

CITY OF BRAMPTON ZONING BY-LAW 270-2004
ZONING REGULATION - AGRICULTURAL

ZONE	REQUIRED	PROVIDED
LOT WIDTH	45.0m (min)	30.50m
LOT AREA	0.4ha (min)	0.3055ha TOTAL PROPERTY 0.1631ha AGRICULTURAL ZONE 0.1424ha FLOODPLAIN ZONE
FRONT YARD	12.0m (min)	12.0m
REAR YARD	15.0m (min)	13.72m
SIDE YARD	7.5m (min)	4.51m EAST 4.51m WEST
BUILDING AREA	143.03 sq m 15.65 sq m (EXISTING STRUCTURES REMAINING) 483.23 sq m (PROPOSED STRUCTURES) 626.88 sq m (TOTAL AREA)	2075.00 sq m (EXISTING STRUCTURES REMAINING) 15.65 sq m (EXISTING STRUCTURES REMAINING) 483.23 sq m (PROPOSED STRUCTURES) 2573.88 sq m (TOTAL AREA)
LOT COVERAGE	1.10%	22.8%
BUILDING HEIGHT	10.0m (max)	1.10%
GROUND FLOOR AREA	115.0sq m (min)	327.35sq m
FOUNDATIONAL DEPTH	70% OF FRONT YARD	241.91sq m
LANDSCAPED AREA	631.0sq m FROM YARD AREA	334.74sq m

PROPOSED DWELLING = 2 STOREYS

FLOODPLAIN ZONE BOUNDARY TAKEN FROM ONLINE MUNICIPAL ZONE MAPPING
AREAS CALCULATED ARE BASED ON FLOODPLAIN ZONE BOUNDARY

CVC NOTES

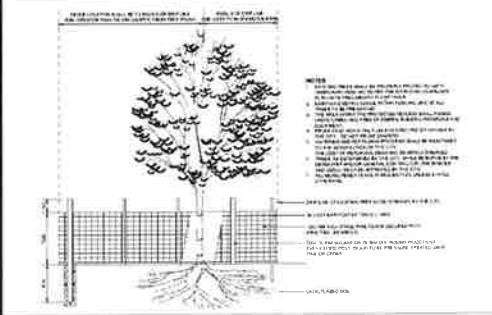
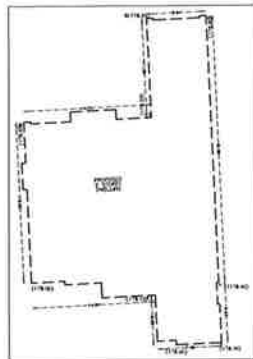
- BE ADVISED THAT THE CREDIT VALLEY CONSERVATION AUTHORITY MAY AT ANY TIME, WITHIN THIS PERMITS, IF, IN THE OPINION OF THE AUTHORITY, THE CONDITIONS OF THIS PERMIT ARE NOT BEING COMPLIED WITH, THIS APPROVAL DOES NOT EXEMPT THE PROPERTY OWNERS FROM COMPLIANCE WITH THE PROVISIONS OF ANY OTHER FEDERAL, PROVINCIAL OR MUNICIPAL STATUTES, REGULATIONS OR BY-LAWS, OR ANY RIGHTS UNDER COMMON LAW.
- FOLLOWING INSTALLATION OF THE PROPOSED ESC MEASURES, A QUALIFIED AGENT OF THE PROPONENT, PRESENTED AN ENVIRONMENTAL MONITOR WILL CONDUCT REGULAR SITE VISITS TO MONITOR ALL WORK, PARTICULARLY THE CONDITION OF THE ESC MEASURES, DEWATERING, AND IN OR NEAR WATER WORKS SHOULD CONCERN ARISE, THE ENVIRONMENTAL MONITOR WILL CONTACT THE PROPONENT, CVC, AND ANY OTHER APPROPRIATE PARTIES.
- ALL CONSTRUCTION ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF DEBRIS, SEDIMENTS OR OTHER DUFF FROM DISTURBED AREAS TO THE WATERCOURSE OR WETLAND. EQUIPMENT MAINTENANCE WILL BE CONDUCTED A MINIMUM OF 30 METRES FROM THE WATERCOURSE/WETLAND.
- SEDIMENT LADEN RUNOFF FROM DISTURBED AREAS TO THE WATERCOURSE OR NATURAL FEATURE IS NOT ALLOWED. ALL DRAINAGES SHALL BE TREATED AND THEN RELEASED 30 METRES FROM WATERCOURSE OR WETLAND. DISCHARGE IS TO BE RELEASED TO AN UNDISTURBED NATURAL AREA. THESE CONTROL MEASURES SHALL BE MONITORED AND ADJUSTED OR REVISED TO ENSURE WATER QUALITY TARGETS ARE BEING MET.
- PLEASE REFER TO THE ESC GUIDE FOR URBAN CONSTRUCTION (2016) FOR THE DESIGN AND DESIGN ALTERATION OF ESC MEASURES.
- ESC MEASURES WILL BE IMPLEMENTED FROM TO AND MAINTAINED DURING THE CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATERCOURSE/NATURAL AREAS. ESC MEASURES ARE TO BE EVALUATED ON A WEEKLY BASIS AND AFTER ANY STORM EVENT AND REPAIRS REQUIRED ARE TO BE COMPLETED IMMEDIATELY.
- THE EROSION AND SEDIMENT CONTROL (ESC) PLAN IS A DYNAMIC DOCUMENT, WHICH MAY BE SUBJECT TO CHANGE OR MODIFICATION AS A RESULT OF SITE DEVELOPMENTS OR CHANGES ON SITE. ANY DEVIATION FROM APPROVED PLANS MUST BE DESIGNED BY A QUALIFIED PROFESSIONAL.
- ADDITIONAL ESC MEASURES (E.G. SILT FENCE, FILTER SOCKS, STRAW BALES, CLEAR STONES, ETC) ARE TO BE KEPT ON SITE FOR EMERGENCIES AND REPAIRS.
- THE PROJECT PROPONENT OR THEIR REPRESENTATIVE IS ULTIMATELY RESPONSIBLE FOR CONTROLLING SEDIMENT AND EROSION WITHIN THE CONSTRUCTION SITE FOR THE TOTAL PERIOD OF THE CONSTRUCTION.
- DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY STABILIZED OR PERMANENTLY STABILIZED AS THE WORK PROGRESSES. ALL DISTURBED GROUND LEFT EXPOSED FOR MORE THAN 14 DAYS SHALL BE STABILIZED USING APPROPRIATE EROSION CONTROL MEASURES AND AN APPROPRIATE NATIVE NON-INVASIVE SEED MIX OR WITH THE FINAL APPROVED RESTORATION PLAN.
- ANY SEDIMENT SPILL FROM THE SITE SHOULD BE REPORTED TO MINISTRY OF ENVIRONMENT PROTECTION UNDER AT 1-800-267-6666.
- IF EXCESSIVE SILTATION RESULTS FROM THE CONSTRUCTION ACTIVITIES, THE ON-SITE SUPERVISOR/INSPECTOR/AGRICULTURIST CVC REPAIRS THE SLOPE TO REQUEST ADDITIONAL ESC MEASURES WHICH WOULD BE INSTALLED FROM FURTHER CONSTRUCTION ACTIVITIES. SEE SPECIFIC NOTES.
- THE CONTRACTOR SHALL MONITOR WEATHER FORECASTS TO ENSURE THAT THE WORK WILL BE CONDUCTED IN FAVOURABLE WEATHER. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL CONSTRUCTION EQUIPMENT AND MATERIALS THAT WOULD HAVE POTENTIAL TO CAUSE A SPILL OR OBSTRUCTION (E.G. FUEL TANKS, PORTABLE TOILETS, MACHINERY, ETC.) FROM THE 150 YEAR FLOODPLAIN IN THE CASE OF A LARGE RIVER EVENT FOR ESC SPECIFIC STORAGE.
- CROSSING AN ACTIVE WATERCOURSE OR WETLAND BY EQUIPMENT, VEHICLES, PERSONNEL, ETC IS NOT PERMITTED UNLESS APPROVED IN WRITING BY THE CVC SUPERVISOR/INSPECTOR/AGRICULTURIST.
- ALL IN-WATER AND NEAR-WATER WORKS WILL BE CONDUCTED IN THE DRY AND MUST BE STAGED WITH APPROPRIATE EROSION AND SEDIMENT CONTROL PLAN THE WORK ACCORDING TO THE WEATHER FORECAST.
- AFTER HOURS CONTACT NUMBER IS TO BE VISIBLY POSTED ON SITE FOR EMERGENCIES. ALL PLANS SHOULD HAVE NAME AND CONTACT INFO OF THE PERSON RESPONSIBLE FOR ESC MEASURES.

Established grade calculations

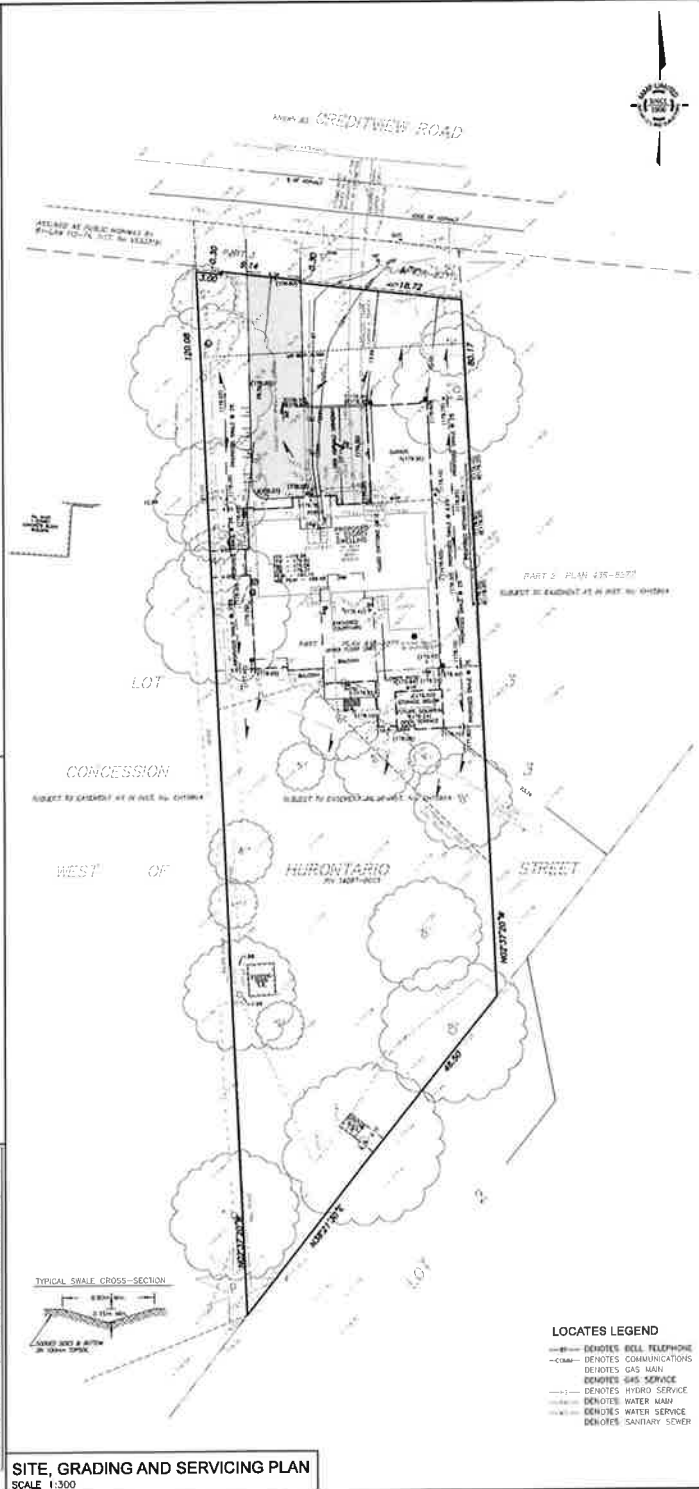
Formula: Established GRADE = SUM
(ELEV.1 + ELEV.2 x DIST) / SUM DIST

ELEV.1	ELEV.2	Average	DIST	(ELEV.1 x ELEV.2)
178.95	178.90	178.93	6.9	1231.74
178.40	178.40	178.40	30.7	5462.77
178.40	178.10	178.25	6.9	1235.27
178.10	178.00	178.05	5.3	949.01
178.00	178.10	178.05	7.5	1331.81
178.10	178.00	178.05	14.0	2492.70
178.00	178.65	178.33	18.5	3299.01
178.65	179.35	179.00	14.5	2602.88
179.35	178.95	179.15	11.4	2038.73
		0.00		0.00
SUM:			115.8	20673.70

Established GRADE (metres) = 178.54



L110
BRAMPTON
Municipality
City of Brampton
1000 Wellington Street West
Brampton, ON L6Y 4R2
416-875-2400
www.brampton.ca



8414 CREDITVIEW ROAD
SITE, GRADING & SERVICING PLAN FOR BUILDING PERMIT

KEYPLAN
GEOGRAPHIC LOCATION NOTE
PART OF LOT 3 CONCESSION 3 WEST OF HURONTARIO STREET
GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEELE
SCALE 1 : 300

Mackay, MacKay & Peters Limited-Ontario Land Surveyors
© 2022

METRIC DISTANCES SHOWN ARE IN METRES AND ARE TO BE CONSIDERED AS PER THE METRIC SYSTEM OF UNITS ACT, 1995. **COLOUR** THE ORIGINAL SOURCE OF THE PLAN IS SHOWN IN THE PLAN.

BENCHMARK NOTE
CITY OF BRAMPTON BENCHMARK No. 042050294
ELEVATION = 162.705 METRES (EOD 1928-1978 ADJUSTMENT)
MONUMENT IS LOCATED 24.30 METRES SOUTH OF CENTRELINE OF STEELES AVENUE AND 13.70 METRES EAST OF CENTRELINE OF CHURCHVILLE ROAD.

LEGEND

TFE DENOTES FINISHED FLOOR ELEVATION	T.A DENOTES TO REMAIN
TBS DENOTES TOP OF FOUNDATION WALL	UP DENOTES UTILITY POLE
TBS DENOTES TOP OF BASEMENT SLAB	AC DENOTES AIR CONDITIONER
UD DENOTES UNDERLAY OF FLOORING	WT DENOTES TREE PROTECTION BARRIER
SP DENOTES SUMP PUMP	SD DENOTES SILT POND
TR DENOTES TRUNK	TR DENOTES TREE PROTECTION BARRIER
DN DENOTES DOWNSPOUT	
DN DENOTES DIRECTION OF DRAINAGE	
XXX.XX DENOTES PROPOSED ELEVATIONS	
STW IN DENOTES STORM MAINS	
PIN DENOTES PROPERTY IDENTIFICATION NUMBER	
DN DENOTES DIAMETERS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES	
CS DENOTES CONFERENCER TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES	

NOTES

- PROPOSED THIS SHOWN HEREON ARE TO FOUNDATION ONLY
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT
- EXISTING ELEVATIONS ARE GENERIC AND ARE REFERRED TO THE VERTICAL BENCHMARK NOTED ABOVE
- LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS
- SANITARY SEWER SERVICE CONNECTION MUST BE INSTALLED BEFORE BASEMENT EXCAVATION TO ENSURE SERVICING AT BENCHMARK LEVEL
- SUBMIT TO VERIFY ALL EXISTING GRIDES PRIOR TO CONSTRUCTION INCLUDING ROAD AND LOT LINE GRIDES
- SUMP PUMP AND DOWNSPOUTS TO DRAIN TO REMEDIABLE SURFACE VIA SPLASH PADS
- ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
- LOT DIMENSIONS ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY M&P INCORPORATED DATED JUNE 18, 2022 (22-018)
- PROPOSED BUILDING IS POSITIONED BY CALCULATOR NOT BY AN ACTUAL SURVEY
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SHOWN APPROVAL HAS BEEN OBTAINED
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO M&P LIMITED PRIOR TO ANY WORK BEING DONE IN THE FIELD
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION
- ALL UTILITIES TO BE COORDINATED ON SITE DURING CONSTRUCTION. THE INSTALLATION OF UTILITIES SHALL NOT DISTURB TREE PROTECTION ZONES. THE BUILDER SHALL COORDINATE INSTALLATION WITH INDIVIDUAL UTILITY PROVIDERS ACCORDINGLY.

CAUTION

- THIS IS NOT AN ORIGINAL COPY UNLESS ENDORSED
- THIS PRODUCT SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK
- THIS PRODUCT IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PROSECUTION OR MORTGAGE PURPOSES
- THIS PLAN IS PROTECTED BY COPYRIGHT INCLUDING ALL RELATED DIGITAL PRODUCTS

CERTIFICATION NOTE
BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF M&P LIMITED
WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 2 STOREY DWELLING LOCATED AT 8414 CREDITVIEW ROAD AND CERTIFY THAT THE GRADING (SHOWN HEREON) IS COMPATIBLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES
PROPOSED BUILDING SETBACKS AS SHOWN
PROPOSED BUILDING HEIGHT AS SHOWN
PROPOSED LOT COVERAGE AS SHOWN
PROPOSED BUILDING SITE STATISTICS AS SHOWN

FEBRUARY 1, 2023
DATE

ASAM BHERI
ONTARIO LAND SURVEYOR
FOR: MACKAY, MACKAY & PETERS LIMITED

ASSOCIATION OF ONTARIO LAND SURVEYORS
ASAM BHERI
022

REVISIONS

No.	DATE	REVISIONS
1	FEBRUARY 1, 2023	FLOODPLAIN ZONE ADDED TO PLAN
2	JANUARY 22, 2023	SITE PLAN COMPLETED

M&P
Mackay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 100
Burlington, ON
L7R 3J3
(905) 819-1375
halton@mmpinltd.com
mmpinltd.com

FORM BY: CHOSBY A.B. PROJECT NO: 22-076-SP DWG NO: 1

SITE, GRADING AND SERVICING PLAN
SCALE 1:300

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 or 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 or 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 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.

AMENDMENT LETTER

February 1, 2023

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
JAYANT & HIRAL PATEL
A-2023-0011 – 8414 CREDITVIEW ROAD**

Please **amend** application **A-2023-0011** to reflect the following:

1. To permit an existing lot area of 0.1621 hectares for non-agricultural purposes, whereas the by-law requires a minimum lot area of 0.4 hectares for non-agricultural purposes;
2. To permit an existing lot width of 30.5 metres whereas the by-law requires a minimum lot width of 45 metres;
3. To permit an easterly interior side yard setback of 4.51m whereas the by-law requires a minimum interior side yard setback of 7.5m;
4. To permit a westerly interior side yard setback of 4.05m whereas the by-law requires a minimum interior side yard setback of 7.5m;
5. To permit a rear yard setback 1.28m to a Floodplain Zone, whereas the by-law requires a rear yard setback of 15m;
6. To permit a balcony and deck encroachment of 15m into the required rear yard setback, resulting in a rear yard setback of 0.0m to the Floodplain Zone, whereas the by-law permits a maximum balcony and deck encroachment of 3m into the required rear yard, resulting in a rear yard setback of 12m.
7. To permit a portion of the balcony (cantilevered) to be located within a Floodplain Zone, whereas the by-law does not permit the balcony to be located within the Floodplain Zone;
8. To permit two existing accessory structures (sheds) to be located within a Floodplain Zone, whereas the by-law does not permit accessory structures within a Floodplain
9. To permit 62% of the required front yard to be landscaped whereas the by-law requires a minimum required front yard landscaping of 70%.



Applicant/Authorized Agent Peter Vozikas

**CITY OF BRAMPTON ZONING BY-LAW 270-2004
ZONING REGULATION - AGRICULTURAL**

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LOT WIDTH	45.0m (min)	33.50m	TOTAL PROPERTY
LOT AREA	0.4ha (min)	0.205ha	AGRICULTURAL ZONE
		0.1821ha	FLOODPLAIN ZONE
		0.1434ha	
FRONT YARD	12.0m (min)	12.0m	
REAR YARD	15.0m (min)	23.73m	GUT
SIDE YARD	7.5m (min)	4.51m	WEST
BUILDING AREA		182.03 sq m	(EXISTING REMAINS STRUCTURE)
		15.65 sq m	(EXISTING STRUCTURE REMAINS)
		482.23 sq m	(PROPOSED STRUCTURE)
		498.88 sq m	(TOTAL AREA)
LOT COVERAGE	29.8%	1.10%	FLOODPLAIN ZONE
BUILDING HEIGHT	10.0m (max)	9.94m	
LANDSCAPED AREA	11% (min)	51.80sqm	
LANDSCAPED AREA	70% OF FRONT YARD	241.41sqm	38% HEDGEROW
	AND REAR YARD AREA	394.74sqm	62% LANDSCAPE

PROPOSED DWELLING = 2 STOREYS
FLOODPLAIN ZONE BOUNDARY TAKEN FROM OMBLÉ MUNICIPAL ZONE MAPPING
AREAS CALCULATED ARE BASED ON FLOODPLAIN ZONE BOUNDARY

CVC NOTES

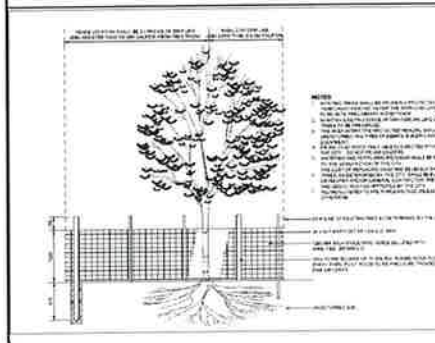
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- THE PROJECT PROPONENT OR THEIR REPRESENTATIVE IS ULTIMATELY RESPONSIBLE FOR CONTROLLING SEDIMENT AND EROSION WITHIN THE CONSTRUCTION SITE FOR THE TOTAL PERIOD OF THE CONSTRUCTION.
- RESTORED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY STABILIZED OR PERMANENTLY RESTORED AS THE WORK PROGRESSES. ALL DISTURBED GROUND LEFT INACTIVE FOR MORE THAN 90 DAYS SHALL BE STABILIZED USING APPROPRIATE EROSION CONTROL MEASURES AND AN APPROPRIATE WAVE NON-WAVE SEDIMENT BARRIERS WITH THE FINAL APPROVED RESTORATION PLAN.
- ANY SEDIMENT SPILL FROM THE SITE SHOULD BE REPORTED TO MINISTRY OF ENVIRONMENT (SPILL ACTION CENTERS AT 1-800-268-8888 IMMEDIATELY).
- IF EXCESSIVE SEDIMENT RESULTS FROM THE CONSTRUCTION ACTIVITIES, THE ON-SITE SUPERVISOR/INSPECTOR AND/OR CVC RESERVE THE RIGHT TO REQUEST ADDITIONAL ESC MEASURES WHICH WOULD BE INSTALLED PRIOR TO FURTHER CONSTRUCTION ACTIVITIES. SITE-SPECIFIC NOTES
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- CROSSING AN ACTIVE WATERCOURSE OR WETLAND BY EQUIPMENT, VEHICLES, PERSONNEL, ETC. IS NOT PERMITTED UNLESS APPROVED BY CVC. ALL ACCESS TO WORK SITES SHALL BE FROM EITHER SIDE OF THE WATERCOURSE OR WETLAND.
- ALL IN-WINTER AND NEAR-WATER WORKS TO BE CONDUCTED IN THE DRY AND MUST BE FINISHED WITH APPROPRIATE EROSION RESTORATION CONTROLS. PLAN THE WORK ACCORDINGLY WITH THE WEATHER FORECAST.
- AN AFTER-HOURS CONTACT NUMBER IS TO BE VISIBLE POSTED ON-SITE FOR EMERGENCIES. ALL PLANS SHOULD HAVE NAME AND CONTACT INFO OF THE PERSON RESPONSIBLE FOR ESC MEASURES.

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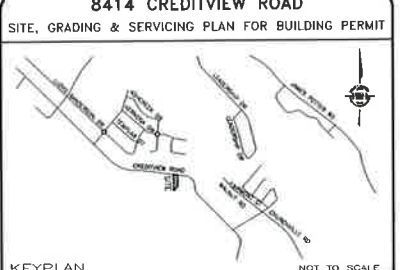
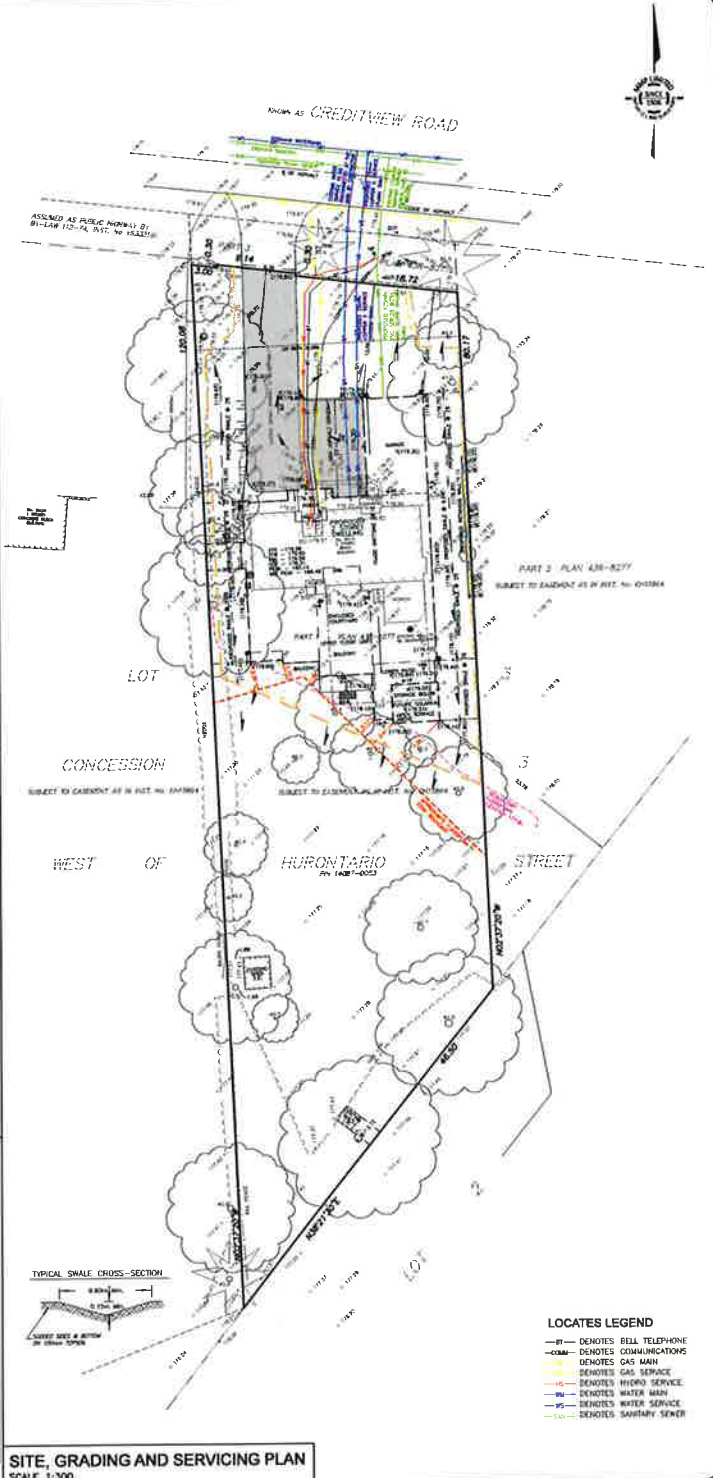
Formula: Established GRADE = SUM [(ELEV. 1 + ELEV. 2) / 2] / SUM DIST

ELEV 1	ELEV 2	Average	DIST	(ELEV 1+ELEV 2) / 2	ADJUST
178.95	178.90	178.93	6.9	1241.74	
178.90	178.40	178.65	30.7	5482.77	
178.40	178.10	178.25	6.9	1235.27	
178.10	178.00	178.05	5.2	849.01	
178.00	178.10	178.05	7.5	1331.81	
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		179.00	0.00		
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Established GRADE (metres) = 178.54



L110
MPP
BRAMPTON
Peterborough
City



KEYPLAN
GEOGRAPHIC LOCATION NOTE
**PART OF LOT 3
CONCESSION 3
WEST OF HURONTARIO STREET**
GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY
IN THE
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
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LEGEND

FPE DENOTES FINISHED FLOOR ELEVATION
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T/S DENOTES TOP OF BASEMENT SLAB
U/SF DENOTES UNDERSIDE OF FOOTING
SP DENOTES SUMP PUMP
R DENOTES RISER
D DENOTES DOWNPOUT
DIRECTION OF DRAINAGE
XXX DENOTES EXISTING ELEVATIONS
FOCAL DENOTES PROPOSED ELEVATIONS
STM DENOTES STORM MANHOLE
PIN DENOTES PROPERTY IDENTIFICATION NUMBER
C DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES
E DENOTES CONIFEROUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES

NOTES

- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT
- EXISTING ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE VERTICAL BENCHMARK NOTED ABOVE
- LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS
- SEWAGE SERVICE CONNECTION MUST BE INSTALLED BEFORE BASEMENT EXCAVATION TO ENSURE SERVICING AT BASEMENT LEVEL
- BUILDER TO VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION INCLUDING ROAD AND LOT LINE GRADES
- SUMP PUMP AND DOWNPOUTS TO DRAIN TO PERMISSIBLE SURFACE OR PERMISSIBLE ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
- LOT DIMENSIONS ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY MPP LIMITED (DATED JUNE 8, 2022 (22-078))
- PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SACRED APPROVAL HAS BEEN OBTAINED
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO MPP LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD
- UTILITIES AND SERVICES SHOWN ON THIS SHEET ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION
- ALL UTILITIES TO BE COORDINATED ON SITE DURING CONSTRUCTION THE INSTALLATION OF UTILITIES SHALL NOT DISRUPT TREE PROTECTION ZONES. THE BUILDER SHALL COORDINATE INSTALLATION WITH INDIVIDUAL UTILITY PROVIDERS ACCORDINGLY.

CAUTION

- THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED
- THIS PROJECT SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK
- THIS PROJECT IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES
- THIS PLAN IS PROTECTED BY COPYRIGHT INCLUDING ALL RELATED DIGITAL PRODUCTS

CERTIFICATION NOTE
BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MPP LIMITED
WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 2 STOREY DWELLING LOCATED AT 8414 CREDITVIEW ROAD AND CERTIFY THAT THE GRADING SHOWN HEREON IS COMPARABLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES
PROPOSED BUILDING SETBACKS AS SHOWN
PROPOSED BUILDING HEIGHT AS SHOWN
PROPOSED LOT COVERAGE AS SHOWN
PROPOSED BUILDING SITE STATISTICS AS SHOWN

FEBRUARY 1, 2023
DATE

ASAR BHERI
ON TARIO LAND SURVEYOR
FOR: MACKEY, MACKEY & PETERS LIMITED

No.	DATE	REVISIONS
1	FEBRUARY 1, 2023	FLOODPLAIN ZONE ADDED TO PLAN
2	JANUARY 25, 2023	SPS PLAN COMPLETED

MPP
Mackay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7R 3J5
(905) 639-1375
info@mpplimited.com
mpplimited.com

FORM NO. 1
CHECKED BY: AD
PROJECT NO.: 22-076-SP
DATE: 1

Planning Justification Report

Committee of Adjustment Minor Variance for

Jayant and Hiral Patel

8414 Creditview Road, Brampton Ontario

A-2023-0011

Attention: Committee of Adjustment

Date: December 21, 2022

INTRODUCTION

Empire Design Company has been retained by the owners of 8414 Creditview Road to provide a planning justification report for the proposal of a single detached dwelling on a parcel of land currently zoned as an agricultural use under section 46.1 depicted as 'A'.

Our proposal is for a new single detached dwelling which requires variances for the following:

- Insufficient lot area
- Insufficient lot frontage
- Insufficient side yard setback
- Insufficient side yard setback

The requested variances are close in comparison with the neighboring properties from a streetscape view and in comparison to the neighboring properties adjacent to ours. The existing properties at 8442 and 8450 Creditview Road have similar side yard setbacks compared to ours if not more extremely deficient than our proposal under the same zoning requirements.

The existing lot area and existing lot frontage are not something we can control. These variances should be considered for approval. The existing dwelling proposed for demolition currently exists with a 5.46M side yard setback and a 5.32M side yard setback. These distances are not that much more than what we are proposing.

Considering this land will never be farmed, we feel that the allowed use of a residential dwelling is more appropriate when comparing to the subdivision to the north on Porter Creek Hollow, Hickory Ridge Court, Lloyd Sanderson Drive and Vernosa Drive. The proposed lands along Creditview Road are typically considered as Estate Lots.

Based on the four tests of the Planning Act s45, testing for a minor variance, we have evaluated the requested variances against these tests, as follows:

1. Is the variance minor in nature?

The proposed variances will not increase the massing on the property where it is considered as over-development within the planning and zoning requirements on this lot. The proposed side yard setbacks have similarities to other neighboring structures within the vicinity as well as the existing dwelling currently existing on the property.

Based on this, we feel these variances can be considered minor in nature.

2. Does the variance maintain the intent and purpose of the Official Plan?

Our proposal will be compatible and complimentary with respect to size, width and length in relation to the lot size and will not adversely affect the designation of the official plan. This proposal in scale, height, massing and architectural character will resemble similar homes within the district. We feel that our proposal does not impact the streetscape but blends into the character of the neighborhood.

We are in the opinion that this variance meets the intent and purpose of the Official Plan.

3. Does the variance meet the intent and purpose of the Zoning Bylaw?

The side yard setbacks closely meet the requirements of the zoning bylaw. The side yard setbacks proposed are similar to the surrounding district.

Based on this, we feel that our proposal still maintains the general intent and purpose of the Zoning Bylaw.

4. Is the variance desirable for the appropriate development of the lands?

Our proposal of a two-storey detached dwelling will have a low pitched roof slope whereas it will not deter any natural light upon the neighboring properties. The two-storey portion is set further back from the street line whereas it does not depict itself as over-massing or over development. The current status of this portion of Creditview Road are mostly custom built two-storey homes ranging between 4000 sq.ft. to 8000 sq.ft.

Therefore, we believe this variance is currently desirable for the appropriate development of the lands.

PROPERTY LOCATION

The subject land is located within the districts of Eldorado Park, Springbrook, Huttonville and Lion's Head Golf course.

SURROUNDING LAND USES

All the lands within this property district are all urban and rural residential with single family residential dwellings and Credit Valley Conservation lands.

PROPOSAL

New single detached dwelling.

TECHNICAL DATA

The subject property is zoned [A] under section 46.1 and [F] under section 44.2 under the current zoning bylaw 253-2021.

CONCLUSIONS

The proposal of this two-storey dwelling is in keeping with the official plan with respect to the existing neighborhood and context. Therefore, we feel that we have met the four tests of the Planning Act RSO 1990.

PHOTOS

None

SUMMARY

We feel that all efforts have been taken into account to allow our proposal to proceed without adversely affecting the neighboring properties and also meeting similar characteristics within the neighborhood.

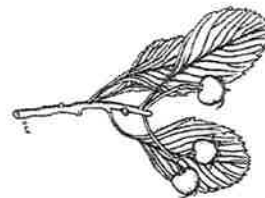
We are hoping the committee finds this application minor and favorable and grants permission for approval to proceed with this development.

Peter Vozikas
Empire Design Company
416-500-8989

(Agent for owner's)

A-2023-0011

Arborist Report For
8414 Creditview Road
Brampton, Ontario
(January 4, 2023)



DAWhiteTreeCare.com Tel: 416 431 2453, e-mail: DAWhiteTreeCare@gmail.com
D. Andrew White M. Sc. ISA Certified Arborist ON-0734. 78 Marcella St. Toronto, ON, M1G 1L2.

1. Introduction

The following is an preliminary arborist report for the property at 8414 Creditview Road, in Brampton Ontario. The purpose of this report was to inventory the trees on the site and ascertain the potential impacts of the proposed development on the trees on, and near, the subject site.

This report was prepared for

Peter Vozikas
Empire Design Company
416-500-8989
www.empiredesignhomes.com

2. Methods

An on-site inspection was made on September 28, 2022. The sizes of individual trees were measured as diameter at breast height (DBH), breast height being 140 cm from ground level. From the data collected plant Condition Rating (CR), Location Rating (LR), Species Rating (SR), and minimum Tree Protection Zones (TPZ), were estimated.^{1,2}

3. Discussion

There are plans to develop the property at 8414 Creditview Road. At least seven (7) non-exempt trees would need to be injured or removed, in order to allow for the proposed development (Table 1, Fig. 1, Photos 1-12).

Road Allowance Trees:

Two (2) road allowance trees would be at some risk of injury. The tree, #1, closest to the driveway would have infringements of its 2.4 metre TPZ radius on the side facing the driveway and on the side near the several underground utility lines. The over-digs of the utility lines would be about 1.5 metres from the closest line. Another roadside tree, #2, would be less than its 4.8 metre TPZ from the sanitation line. Both infringements would be in the outer third or fourth of the trees' TPZ radii. The tree could be retained with acceptable risk of injury (Table 1, Fig. 1).

Private Trees:

Five (5) privately owned trees near the main worksite area would be removed. The trees would be too close to the worksite to be retained without undue risk of injury. Two other side-yard trees over 15 cm DBH should be removed. The worksite access gap would overlap into the TPZ radii of the trees by almost one-third (Table 1, Fig. 1).

One (1) tree, #17, in the Regulatory Flood Plain boundary would be very close to the excavation over-dig and workspace access gap around the proposed foundation. The workspace would overlap of about one-quarter to a third of the TPZ radius of the tree. This would likely necessitate significant crown trimming, if the tree is retained. The tree would therefore best be removed (Table 1, Fig. 1).

In addition, there are several ash trees that have died due to emerald ash borer (EAB) larvae. Trees are little more than coppice growth (Table 1, Fig. 1).

The remaining trees in the wooded area to the south would be retained, with virtual no risk of injury (Table 1, Fig. 1).

Neighbours' Trees:

No trees on neighbouring properties could be retained without risk of injury. The trees to be retained would be more than their TPZ radii from the worksite (Table 1, Fig. 1).

3.2 Tree Protection:

It is necessary to protect all trees designated for preservation during both demolition and construction. This tree protection can be accomplished by protecting the said trees with *tree protection barriers*. The minimum tree protection zone (TPZ) radius is based on the diameter of the tree ($TPZ \approx 0.06_{m/cm} \times DBH_{cm}$). Tree barriers for road allowance areas would be composed of a 1.2 metres (4 ft) high orange plastic web snow fencing secured on 2"x4" wood frames. Usually, tree protection barriers, not on road allowance, are to be 1.2 metres (4 ft) high, and composed of plywood.^{3,4}

Roadside Barriers:

The road allowance tree, #1, would be protected by a web-fence barrier. The barrier would extend out to the 2.4 metre TPZ radius of the tree, except where the barrier would overlap into the roadside or overlap into the over-dig of the proposed underground utility lines (Fig. 1, Table 1).

The road allowance tree, #2, would be protected by a web-fence barrier. The barrier would extend out to the 4.8 metre TPZ radius of the tree, except where the barrier would overlap into the roadside or overlap into the over-dig of the proposed underground sanitation line (Fig. 1, Table 1).

Backyard Barriers:

A wooded area to the south would be blocked-off with a plywood tree protection barrier, with a sediment control barrier (silt-fence) on its up-slope side. The barrier would extend out to the three to five metre drip-lines of the trees to be retained. The barrier would be placed as close to the Regulatory Flood Plain Boundary as feasible. It would be up-slope of the boundary wherever possible (Fig. 1, Table 1).

3.3 Replacement Trees:

A detailed Tree Planting Plan is to be developed for the 8414 Creditview Road development proposal (Ref. 4 & 5).

At least seventeen (17) new trees need to be accounted for, as replacements for the trees that would be removed. The City of Brampton Council may impose additional conditions as it deems appropriate for the species, size, number and location of replacement trees to be planted on the site (Ref. 4 & 5, Fig. 1).

Note: Ash tree #4 should be considered “exempt” because it is moribund

Guidelines. City Standard	
Boulevards	8.0 - 10.0 m spacing
Parks	120 trees per hectare (50 trees per acre)
Valley Buffers	# trees = square area of buffer divided by 36.0 sq. m.
Woodland Buffers	1000 stems per hectare (includes whips, calliper trees, and does not include shrubs, flowers, and grasses)
SWM Ponds	# trees = square area of dry pond divided by 36.0 sq. m.

DBH (cm)	Ratio	Trees Removed	Replacements
15-20	1:1	#8	1x1 = 1 trees
21-35	2:1	#11	2x1 = 2 trees
36-50	3:1	#10 & #17	2x2 = 4 trees
51-65	4:1		4x0 = 0 trees
>65	5:1	#9 & #12	5x2 = 10 trees

Allowing for canopy gaps and proper spacing of new trees (30 m²/tree), distance from underground utility lines (>1.5 m), and available canopy gaps, there would be space for at most one or two replacement trees in the front lawn. The complement of replacement trees would be compensated cash-in-lieu, i.e. \$500 per tree (Fig. 1).

- (1) Minimum 70 mm calliper (3-inch wide stem) for deciduous & coniferous trees
- (2) Minimum growing spacing equivalent to 5.5 m by 5.5 m, i.e. 30 m²

Any new tree(s) would be of large calliper nursery grown stock. The trees would be transplanted as according to municipal codes and bylaws. New trees would best be transplanted during the spring or autumn. Mid-summer transplanting should be avoided.

These trees are to be maintained in good condition. Supplemental watering may be required during the drier periods of the year, especially during the first two or three years after their transplantation.^{4,5}

Species appropriate for the site conditions, and as replacements for species removed, could include: Hackberry (*Celtis occidentalis*); Honey Locust (*Gleditsia pseudoacacia*); Kentucky-Coffee (*Gymnocladus dioicus*); and Bur Oak (*Quercus macrocarpa*).

Any new tree(s) would best be transplanted during the spring or autumn. Mid-summer transplanting should be avoided. These trees are to be maintained in good condition. Supplemental watering may be required during the drier periods of the year, especially during the first two or three years after their transplantation.^{4,5}

The City of Brampton Council may impose additional conditions as it deems appropriate for the species, size, number and location of replacement trees to be planted on the site (Ref. 4 & 5, Fig. 1).

4. Conclusions

In order to allow for the development of the property at 8414 Creditview Road, several non-exempt trees need to be injured or removed. Several dead or moribund ash trees would also be removed.

Two (2) road allowance trees would be at risk of injury. They would be less than their TPZ radii from the underground utility line over-digs (Table 1, Fig. 1).

Six (6) privately owned trees would be removed. The trees would be too close to the worksite to be retained without undue risk of injury. One (1) of these trees is inside of the Flood Plain Boundary (Table 1, Fig. 1).

At least seventeen (17) new trees need to be accounted for, as replacements for the non-exempt trees that would be removed. Allowing for canopy gaps and proper spacing of new trees (30 m²/tree), distance from underground utility lines (>1.5 m), and available canopy gaps, there would be space for at most one or two replacement trees in the front lawn. The complement of replacement trees would be compensated cash-in-lieu, i.e. \$500 per tree (Ref. 4 & 5, Fig. 1).

D. Andrew White M. Sc.



January 4, 2023

5. Tree Data:

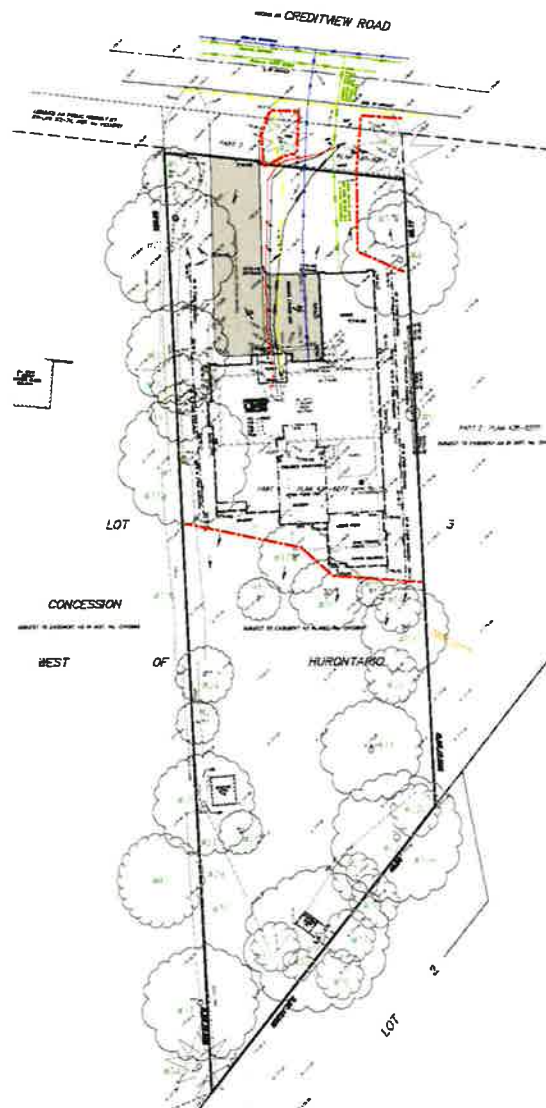


Figure #1: Arborist's Plan and layout of the 8414 Creditview Road property. Trees are numbered (green), drip-lines indicated (grey), and tree protection barriers (red) are indicated.



Photograph #1: Front yard trees #1, and #6 to #9, bear the driveway of the 8414 Creditview Road property.



Photograph #2: Trees #1 and #2, and #3 and #4, on the front yard of the 8414 Creditview Road property.



Photograph #3: Tree #1 on the roadside of the 8414 Creditview Road property.



Photograph #4: Trees #1, #2 and #6 on the front yard of 8414 Creditview Road property.



Photograph #5: Trees #7 to #9 near the driveway of the 8414 Creditview Road property.



Photograph #6: Side-yard trees #11 and #12 on the 8414 Creditview Road property.



Photograph #7: Backyard trees on the 8414 Creditview Road property.



Photograph #8: Backyard trees#14 to #18 on the 8414 Creditview Road property.



Photograph #9: Backyard trees #21 and #22 on the 8414 Creditview Road property.



Photograph #10: Backyard trees #22, #23, and #35 to #37, to on the 8414 Creditview Road property.



Photograph #11: Backyard trees #31 to #34 on the 8414 Creditview Road property.



Photograph #12: Side-yard trees #26 to #29 on the 8414 Creditview Road property.

Table #1. Tree number (No.), species, diameter at breast height (DBH), comments, Condition Rating (CR) and Tree Category.

No.	Tree Species	DBH	Comments	CR	TC
#1	White Pine <i>Pinus strobus</i>	34 cm	Injure: Tree with crown base at 2.4 m TPZ: 2.4 m AV: \$2500	65% fair	City
#2	Norway Spruce	74	Injure: Tree bifurcate at 1.6 m TPZ: 4.8 m AV: \$12,000	70% good	City
#3	Amur Maple <i>Acer ginnala</i>	24-26 cm	Retain small tree bifurcate at 1.3 m TPZ: 1.8 m	75% good	Private
#4	Green Ash <i>Fraxinus pennsylvanica</i>	38-49 cm	Remove exempt: Moribund tree with EAB & live coppice & bare crown TPZ: 3.0 m	30% poor	Private
#5	Plum tree <i>Prunus sp</i>	2-3 cm	Tree with severe black-knot fungus TPZ: 1.2 m	50% poor	Private Border
#6	Green Ash <i>Fraxinus pennsylvanica</i>	38 cm	Exempt: Dead crown from EAB, with some coppice growth TPZ: 2.4 m	20% very poor	Private
#7	Green Ash <i>Fraxinus pennsylvanica</i>	9 cm	Small trees with several stems, possibly coppice TPZ: 1.2 m	65% fair	Private
#8	Green Ash <i>Fraxinus pennsylvanica</i>	16 cm	Remove tree with crown base near 0 m, no EAB TPZ: 1.8 m	62.5% fair	Private Border
#9	Manitoba Maple <i>Acer negundo</i>	78 cm	Remove: Large tree with trunk bifurcate at 3.8 m TPZ: 4.8 m	62.5% fair	Private Border
#10	Black Cherry <i>Prunus serotina</i>	44 cm	Remove: Tree with small crown, base at 5 m TPZ: 3.0 m	52.5% low fair	Private

No.	Tree Species	DBH	Comments	CR	TC
#11	Green Ash <i>Fraxinus pennsylvanica</i>	27 cm	Remove: Small tree with crown base at 2.8 m	65% fair	Private
#12	Manitoba Maple <i>Acer negundo</i>	96 cm	Remove: Large tree with crown base at 2.4 m TPZ: 6.0 m	57.5% low-fair	Private
#13a+	Buckthorns <i>Rhamnus cathartica</i>	1-3 cm	Exempt invasive shrubs in fair to good condition TPZ: 1.8 m	65-75% fair-good	Private Border
#13b+	White Cedars <i>Thuja occidentalis</i>	2-8 cm	Hedge of exempt trees in fair to good condition TPZ: 1.2 m	65-80% fair-good	Private Border
#14	Plum <i>Prunus sp</i>	10-11 cm	Small tree with black-knot fungus TPZ: 1.8 m	40% poor	Private
#15	Apple <i>Malus domestica</i>	22 cm	Moribund tree with few leaves TPZ: 1.8 m	40% poor	Private
#16	Green Ash <i>Acer negundo</i>	4-10 cm	Exempt: Coppice, likely from stump TPZ: 1.8 m	30% poor	Private
#17	Black Walnut <i>Juglans nigra</i>	36 cm	Remove: Tree with high crown base at 4 m TPZ: 2.4 cm	65% fair	Private
#18	Amur Maple <i>Acer ginnala</i>	21-23 cm	Tree with 2 stems at 0 m TPZ: 1.8 m	72.5% good	Private
#19	Red Oak <i>Quercus rubra</i>	71 cm	Large tree with bifurcate trunk at 1.7 m TPZ: 4.8 m	62.5% fair	Private
#20	Hawthorn <i>Crataegus sp</i>	2-3 cm	Small shrub in good condition TPZ: 1.8 m	70% good	Private

No.	Tree Species	DBH	Comments	CR	TC
#21	Weeping Willow <i>Salix alba var. babylonica</i>	63 cm	Large tree with crown base at 3 m TPZ: 4.2 m	62.5% fair	Private
#22	Red Oak <i>Quercus rubra</i>	83 cm	Large tree near woods with trunk bifurcate at 5 m TPZ: 5.4 m	62.5% fair	Private
#22b	Norway Maple <i>Acer platanoides</i>	11-12 cm	Small trees near woods in good condition TPZ: 1.8 m	70-80% good	Private
#23	Black Cherry <i>Prunus serotina</i>	31 cm	Moribund small tree in woods TPZ: 2.4 m	50% poor	Private
#24	Sugar Maple <i>Acer saccharum</i>	36 cm	Tree with bifurcate trunk at 2 m TPZ: 2.4 m	62.5% fair	Private
#25	Green Ash <i>Acer negundo</i>	14-19 cm	Tree with trunk bifurcate at 0.5 m TPZ: 1.8 m	60% fair	Private
#26	Manitoba Maple <i>Acer negundo</i>	64 cm	Large tree with crown base at 2 m TPZ: 4.2 m	62.5% fair	Private
#27	Manitoba Maple, stump	65 cm	Stump without coppice TPZ: NA	0% dead	Private
#28	White Birch <i>Betula sp</i>	27 cm	Leaning tree with crown base at 3 m TPZ: 1.8 m	70% good	Private
#29	Cottonwood <i>Populus deltoides</i>	35 cm	Tree with high crown base at 4 m TPZ: 2.4 m	62.5% fair	Private
#30	Cherry <i>Prunus avium</i>	12 cm	Tree in fair condition TPZ: 1.8 m	65% fair	Private
#31	Red Oak <i>Quercus rubra</i>	16-64 cm	large tree with small bifurcation at 1.6 m TPZ: 4.2 m	60% fair	Private

No.	Tree Species	DBH	Comments	CR	TC
#32	Red Oak <i>Quercus rubra</i>	106 cm	Tree with large broken scaffold branch at 1.8 m TPZ: 6.6 m	45% poor	Private
#33	Cherry tree <i>Prunus avium</i>	19 cm	Tree in very poor condition TPZ: 1.8 m	50% poor	Private
#34	Red Oak <i>Quercus rubra</i>	76 cm	Large tree in woods with very high crown base at 7 m TPZ: 4.8 m	62.5% fair	Private
#35	Basswood <i>Tilia americana</i>	48 cm	Tree with high crown base at 7 m TPZ: 3.0 m	65% fair	Private
#36	Black Cherry <i>Prunus serotina</i>	46 cm	Tree with bifurcate trunk at 2 m TPZ: 3.0 m	60% fair	Private
#37	Sugar Maple <i>Acer saccharum</i>	31 cm	Tree with declining crown TPZ: 2.4 m	50% poor	Private
#38	Green Ash <i>Fraxinus pennsylvanica</i>	11 cm	Small tree in good condition TPZ: 1.8 m	75% good	Private
#39+	Green Ash trees <i>Fraxinus pennsylvanica</i>	10-16 cm	Trees in fair to good condition TPZ: 1.2-1.8 m	65-75% fair-good	Private
#40	Scots Pine <i>Pinus sylvestris</i>	18-29 cm	Weakly foliated tree with bifurcate trunk at 1.4 m TPZ: 1.8 m	52.5% poor	Neigh.

6. References

- 1- Council of Tree Landscape Appraisers. 2019. Guide for Plant Appraisal. 10th Edition. International Society of Arboriculture.
- 2- International Society of Arboriculture of Ontario. 2022. Ontario Supplement to Guide for Plant Appraisal 10th Edition. Ontario Chapter, International Society of Arboriculture.
- 3- City of Brampton. 2007. Office Consolidation: Tree Preservation By-law 38-2006. The Corporation of the City of Brampton Ontario.
- 4- City of Brampton Tree Preservation By-law 317-2012: A by-law to conserve and protect trees on private land within the City of Brampton and to repeal By-law 38-2006. The Corporation of the City of Brampton Ontario.
- 5- City of Brampton. 2019. Tableland Tree Assessment Guidelines (updated April 2019). The Corporation of the City of Brampton Ontario.



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)** JAYANT & HIRAL PATEL
Address 24 YOUNG GARDEN CRESCENT
BRAMPTON ONTARIO L6Y 6A4

Phone # 416-500-1373 **Fax #** _____
Email JAYANTPATEL9@ME.COM

2. **Name of Agent** PETER VOZIKAS
Address 5 NORTH RIDGE CRESCENT, GEORGETOWN ON L7G 6E7

Phone # 416-500-8989 **Fax #** _____
Email VOZKKASS@HOTMAIL.COM

3. **Nature and extent of relief applied for (variances requested):**
TO ALLOW THE PROPOSED DWELLING TO MAINTAIN AN EXIST. LOT AREA OF 0.305Ha & AN EXIST. LOT FRONTAGE OF 30.88M.
TO ALLOW THE PROPOSED DWELLING TO MAINTAIN A PROPOSED SIDE YARD SETBACK OF 4.51M ON THE ONE SIDE.
TO ALLOW THE PROPOSED DWELLING TO MAINTAIN A PROPOSED SIDE YARD SETBACK OF 4.04M ON THE OTHER SIDE.
TO ALLOW OUR PROPOSAL TO MAINTAIN A FRONT YARD LANDSCAPED AREA OF 62%.

4. **Why is it not possible to comply with the provisions of the by-law?**
THE CURENT AGRICULTURAL ZONING BYLAW REQUIRES A MINIMUM OF 7.50M SIDE YARD SETBACKS.
THE CURRENT AGRICULTURAL ZONING BYLAW REQUIRES A MINIMUM OF 0.4Ha OF LAND FOR NON-AGRICULTURAL USES.
THE CURRENT AGRICULTURAL ZONING BYLAW REQUIRES A MINIMUM OF 45M FRONTAGE.
THE CUURENT AGRICULTURAL ZONING BYLAW REQUIRES A MINIMUM OF 70% FRONT YARD LANDSCAPED AREA.

5. **Legal Description of the subject land:**
Lot Number 3
Plan Number/Concession Number 3 W.H.S.
Municipal Address 8414 CREDITVIEW ROAD

6. **Dimension of subject land (in metric units)**
Frontage 30.88 M
Depth 120.08 M
Area 3055.93 M2

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 2-STOREY BRICK DWELLING 19.6Mx8.7M AT 287.50M2 TO BE DEMOLISHED
- EXISTING 1-STOREY SHED 3.09Mx3.68M TO REMAIN
- EXISTING 1-STOREY SHED 2.15Mx1.95M TO REMAIN

PROPOSED BUILDINGS/STRUCTURES on the subject land:

- PROPOSED NEW 2-STOREY BRICK DWELLING REPLACEMENT 37.43Mx27.49M AT 673.73M2 WITH AN ATTACHED 3-CAR GARAGE AND AN INDOOR POOL AREA

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 24.74 M
- Rear yard setback 47.60 M
- Side yard setback 5.46 M
- Side yard setback 5.38 M

PROPOSED

- Front yard setback 12.00 M
- Rear yard setback 31.40 M
- Side yard setback 4.51 M
- Side yard setback 4.04 M

10. Date of Acquisition of subject land: MARCH 18 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: 1987

15. Length of time the existing uses of the subject property have been continued: 36 YEARS

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 _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 10th DAY OF January, 20 23.

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, Peter Vozikas, OF THE Town OF Halter Hill
IN THE Region OF Halter 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 10th DAY OF
January, 20 23

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

Jeanie Myers
A Commissioner etc.

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

January 10.23

Date

DATE RECEIVED January 10, 2023



8414 Creditview Rd,
Brampton, ON L6Y 0G3
20 min drive - home

Creditview Rd

Creditview Rd

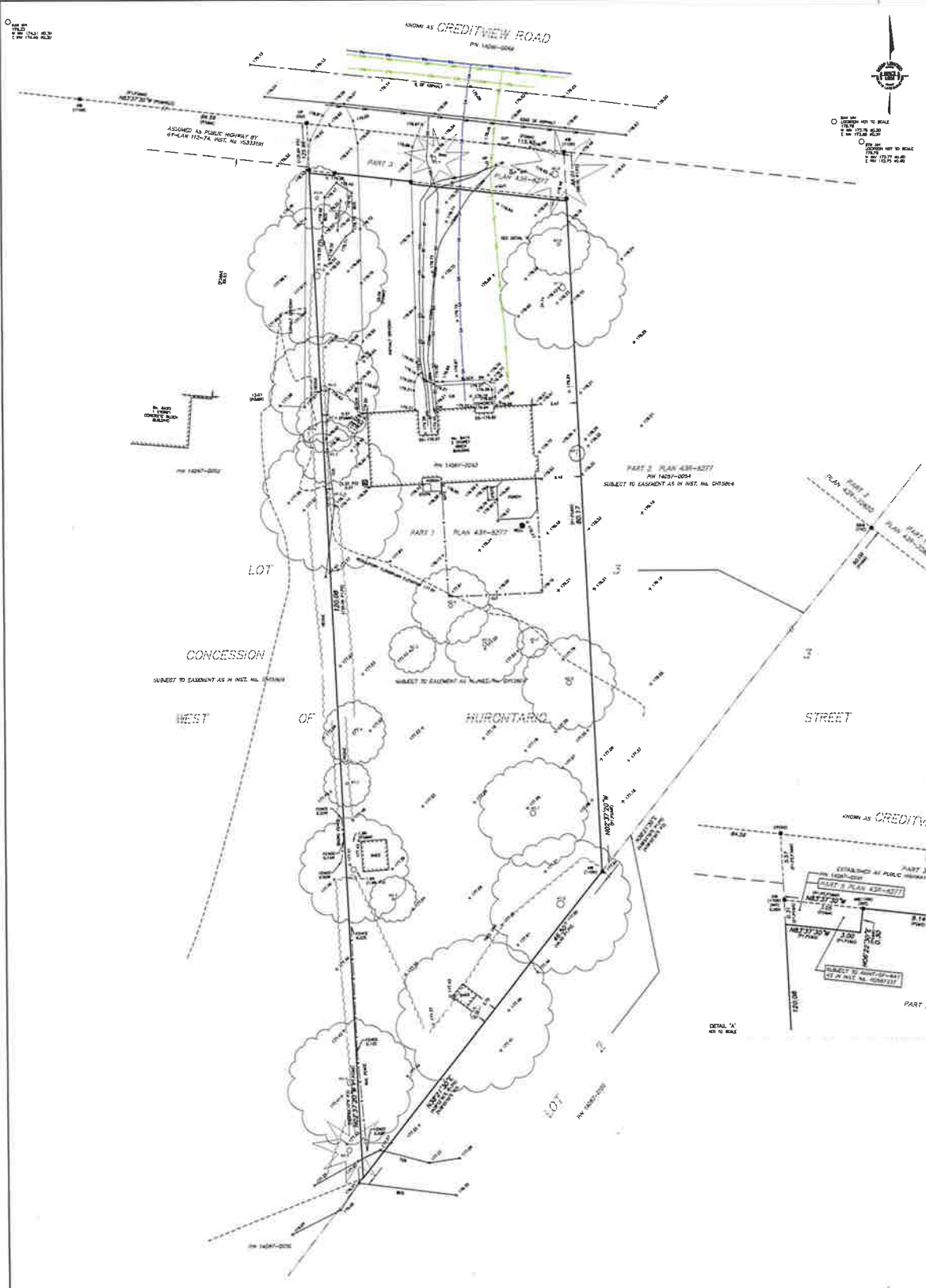
Creditview Rd

Porter Creek

Hickory R

Lloyd Sanderson Dr

0
10
20
30
40
50
60
70
80
90
100
110
120
130
140
150
160
170
180
190
200



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY SHOWING TOPOGRAPHY OF
LOT 3
CONCESSION 3
WEST OF HURONTARIO STREET
 GEOGRAPHIC TOWNSHIP OF CHINGUACOUS
 NOW IN THE
CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEELE
 SCALE 1 : 200

THE INTERIOR FOOT SIZE OF THIS PLAN IS FURTHER IN METRES AS NOTED WHEN PRINTED AT A SCALE OF 1:200 (INCLUDING 10MM BEFORE EACH REPORT)
Mansury, Mackay & Peters Limited - ONTARIO LAND SURVEYORS
 © 2022

KNOWN AS MUNICIPAL NO. 8414 CREDITVIEW ROAD
PART 2 - REPORT SUMMARY THIS PLAN IS CONDUCTED WITH REF. TO:
 1. 2021 REGISTERED PLAN NO. 438-2277
 2. 2021 REGISTERED PLAN NO. 438-2277
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
 1. REFER TO PART 1 OF THIS PLAN FOR THE LOCATION OF EASEMENTS, STRUCTURES, FENCES & UTILITIES

METRIC DIMENSIONS SHOWN WITHIN ARE METRIC UNITS.
COLOUR THE COLOURS SHOWN WITHIN THIS PLAN ARE AS SHOWN IN THE LEGEND.

- LEGEND**
- DENOTES A SURVEY MONUMENT FOUND
 - DENOTES A SURVEY MONUMENT PLANTED
 - ▨ DENOTES STANDARD IRON BAR
 - ▩ DENOTES IRON BAR
 - DENOTES CONCRETE PIN
 - P1 DENOTES PLAN BY DONALD HOLMAN DATED DECEMBER 21, 1984
 - P2 DENOTES PLAN 438-2277
 - P3 DENOTES PLAN BY GENESIS LAND SURVEYING INC. DATED FEBRUARY 19, 2021
 - P4 DENOTES PLAN 438-2080
 - P5 DENOTES PROPERTY IDENTIFICATION NUMBER
 - (W) DENOTES A WITNESS MONUMENT
 - (U) DENOTES UTILITY LAYOUT
 - OS DENOTES ODORLESS
 - TS DENOTES TOP OF SLOPE
 - BS DENOTES BOTTOM OF SLOPE
 - CLF DENOTES CHAIN LINK FENCE
 - AC DENOTES AIR CONDITIONER
 - GM DENOTES GAS METER
 - RV DENOTES REMAINING WALL
 - IB DENOTES INTERLOCKING BRICK
 - E DENOTES CENTRELINE
 - DWR DENOTES DRAINAGE WIRES
 - CS DENOTES TREE STUMP
 - DENOTES ODORLESS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES
 - DENOTES CENTRIFUGAL TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES
 - DENOTES BILL TELEPHONE
 - DENOTES COMBUSTION
 - DENOTES GAS MAIN
 - DENOTES GAS SERVICE
 - DENOTES HYDRO SERVICE
 - DENOTES WATER MAIN
 - DENOTES WATER SERVICE
 - DENOTES SANITARY SEWER
 - DENOTES STORM SEWER

ALL BUILDING TIES ARE TO FOUNDATION AND ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED

BENCHMARK NOTE
 CITY OF BRAMPTON BENCHMARK NO. 04200204
 ELEVATION = 162.70 METRES (GEOIDAL HEIGHT)
 MONUMENT IS LOCATED 34.30 METRES SOUTH OF CENTRELINE OF STEELES AVENUE AND 13.70 METRES EAST OF CENTRELINE OF CHURCHVILLE ROAD

BEARING REFERENCE
 BEARINGS AND DISTANCES ARE REFERRED TO THE SOUTHWEST CORNER OF CREDITVIEW ROAD AS SHOWN ON PLAN 438-2277 HAVING A BEARING OF N82°27'32"W

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. THIS SURVEY WAS COMPLETED ON THE 04TH DAY OF JUNE, 2022

JUNE 8, 2022
 DATE
 1022 MANSURY, MACKAY & PETERS LIMITED
 SURVEYORS

MMP Mansury, Mackay & Peters Limited LAND SURVEYORS & ENGINEERS	Survey No.	438
	Project No.	22-076

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:200



1994
DONALD P. McLEAN



CONCESSION

CONCESSIONS UNTRAVELLED

WEST

HALF

LOT

2207'S

ROAD ALLOWANCE BETWEEN CONCESSIONS

CONCESSION

INSTRUMENT

GARAGE

MANUAL ROOM

PHONE

ROAD

" TRAVELLED

OPTION 'B

DONALD P. McLEAN
ONARIO LAND SURVEYOR
115 ELDONA AVENUE
BRAMPTON, ONTARIO
L6Y 1M5 PHONE 661-0480

PAGE 278
(Case L-2604)

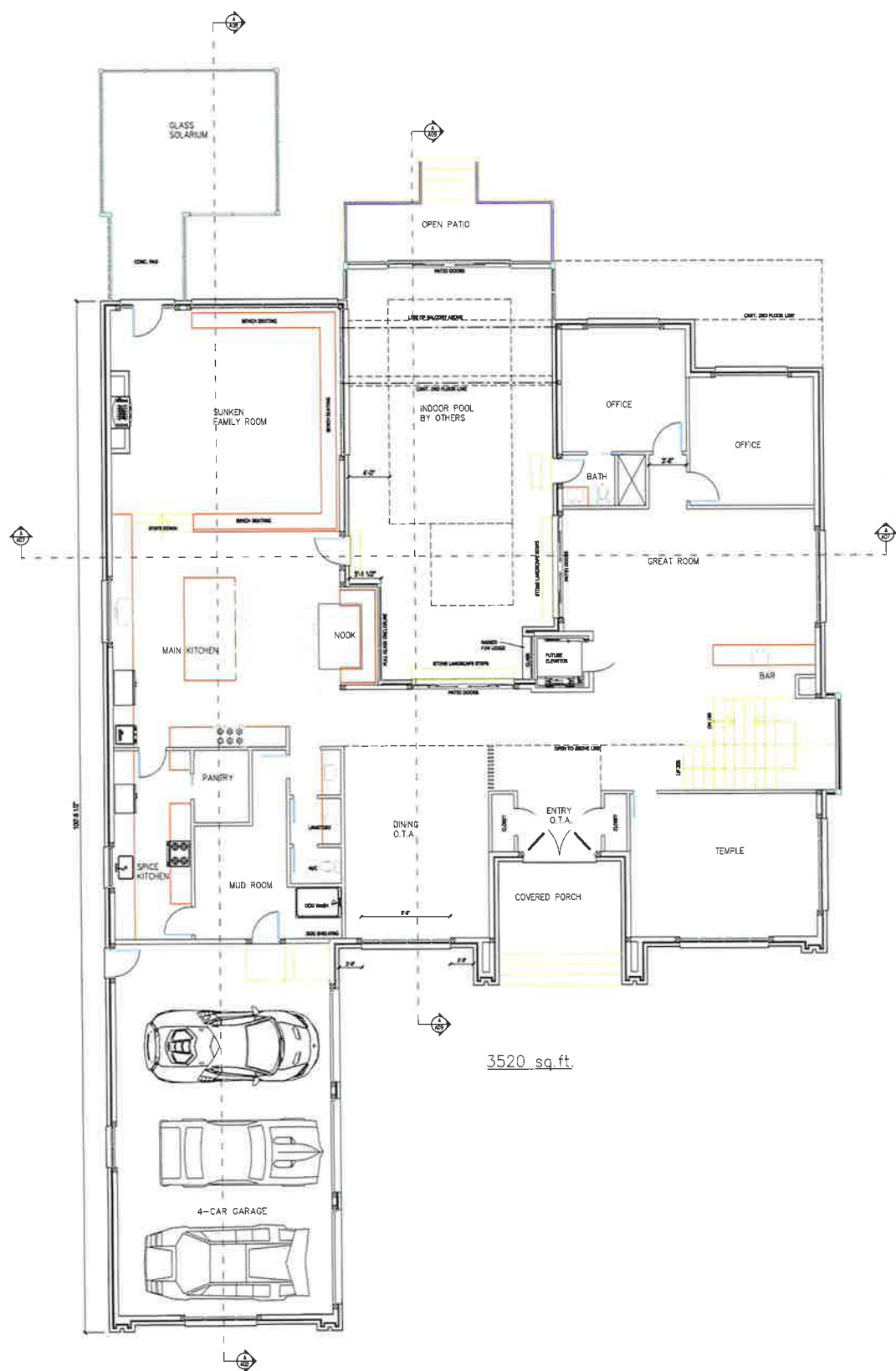
METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE
1. - 0.00 LOCATED CURB MONUMENT POINT
2. - 0.00 LOCATED STANDARD IRON BAR (1" SQUARE x 4 LONG)
3. - 0.00 LOCATED 8" x 8" SQUARE IRON BAR
4. - 0.00 LOCATED 2" x 4" x 8" WOOD SIGN BAR
5. - DIMENSIONS AND DISTANCES SHOWN HEREIN ARE TAKEN FROM ROAD 434-8277
6. - 0.00 SERVICES HAVE NOT BEEN LOCATED AND SHOULD BE DEPICTED ON THE RECORD OF THE UTILITY PROVIDER PRIOR TO CONSTRUCTION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 21ST DAY OF OCTOBER 1994

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR OR SUBCONTRACTOR PROCEED IN ANY MANNER UNLESS THE DESIGNER HAS REVIEWED UNDER THE 2012 DEC. AS AMENDED

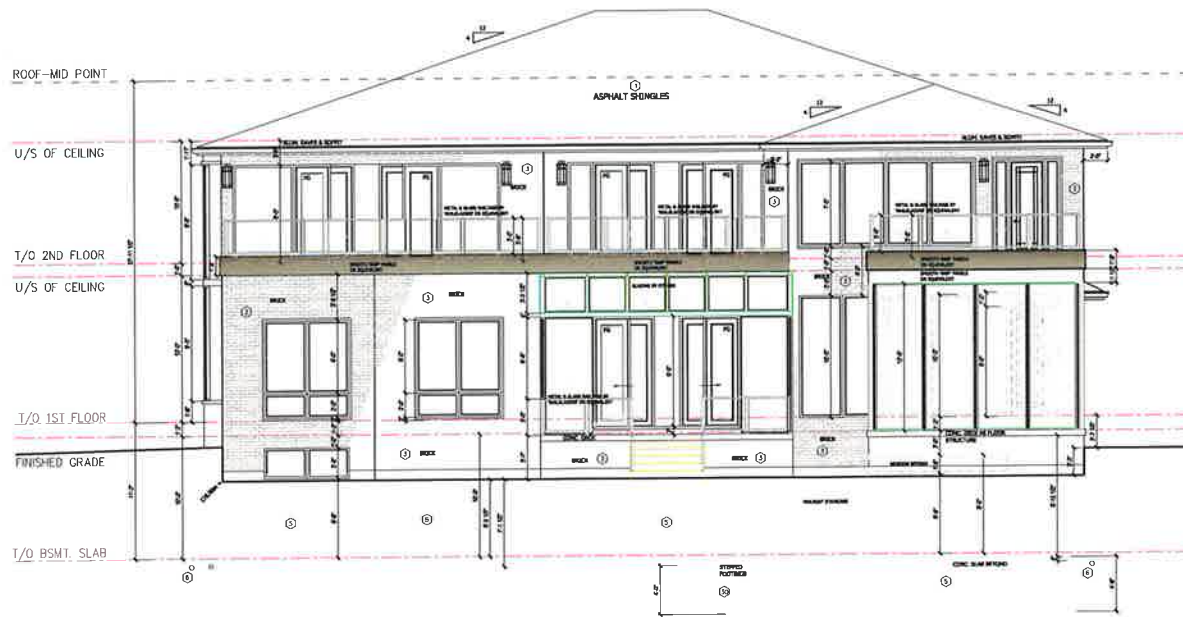
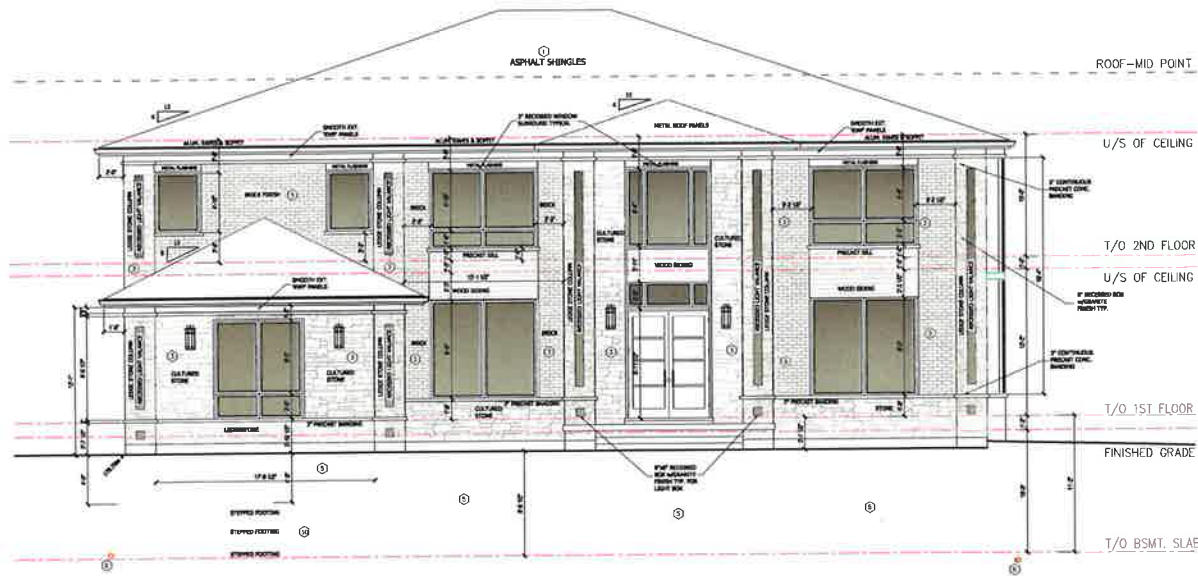


BCN
 The undersigned has reviewed and taken responsibility for the design and for the specifications on (this document) and certifies that the same are in accordance with the requirements of the Building Code of the City of Brampton.
 Signature: *[Signature]*
 Name: Peter Vachon
 Title: Architect
 License No: 128825
 Date: NOV/2022



PROJECT: **Patel Residence**
 8414 Creditview Road
 Brampton, ONT.
 jayanypatel9@me.com
 416-500-1373

PROJECT: PROPOSED SINGLE FAMILY DWELLING	
SHEET TITLE: GROUND FLOOR PLAN	
SCALE: 3/16"=1'-0"	DATE: NOV/2022
DRAWN BY: P.V.	CHECKED BY: PV
PROJECT NO:	SHEET NO: A02



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR BE RESPONSIBLE FOR PROCEEDING UNDER THE 2012 O.B.C. AS AMENDED.

BCIN
 The architect has issued and their responsibility for the design and construction of this project shall extend to the satisfaction of all the Ontario Building Code Act & its Regulations.
 Approved under Reg. 610 of the O.B.C. 2012, as amended.
 Approved under 1214 (UBO)
 Peter Vucelja 10000
 Date: 11/11/2022



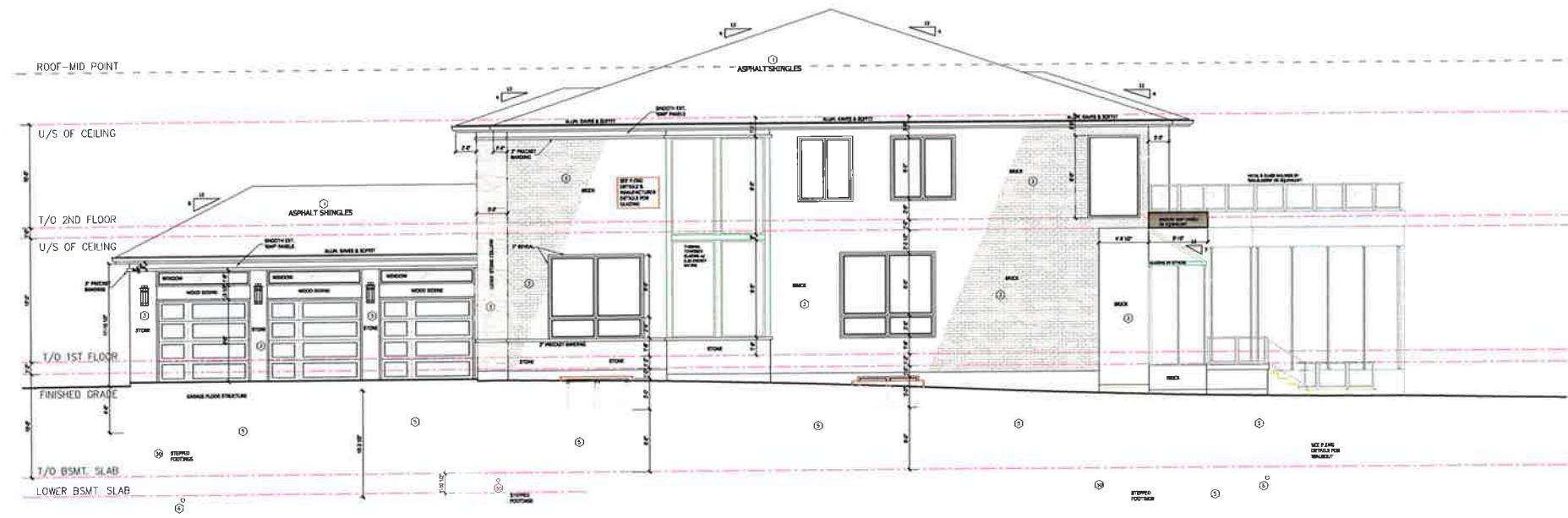
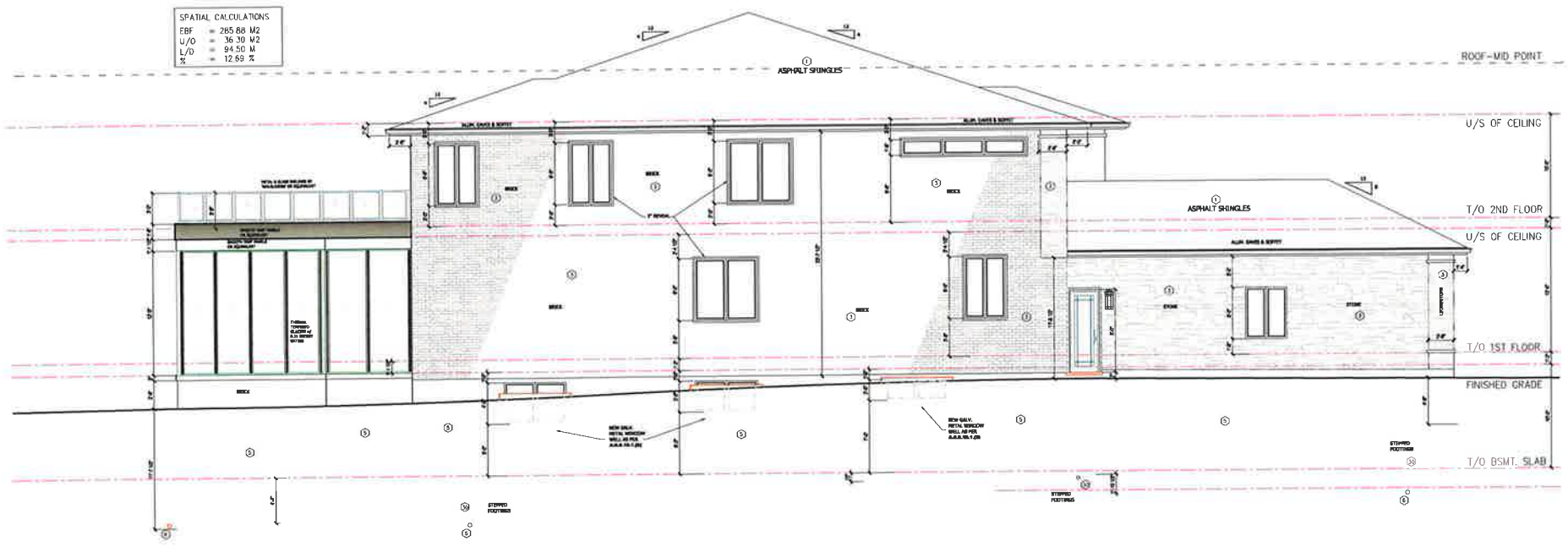
OWNER:
Patel Residence
 8414 Creditview Road
 Brampton, ONT.
 jayanypatel@90me.com
 416-500-1373

PROJECT:
PROPOSED SINGLE FAMILY DWELLING

SHEET NAME:
FRONT/REAR ELEVATIONS

SCALE: 3/16" = 1'-0" DATE: NOV/2022
 DRAWN BY: P.V. CHECKED BY: PV
 PROJECT NO: SHEET NO: **A05**

SPATIAL CALCULATIONS	
EBF	= 285.88 M2
U/O	= 36.30 M2
L/O	= 94.50 M
%	= 12.89 %



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR OR SUBCONTRACTOR PROVIDED IS UNDERSTANDY REVIEWED UNDER THE 2017 O.R.C. AS APPLICABLE.

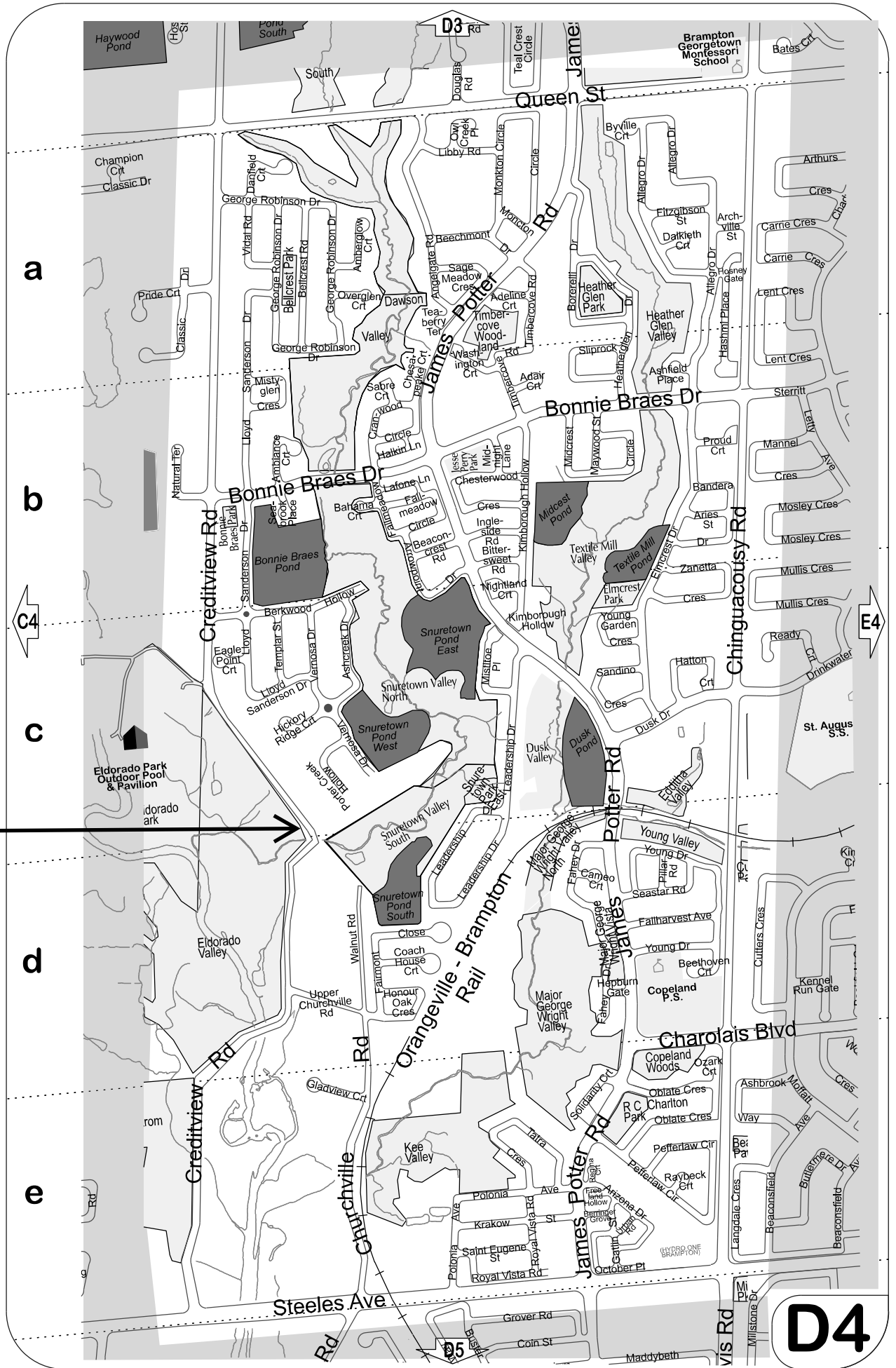
BON
 The undersigned has assumed full professional responsibility for the design and construction of the building and will ensure the completion of all the design details, such as to be a member of the Ontario Association of Architects.
 Project No. 120025
 Date: 11/11/2022



Patel Residence
 8414 Creditview Road
 Brampton, ONT.
 jaynp@patelme.com
 416-500-1373

PROJECT: PROPOSED SINGLE FAMILY DWELLING
SHEET TITLE: SIDE ELEVATIONS
SCALE: 3/16" = 1'-0"
DATE: NOV/2022
DRAWN BY: JPV
CHECKED BY: JPV
PROJECT NO: SHEET NO: **A06**

A-2023-0011



D4