIER (HOARDING) SHALL BE PLYWOOD SHEETS FRAMED WITH 2x4 STUDS AND SUPPORTED BY 1-BARS.

BARRIERS MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. THE PURPOSE OF THE BARRIER IS TO DEFINE THE TREE PROTECTION ZONE WHICH IS TO BE PROTECTED FROM ANY ACTIVITY THROUGHOUT THE CONSTRUCTION AND LANDSCAPING PHASES.

ALL TREE PROTECTION ZONE BARRIERS SHOWN ON THIS PLAN AS PER THE TREE PRESERVATION PLAN.

## 1:50 SITE PLAN

**huis design studio**  
CUSTOM HOME DESIGN

1180 CONESTOGA DRIVE #801 | DRAMPTON, ONTARIO L3M 1A1  
1-800-464-0441 (PALS) | 905-874-4200 (TSS) | CA  
NASSI@HUIS.COM

**GENERAL NOTES**

CHANGES ARE TO BE REPRODUCED AS NOTED. SOME FROM CONSTRUCTION, DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED UPON COMPLETION OF ANY STAGE OF CONSTRUCTION. THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DRAWING CONSTRUCTION DOCUMENTS ARE FINAL, UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HEREWITH, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HEREWITH ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF HUIS DESIGN STUDIO.

**QUALIFICATION INFORMATION**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANAGED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

FIRM NAME: HUIS DESIGN STUDIO  
REGISTRATION INFORMATION: REGISTERED PROFESSIONAL ENGINEER (P.ENG.) 6,314 OF THE ONTARIO BUILDING CODE  
FIRM NAME: HUIS DESIGN STUDIO

**REVISION LIST**

NO.	REVISION	DATE
1	REVISED AS PER CLIENT	04/28/2022
2	REVISED AS PER CLIENT	05/18/2022
3	ISSUED FOR APPROVAL	05/18/2022
4	ISSUED FOR APPROVAL	05/18/2022
5	ISSUED FOR APPROVAL	05/18/2022

**PROJECT NORTH**

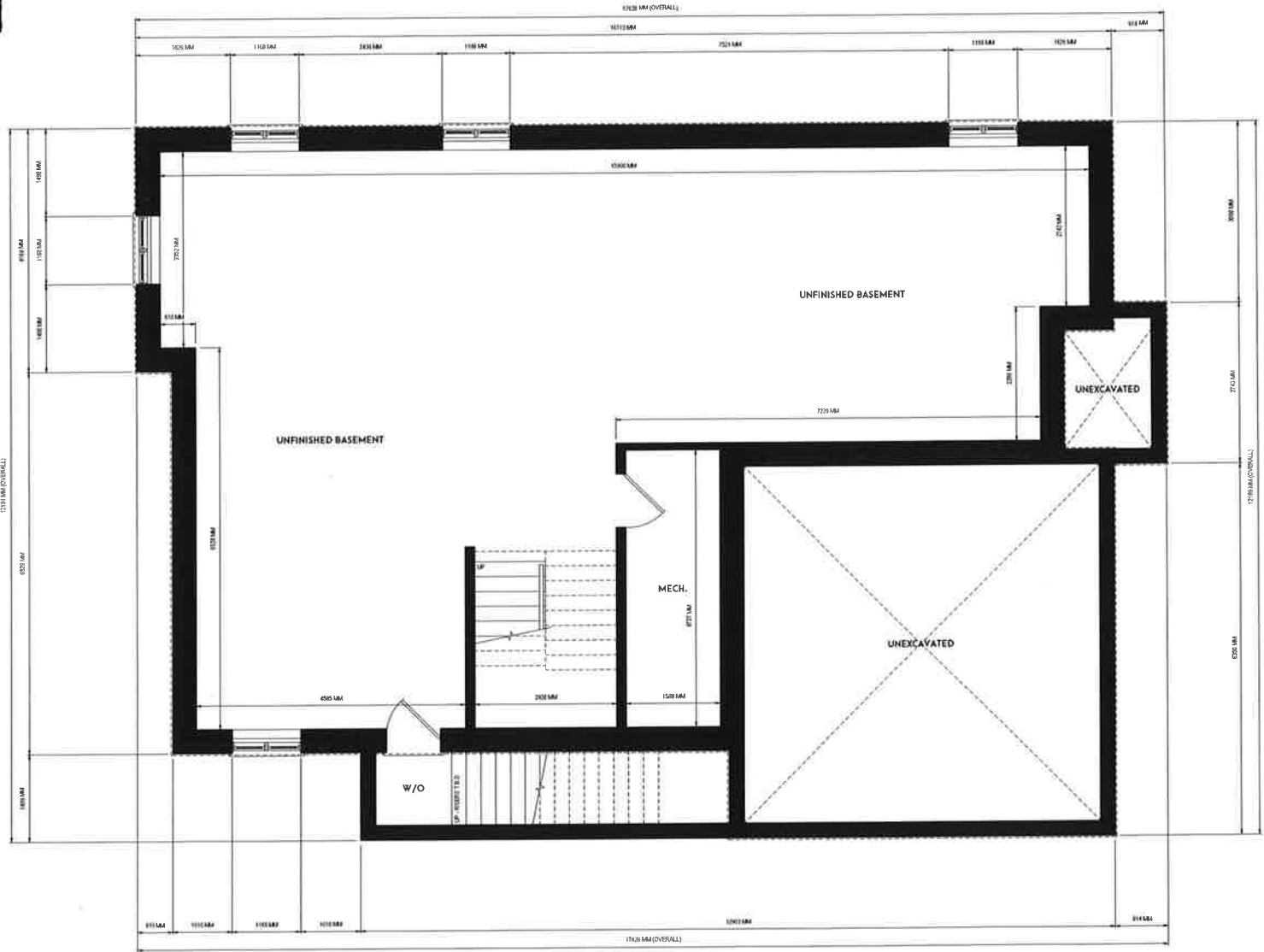
**SCALE NORTH**

DRAWING TITLE: SITE PLAN  
DRAWN BY: HUIS  
CHECKED BY: HUIS  
PROJECT NO: 2022-030  
SHEET NO: 1/30

**SP**

L110  
TEMPORARY TREE PROTECTION FENCING  
DRAMPTON  
Forest City

GROSS FLOOR AREA CALCULATIONS	
GROUND FLOOR AREA	1 540 82 SQ FT (143 07 SQ M)
SECOND FLOOR AREA	1 888 07 SQ FT (173 96 SQ M)
TOTAL GROSS FLOOR AREA	3 428 89 SQ FT (317 03 SQ M)



# 100 BASEMENT FLOOR PLAN


<p><b>huis design studio</b> CUSTOM HOME DESIGN</p> <p>HUIS DESIGN STUDIO LTD CUSTOM HOME DESIGN 1A CONESTOGA DRIVE #201 (N. HAMPTON) ON L1E2 4G6 T 1 437 456 4847 (416) 521-1111 INFO@HUISDESIGN.COM</p>	<p><b>GENERAL NOTES</b></p> <p>DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HEREIN, WITHIN THE DESIGNER SHALL BE NOTIFIED THE DRAWINGS AND DOCUMENTS PROVIDED HEREIN WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.</p>	<p><b>QUALIFICATION INFORMATION</b></p> <p>THE UNDESIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS VERIFYING THE QUALIFICATION AND REGISTRATION NUMBERED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.</p> <p><b>FIRM NAME:</b> HUIS DESIGN STUDIO <b>REGISTRATION #:</b> 123456789 <b>REGISTERED UNDER:</b> ONTARIO BUILDING CODE <b>FIRM NAME:</b> HUIS DESIGN STUDIO</p>	<p><b>REVISION LIST</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR CLIENT REVIEW</td> <td>04/01/2022</td> </tr> <tr> <td>2</td> <td>ISSUED FOR DESIGN APPROVAL</td> <td>05/10/2022</td> </tr> <tr> <td>3</td> <td>ISSUED FOR ENGINEER APPROVAL</td> <td>06/01/2022</td> </tr> <tr> <td>4</td> <td>ISSUED FOR PERMIT</td> <td>06/15/2022</td> </tr> <tr> <td>5</td> <td>ISSUED FOR PERMIT</td> <td>06/20/2022</td> </tr> </tbody> </table>	NO.	REVISION	DATE	1	ISSUED FOR CLIENT REVIEW	04/01/2022	2	ISSUED FOR DESIGN APPROVAL	05/10/2022	3	ISSUED FOR ENGINEER APPROVAL	06/01/2022	4	ISSUED FOR PERMIT	06/15/2022	5	ISSUED FOR PERMIT	06/20/2022	<p><b>PROJECT NORTH</b> </p> <p><b>TREE NORTH</b> </p> <p><b>DRAWING TITLE:</b> BASEMENT FLOOR PLAN <b>DRAWN BY:</b> S.E. <b>CHECKED BY:</b> K.V.K. <b>ADDRESS:</b> 47 FENELLA CRESCENT <b>PROJECT NO.:</b> 2022-010 <b>SHEET NO.:</b> 100 <b>SCALE:</b> 1/50 <b>A101</b></p>
NO.	REVISION	DATE																				
1	ISSUED FOR CLIENT REVIEW	04/01/2022																				
2	ISSUED FOR DESIGN APPROVAL	05/10/2022																				
3	ISSUED FOR ENGINEER APPROVAL	06/01/2022																				
4	ISSUED FOR PERMIT	06/15/2022																				
5	ISSUED FOR PERMIT	06/20/2022																				



CHIEF FLOOR AREA CALCULATION	
SPRINKLER AREA	1,540.00 SQ FT (140 SF) 50%
SECOND FLOOR AREA	4,838.00 SQ FT (443 SF) 50%
<b>TOTAL GROSS FLOOR AREA:</b>	<b>3,308.00 SQ FT (303 SF) 50%</b>



120 **GROUND FLOOR PLAN**



**huis design studio**  
C L S W O M H U M B E R D E S I G N

HUIS DESIGN STUDIO LTD  
CUSTOM HOME DESIGN  
1A DONESTOGA DRIVE #201 (BRAMPTON, ON) L6T 4W5  
1-877-434-1441 (416) 511-1100 (MISSISSAUGA, ON)  
HUISDESIGN.CA

**GENERAL NOTES**

DRAWINGS ARE TO BE READ AND SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED UPON COMPLETION OF ANY STAGE OF CONSTRUCTION. THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN THE DOCUMENTS SHALL BE NOTIFIED. THIS DRAWING AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

**QUALIFICATION INFORMATION**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

PRM NAME: B CJA  
REGISTRATION INFORMATION: REGISTERED UNDER THE ONTARIO BUILDING CODE ACT, C-22.4 OF THE ONTARIO BUILDING CODE

PRM NAME: B CJA

**REVISION LIST**

NO.	REVISION	DATE
1	REVISED AS PER CLIENT	04/01/2022
2	REVISED AS PER CLIENT	05/06/2022
3	ISSUED FOR DESIGN DEVELOPMENT	05/18/2022
4	ISSUED FOR MINOR VARIANCE	01/18/2023
5	ISSUED FOR PERMITS	04/01/2023
6	ISSUED FOR PERMITS	04/01/2023

**DRAWING TITLE:** GROUND FLOOR PLAN

**DRAWN BY:** S E  
**CHECKED BY:** S E  
**PROJECT NO:** 2022-010  
**SHEET NO.:** A102

**SCALE:** 1/50

GROSS FLOOR AREA CALCULATION	
GRAND TOTAL AREA	481,127 SQ FT (44,722 SQ M)
EXISTING AREA	44,127 SQ FT (4,087 SQ M)
GROUND FLOOR AREA	1,340,500 SQ FT (124,000 SQ M)
SECOND FLOOR AREA	1,306,477 SQ FT (121,360 SQ M)
<b>TOTAL GROSS FLOOR AREA</b>	<b>2,848,104 SQ FT (264,089 SQ M)</b>



## 1/2" SECOND FLOOR PLAN

**huis design studio**  
 CUSTOM HOME DESIGN  
 HUIS DESIGN STUDIOS LTD.  
 CUSTOM HOME DESIGN  
 1A CONSTRUCTION DRIVE #901, BRAMPTON, ON L6Y 4G6  
 T: 1-877-456-6473 | E: INFO@HUISDESIGNERS.CA  
 14, 2015 BRIMLEY CA

**GENERAL NOTES**  
 DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED WHILE WITHIN THE DESIGNER SHALL BE ADVISED. THE DRAWINGS AND DOCUMENTS PROVIDED HEREIN, WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

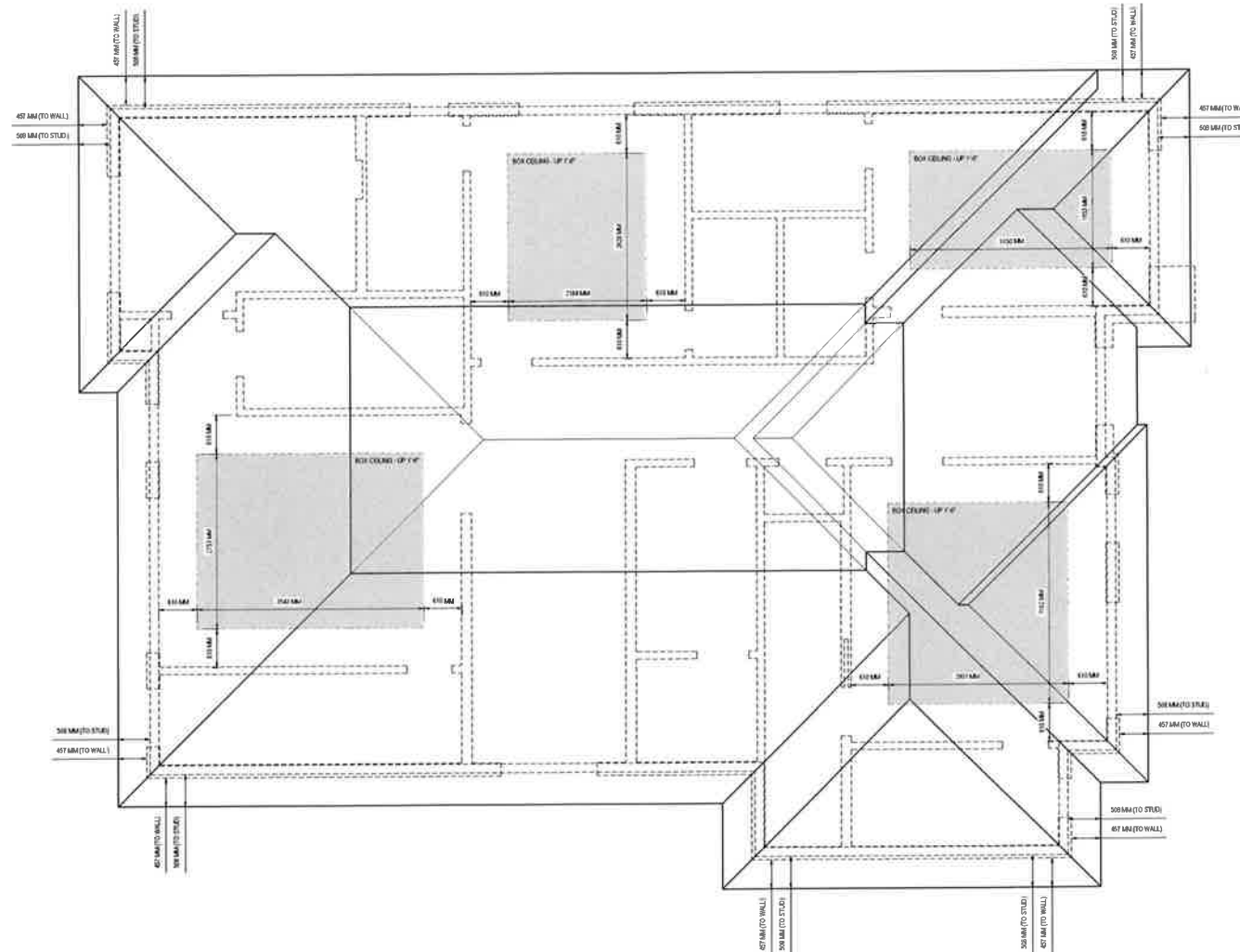
**QUALIFICATION INFORMATION**  
 THE INDICATED HAS RECEIVED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS INDICATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
 FIRM NAME: HUIS DESIGN STUDIO  
 REGISTRATION INFORMATION: REGISTERED UNDER THE DESIGN ACT UNDER DIVISION 1 OF THE ONTARIO BUILDING CODE  
 FIRM NAME: HUIS DESIGN STUDIO

REVISION LIST	
1	ISSUED FOR CLIENT REVIEW
2	ISSUED FOR DESIGN SIGN-OFF
3	ISSUED FOR MARK VARIANCE
4	ISSUED FOR MARK VARIANCE

PROJECT NORTH	TRUE NORTH

DRAWING TITLE	DATE	CHECKED BY	SCALE
SECOND FLOOR PLAN	05/10/2022	A. PERRONNEAU	1/8" = 1'-0"
DRAWN BY	05/10/2022		
ADDRESS	05/10/2022		
PROJECT NO	207-030		
SHEET NO	MA00 YYY		

**A103**



150 ROOF PLAN

**huis design studio**  
 CUSTOM HOME DESIGN  
 HUIS DESIGN STUDIO LTD.  
 CUSTOM HOME DESIGN  
 1A CONESTOGA DRIVE #101 | BRAMPTON, ON L6Y 4R0  
 T 905.654.447 (TOLL FREE) | H@HUISDESIGNSTUDIO.COM  
 843 508 1001 1A

**GENERAL NOTES**  
 DRAWINGS ARE TO BE READ AND NOTED. DO NOT  
 BEGIN CONSTRUCTION. DESIGNER OR PROJECT  
 MANAGER HAS BEEN NOTIFIED UPON COMPLETION OF  
 ANY STAGE OF CONSTRUCTION. THE DESIGNER OR  
 PROJECT MANAGER SHALL BE ADVISED TO ENSURE  
 PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION  
 DOCUMENTATION ARE FINAL, UNLESS REVISED. IN THE  
 DESIGNER IF ANY DISCREPANCIES ARE DISCOVERED  
 HERE WITHIN THE DESIGNER SHALL BE ADVISED. THE  
 DRAWINGS AND DOCUMENTS PROVIDED HEREIN ARE THE  
 EXCLUSIVE PROPERTY OF HUIS DESIGN  
 STUDIO. REPRODUCTION OF THE DOCUMENTS  
 PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF  
 THE DESIGNER.

**QUALIFICATION INFORMATION**  
 THE UNDERSIGNED HAS REVIEWED AND TAKES  
 RESPONSIBILITY FOR THIS DESIGN AS WELL AS HAVING  
 THE QUALIFICATION AND REQUIREMENTS MANDATED  
 BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

**REGISTRATION INFORMATION**  
 REQUIRED UNDER THE DESIGN EXEMPT TAKEOFF  
 (S.2.4 OF THE ONTARIO BUILDING CODE)

DESIGNER NAME: B. E. CHAN  
 REG. NO.: 17711

REVISION LIST	
1	ISSUED FOR CLIENT REVIEW 04.08.2022
2	ISSUED FOR DESIGN SIGN-OFF 05.10.2022
3	ISSUED FOR BUILDER VARIANCE 01.10.2023
4	AMLD: YYYY
5	AMLD: YYYY

**PROJECT NORTH** **TRUE NORTH**

**DRAWING TITLE:** ROOF PLAN  
**DESIGNER:** B. E. CHAN  
**ADDRESS:** 41 FENNELL E. CHELSEA CT  
**PROJECT NO.:** 2022-03  
**SHEET NO.:** A104



**FRONT ELEVATION**

**huis design studio**  
 CUSTOM HOME DESIGN  
 HUIS DESIGN STUDIO LTD  
 CUSTOM HOME DESIGN  
 1A CONESTOGA DRIVE UNIT 101 BRAMPTON, ON L6Z 4K5  
 T: 905.484.4444 P: 905.484.4444 INFO@HUISDESIGNSTUDIO.CA  
 HUISDESIGNSTUDIO.CA

**GENERAL NOTES**  
 DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL PERSONS AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

**QUALIFICATION INFORMATION**  
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS ASSUMING THE QUALIFICATION AND REQUIREMENTS IMPOSED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

**REGISTRATION INFORMATION**  
 REQUIRED UNLESS THE DESIGN IS COMPLETED BY C 32.4 OF THE ONTARIO BUILDING CODE

**FIRM NAME** B CLIK

REVISION LIST	
1	REVISED AS PER CLIENT 04/06/2022
2	REVISED AS PER CLIENT 05/05/2022
3	MALDO YYYY
4	MALDO YYYY
5	MALDO YYYY

ISSUE LIST	
1	ISSUED FOR CLIENT REVIEW 04/11/2022
2	ISSUED FOR DESIGN SIGN OFF 05/18/2022
3	ISSUED FOR MINOR VARIANCE 07/18/2023
4	MALDO YYYY
5	MALDO YYYY

<b>DRAWING TITLE:</b>	ARCHITECTURAL ELEVATIONS
<b>DRAWN BY:</b>	57
<b>CHECKED BY:</b>	B V X
<b>ADDRESS:</b>	47 FERNDALE CRESCENT
<b>PROJECT NO.:</b>	2077-000
<b>DATE:</b>	2022-05-18
<b>SHEET NO.:</b>	1/50
<b>SCALE:</b>	AS SHOWN
<b>DATE:</b>	2022-05-18

**A201**



**huis design studio**  
 CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.  
 CUSTOM HOME DESIGN  
 1A CONESTOGA DRIVE E. UNIT 101 (WATERLOO, ON) L6G 4R5  
 T 1 877 454 4847 (HUIS) E INFO@HUISDESIGNSTUDIO.CA  
 HUISDESIGNSTUDIO.CA

**GENERAL NOTES**

1. DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTS ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HEREIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THESE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

**QUALIFICATION INFORMATION**

THE UNDERSIGNED HAS RECEIVED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS NEEDED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

**REGISTRATION INFORMATION**

RELEVANT UNLESS THE DESIGN IS EXEMPT UNDER DIV C-3.4 OF THE ONTARIO BUILDING CODE.

**PROJ NAME** B.E.I.M.  
**REG. NO.** 123456789

REVISION LIST	
1	REVISED AS PER CLIENT 04.08.2022
2	REVISED AS PER CLIENT 05.06.2022
3	MADE YYYY
4	MADE YYYY
5	MADE YYYY

ISSUE LIST	
1	ISSUED FOR CLIENT REVIEW 04.01.2022
2	ISSUED FOR DESIGN SIGNOFF 05.10.2022
3	ISSUED FOR MAJOR VARIANCE 01.10.2022
4	MADE YYYY
5	MADE YYYY

**DRAWING TITLE:** 3D CONCEPTUAL EXTERIOR IMAGES

**DRAWN BY:** B.E. **CHECKED BY:** B.V.V.  
**ADDRESS:** 47 FRINGDALE CRESIDENT  
**PROJECT NO:** 2022-030 **SCALE:** A3:1  
**SHEET NO:** **A200**

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

**SURVEYOR'S REAL PROPERTY REPORT**

PLAN OF SURVEY WITH TOPOGRAPHY OF  
**LOT 410**  
**REGISTERED PLAN 679**  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 125

**TARASICK McMILLAN KUBICKI LIMITED**  
 ONTARIO LAND SURVEYORS

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**REPORT SUMMARY**

PROPERTY DESCRIPTION: 47 FERNDALE CRESCENT, BEING LOT 410,  
 REGISTERED PLAN 679, CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF  
 PEEL, PIN 14048-0540  
 SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF  
 CANADA AND THE HYDRO-ELECTRIC COMMISSION OF THE TOWN OF  
 BRAMPTON AS IN BR46430.  
 COMMENTS: NOTE LOCATION OF FENCE.

**ELEVATION NOTE**

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928  
 (1978 RE-ADJUSTMENT), AND WERE DERIVED FROM CITY OF BRAMPTON  
 BENCHMARK No. 67, HAVING A PUBLISHED ELEVATION OF 205.572 metres.

**BEARING NOTE**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF  
 FERNDALE CRESCENT AS SHOWN ON REGISTERED PLAN 679, HAVING A BEARING  
 OF N18°48'00"E.

**LEGEND**

- DENOTES SURVEY MONUMENT PLANTED
  - DENOTES SURVEY MONUMENT FOUND
  - IB DENOTES IRON BAR
  - TC DENOTES TOP OF CURB
  - BC DENOTES BOTTOM OF CURB
  - CCT DENOTES CURB CUT
  - BB DENOTES BELL BOX
  - CB DENOTES CATCH BASIN
  - TRW DENOTES TOP OF RETAINING WALL
  - WV DENOTES WATER VALVE
  - P1 DENOTES REGISTERED PLAN 679
  - P2 DENOTES LLOYD THOMSON O.L.S., JUNE 13, 1963
  - P3 DENOTES LLOYD THOMSON O.L.S., JUNE 21, 1963
  - 0.20# DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
  - ◌ 0.20# DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
- TREE CANOPIES ARE DRAWN TO SCALE.

**PREPARED FOR:**

THIS REPORT WAS PREPARED FOR MATRIX BUILDERS INC. AND THE  
 UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON MAY 9, 2022

MAY 13, 2022  
 DATE

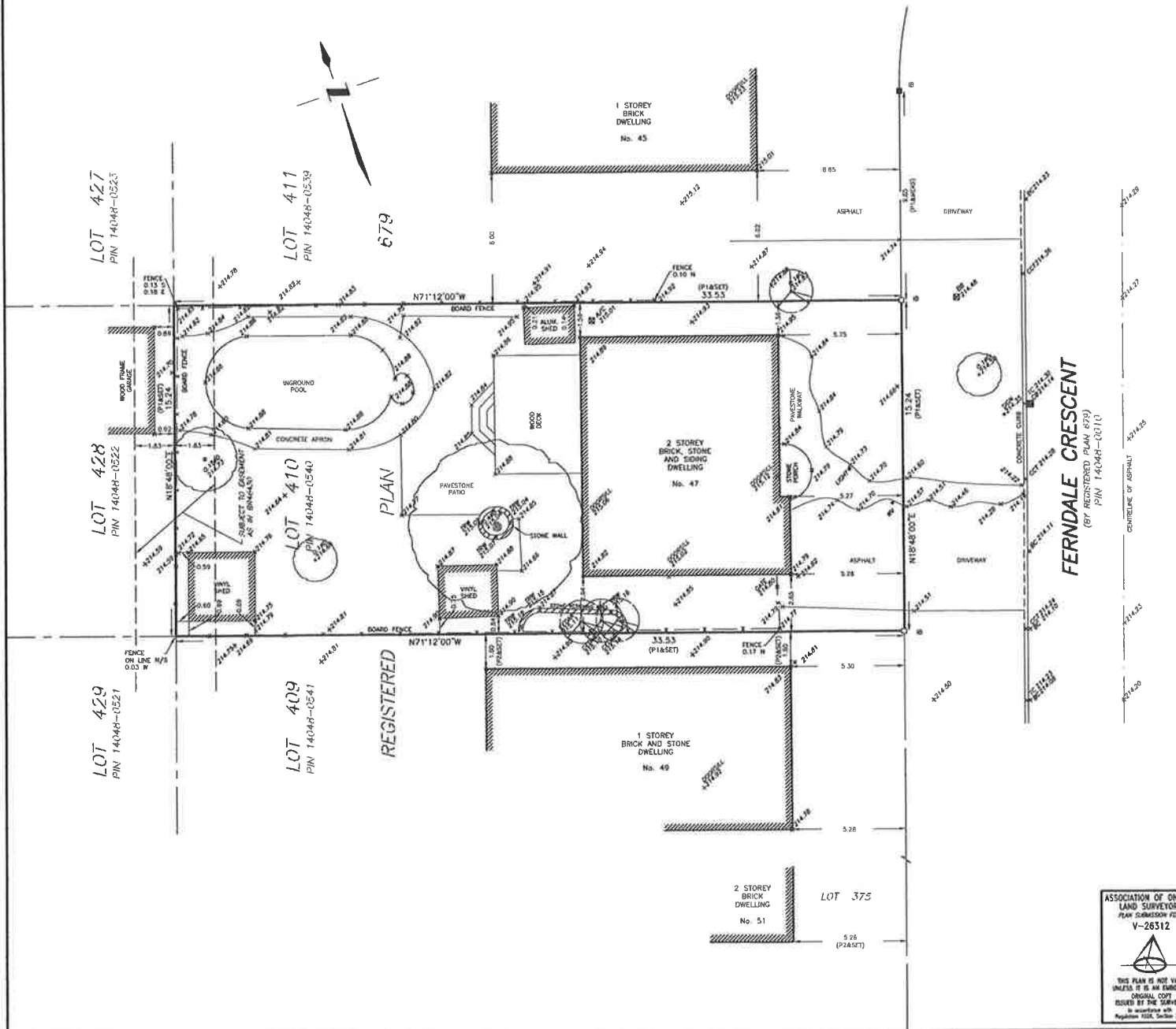
BORIS KUBICKI  
 ONTARIO LAND SURVEYOR

**TARASICK McMILLAN KUBICKI LIMITED**  
 ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2  
 TEL: (905) 569-8849 FAX: (905) 569-3160  
 E-MAIL: office@tmksurveyors.com

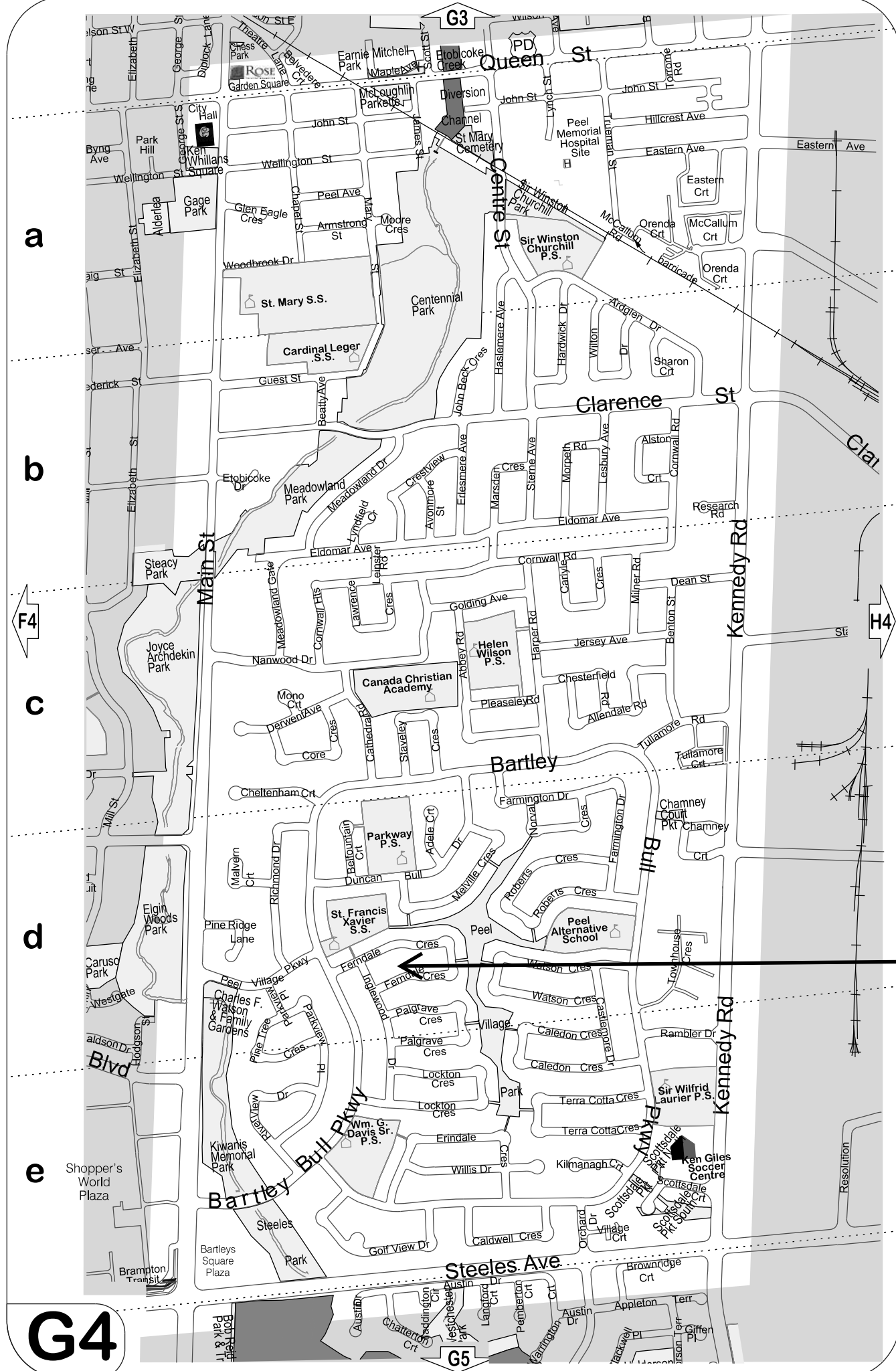
DRAWN BY: A.G.

FILE No. 9415-SRPR-T



ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 V-26512

THIS PLAN IS NOT VALID  
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 ORIGINAL COPY  
 ISSUED BY THE SURVEYOR  
 in accordance with  
 Regulation 1028, Section 24(3)



a

b

c

d

e



A-2023-0016

G4

G3

G5