

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **IJAZ HUSSAIN AND FARKHANDA IJAZ** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 29, Plan 43M-1849 municipally known as **12 CANIS STREET**, Brampton;

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

1. To permit a proposed below grade entrance in the required interior side yard having a setback of 0.2m (0.66 ft.) whereas the by-law requires a minimum 0.3m (0.98 ft.) setback to a below grade entrance in a required side yard where a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling.

**OTHER PLANNING APPLICATIONS:**

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

Plan of Subdivision: \_\_\_\_\_ **NO** \_\_\_\_\_  
Application for Consent: \_\_\_\_\_ **NO** \_\_\_\_\_

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, April 18, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

**IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT.** This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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

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

DATED at Brampton Ontario, this this 5th Day of April, 2023.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall, 2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)

AREA STATISTICS

A - EXISTING PRINCIPAL RESIDENCE  
EXISTING MAIN FLOOR AREA =2007.27 SFT / 186.58 SM  
EXISTING SECOND FLOOR AREA =1921.39 SFT / 178.56 SM  
GARAGE AREA =455.54 SFT / 42.33 SM

TOTAL ABOVE GRADE GFA =4384.2 SFT / 407.47 SM

B - EXISTING BASEMENT  
NEW BASEMENT APARTMENT GFA =1678.41 SFT / 155.99 SM  
BASEMENT PART OF PRINCIPAL RESIDENCE =32.08 SFT / 2.98 SM  
FURNACE AREA =00.00 SFT / 00.00 SM

TOTAL BASEMENT GFA =1710.49 SFT / 158.97 SM

BASEMENT APARTMENT GFA IS 38% OF PRINCIPAL RESIDENCE GFA  
TOTAL LOT AREA :11185.57 SFT / 1039.55 SM

SCOPE OF WORK

- ① BASEMENT APARTMENT  
② NEW BELOW GRADE SIDE YARD ENTRANCE. PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT.

SITE LOCATION

12 CANIS ST.  
BRAMPTON



LEGEND

- PROPERTY LINE  
▲ ENTRANCE & EGRESS

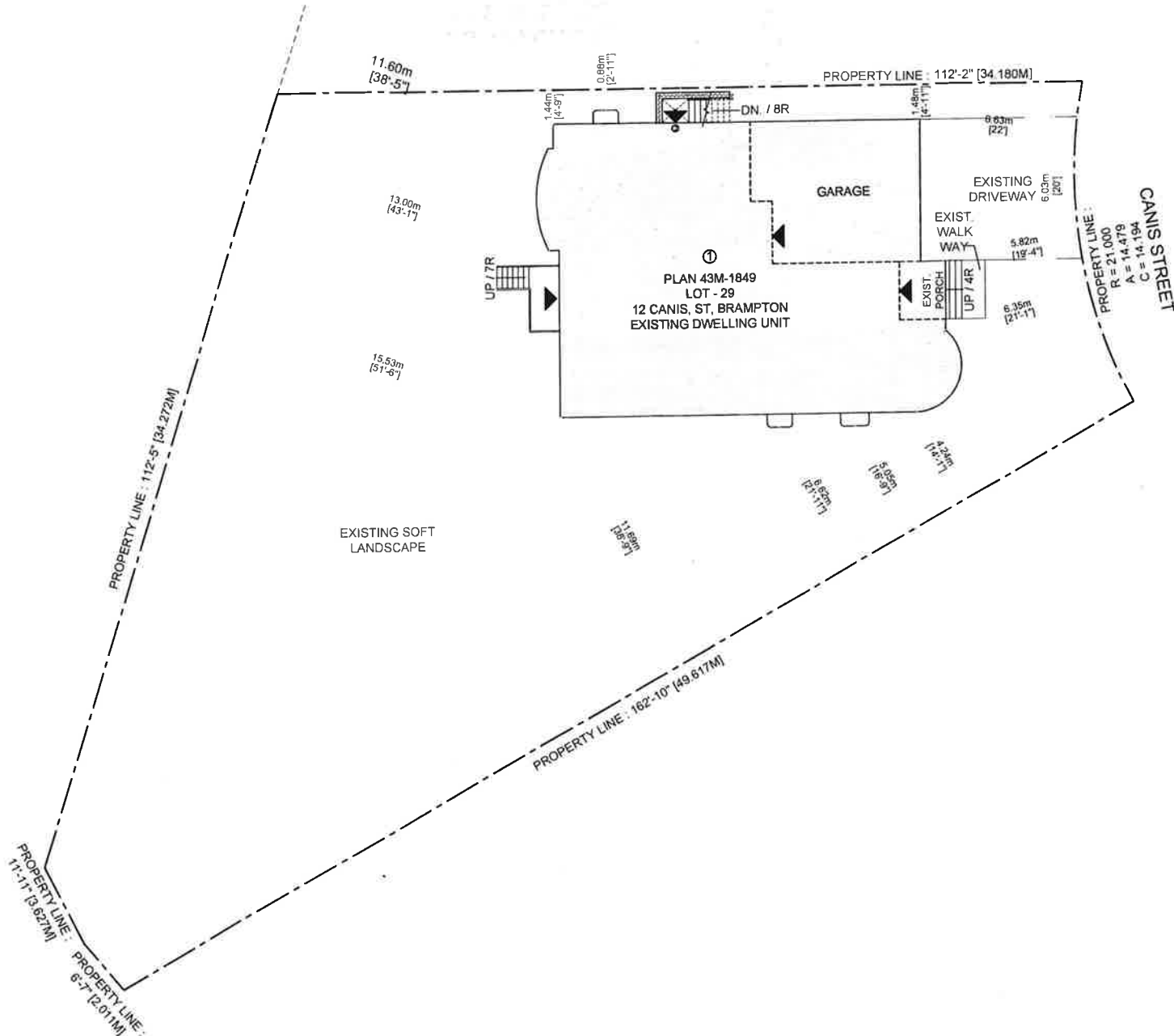
PARKING SPACES PROVIDED

FOUR PARKING SPACES PROVIDED  
(TWO OUTSIDE & TWO INSIDE THE GARAGE)



SITE PLAN

SCALE : 1/16" = 1'-0"



RELEASED FOR BUILDING PERMIT  
CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES IN WRITING TO THE CONSULTANT BEFORE CONSTRUCTION.  
ALL DIMENSIONS AND PRECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.  
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NO.	DATE	REVISION / ISSUED
01	2023-07-25	PRELIMINARY LAYOUT
02	2023-08-08	PERMIT APPLICATION
03	2023-08-08	REVISION TO SP & F.T.S. DIMENSIONS
04	2023-08-08	GRADE VARIATION APPLICATION

OWNER

IJAZ HUSSAIN

ARCHITECT



C-Architects Inc.  
10368 WINSTON CHURCHILL BLVD.  
HALTON HILLS ON L7G 4S7  
c: 847.741.5917, e: info@c-archi.com  
SEAL



ALTERATIONS  
(SU)

12 CANIS ST, BRAMPTON

SITE PLAN

SCALE: 1/16" = 1'-0"  
DATE: 2023.01.01  
PROJECT: 22-103  
DRAWING NO:

A-001

REVISION: 00

**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 **April 18, 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, April 13, 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, April 13, 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, April 13, 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, April 13, 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-2023-0068

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)** IJAZ HUSSAIN & FARKHANDA IJAZ  
**Address** 12 CANIS ST, BRAMPTON ON L6X 0W6

**Phone #** 289 541 7689 **Fax #**  
**Email** ijaz@todayemployment.ca

2. **Name of Agent** M. ARSHAD SIDDIQUI  
**Address** 10368 WINSTON CHURCHILL BLVD, HALTON HILLS ON L7G 4S7

**Phone #** 647 741 5917 **Fax #**  
**Email** arshad@c-archi.com

3. **Nature and extent of relief applied for (variances requested):**  
MINOR VARIANCE REQUEST IN REQUIRED SETBACK FOR PROPOSED BELOW GRADE STAIRS AS PRIMARY MEANS OF ENTRANCE AND EXIT FOR PROPSOED SECOND UNIT  
  
REQUIRED SETBACK IS 0.3M PER ZONING BY-LAW. PROPOSED SETBACK OF 0.2 REQUIRES MINOR VARIANCE APPROVAL OF 0.1M.

4. **Why is it not possible to comply with the provisions of the by-law?**  
OWNER WANTS TO PRESERCE EXISTING PLANTATION AND FEATURED LANDSCAPE ON SOUTHERN SIDE-YARD. HENCE THE BELOW GRADE IS PROPOSED ON NORTHERN SIDE YARD.

5. **Legal Description of the subject land:**  
**Lot Number** 29  
**Plan Number/Concession Number** PLAN 43M-1849  
**Municipal Address** 12 CANIS ST, BRAMPTON ON L6X 0W6

6. **Dimension of subject land (in metric units)**  
**Frontage** 21 M  
**Depth** 49.61M / 34.18 M  
**Area** 1039.55 SM

7. **Access to the subject land is by:**  
**Provincial Highway** ☐  
**Municipal Road Maintained All Year** ☒  
**Private Right-of-Way** ☐  
**Seasonal Road** ☐  
**Other Public Road** ☐  
**Water** ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES** on the subject land: List all structures (dwelling, shed, gazebo, etc.)

MAIN RESIDENTIAL BUILDING : 365.14 SM GFA

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

NA

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	6.63 M
Rear yard setback	15.53 M
Side yard setback	1.48 M
Side yard setback	4.24 M

**PROPOSED**

Front yard setback	6.63 M
Rear yard setback	15.53 M
Side yard setback	0.20 M
Side yard setback	4.24 M

10. Date of Acquisition of subject land: 2012
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: 2012
15. Length of time the existing uses of the subject property have been continued: 11 YEARS

16. (a) What water supply is existing/proposed?  
Municipal ☒ Other (specify) NA  
Well ☐
- (b) What sewage disposal is/will be provided?  
Municipal ☒ Other (specify) NA  
Septic ☐
- (c) What storm drainage system is existing/proposed?  
Sewers ☒ Other (specify) NA  
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 # NA Status NA

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 # <u>NA</u>	Decision <u>NA</u>	Relief <u>NA</u>
File # <u>NA</u>	Decision <u>NA</u>	Relief <u>NA</u>
File # <u>NA</u>	Decision <u>NA</u>	Relief <u>NA</u>

MS Jeshod  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 10<sup>TH</sup> DAY OF MARCH, 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, M. ARSHAD SIDDIQUI, OF THE TOWN OF HALTON HILLS

IN THE REGION OF HALTON 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 10<sup>TH</sup> DAY OF  
MARCH, 20 23.

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

MS Jeshod  
Signature of Applicant or Authorized Agent

[Submit by Email](#)

Jeanie Myers  
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1E - 1451

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

HOTHU S.

Zoning Officer

MAR 10 2023

Date

DATE RECEIVED

March 10<sup>th</sup> 2023

Date Application Deemed  
Complete by the Municipality

Revised 2022/02/17

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

REGISTERED

PLAN

43M-1815

BLOCK 221

LOT 29  
PIN 14093-2530

PLAN 43M-1849

REGISTERED

LOT 30

EXISTING DWELLINGS

D.U.C.

EXISTING DWELLING

CANIS STREET

(DEDICATED BY REGISTERED PLAN 43M-1849)

LOT 23

LOT 22

LOT 31

LOT 32

SURVEYOR'S REAL PROPERTY REPORT

PART 1

PLAN SHOWING

LOT 29

REGISTERED PLAN 43M-1849

CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

SCALE : 1:300



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SURVEYOR'S REAL PROPERTY REPORT

PART 2

THIS PLAN MUST BE READ WITH SURVEYOR'S REAL PROPERTY REPORT DATED AUGUST 7, 2013.

NOTES

DENOTES	PLANTED MONUMENT
□	FOUND MONUMENT
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
922	SCHAEFFER DZALDOV BENNETT LTD.
P	REGISTERED PLAN 43M-1849
PI	SCHAEFFER DZALDOV BENNETT LTD., SURVEY DATED JULY 18, 2012
D.U.C.	DWELLING UNDER CONSTRUCTION
M	MEASURED
S	SET

ALL FOUND MONUMENTS ARE NUMBERED 922.  
ALL MEASUREMENTS TO DWELLINGS ARE TAKEN TO CONCRETE FOUNDATIONS.

BEARINGS ARE GRID DERIVED FROM THE 6° UTM CO-ORDINATE SYSTEM NAD 83, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF LOT 29 AS SHOWN ON REGISTERED PLAN 43M-1849, HAVING A BEARING OF N44°13'45"E.

THIS REPORT WAS PREPARED FOR EDEN OAK  
AND OTHER APPLICABLE PARTIES TO CURRENT TRANSACTIONS ONLY,  
AND THE UNDERSIGNED IS NOT LIABLE FOR ANY FUTURE TRANSACTIONS.

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 THE 12th DAY OF JUNE, 2013.

DATE AUGUST 7, 2013.

DAN DZALDOV  
Ontario Land Surveyor

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1876321

THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1028, Section 28(3).

SCHAEFFER DZALDOV BENNETT LTD.  
ONTARIO LAND SURVEYORS

64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL.(416)987-0101

DRAWN ACAD/SB CHECKED WMF SCALE 1:300 JOB NO. 06-544-00

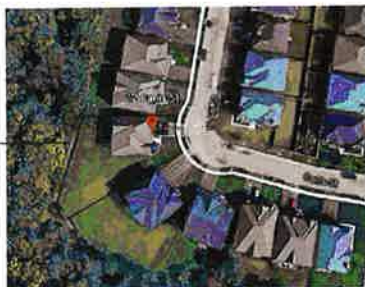
A - EXISTING PRINCIPAL RESIDENCE  
EXISTING MAIN FLOOR AREA = 2007.27 SFT / 186.58 SM  
EXISTING SECOND FLOOR AREA = 1921.39 SFT / 178.56 SM  
GARAGE AREA = 455.54 SFT / 42.33 SM

B - EXISTING BASEMENT	=1678.41 SFT / 155.99 SM
NEW BASEMENT APARTMENT GFA	=00.00 SFT / 00.00 SM
BASEMENT PART OF PRINCIPAL RESIDENCE	=32.08 SFT / 2.98 SM
FURNACE AREA	

BASEMENT APARTMENT GFA IS 38% OF PRINCIPAL RESIDENCE GFA  
TOTAL LOT AREA :11185.57 SFT / 1039.55 SM

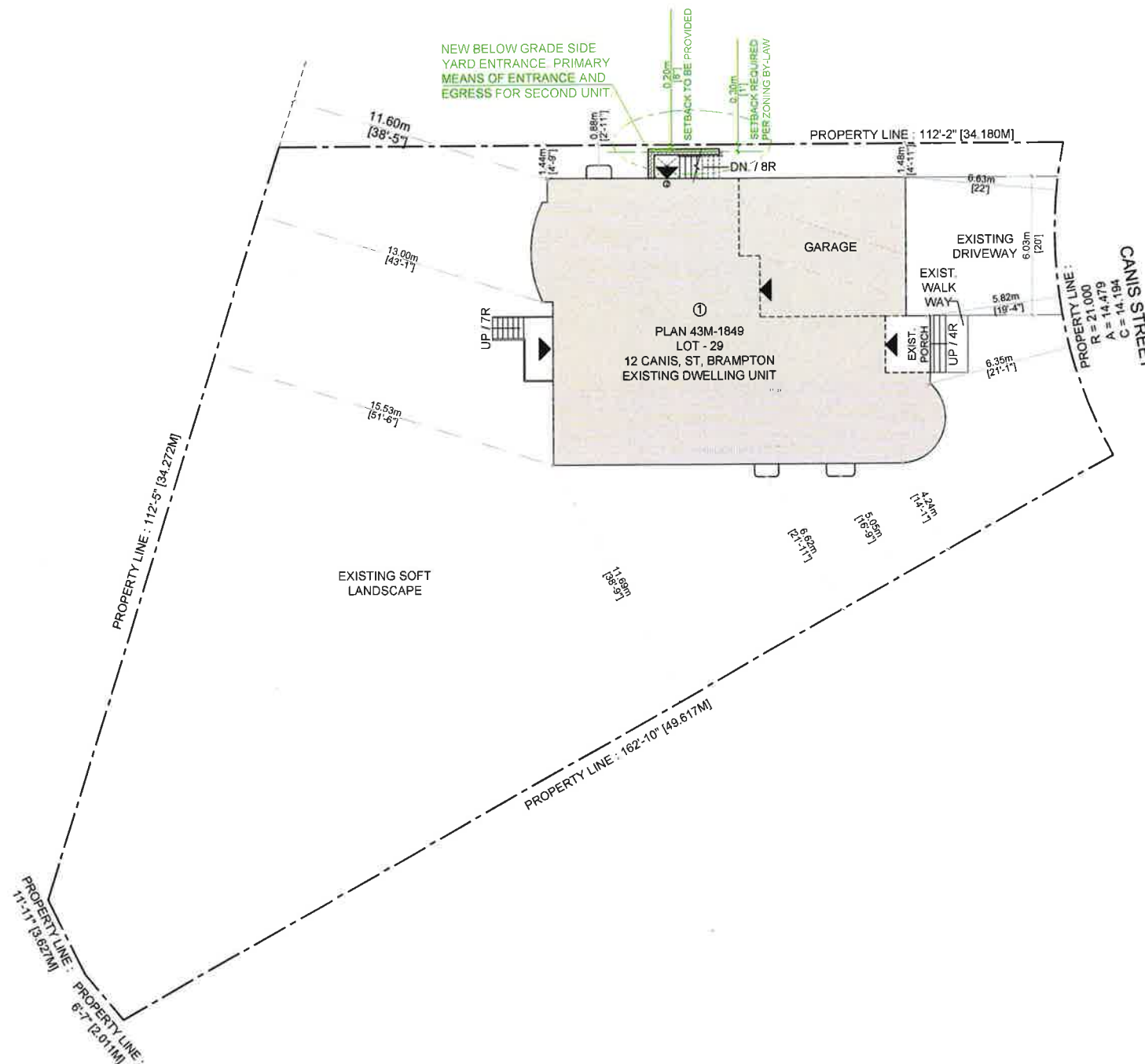
- ① BASEMENT APARTMENT
- ② NEW BELOW GRADE SIDE YARD ENTRANCE. PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT.
- ③ MINOR VARIANCE REQUEST IN REQUIRED SETBACK FOR PROPOSED BELOW GRADE STAIRS AS PRIMARY MEANS OF ENTRANCE AND EXIT FOR PROPOSED SECOND UNIT

12 CANIS ST.  
BRAMPTON-



---.---.--- PROPERTY LINE  
▲ ENTRANCE & EGRESS

FOUR PARKING SPACES PROVIDED  
(TWO OUTSIDE & TWO INSIDE THE  
GARAGE)



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NO	DATE	REVISION / ISSUED
01	2022 07 26	SCHEMATIC LAYOUT
02	2022 09 03	PERMIT APPLICATION
03	2023 01 01	REVISION FOR BP 27294325 AND 00158
04	2023 01 03	MAJOR REVISION APPLICATION

OWNER

IJAZ HUSSAIN

ARCHITECT



C-Architecture Ltd

10368 WINSTON CHURCHILL BLVD,  
HALTON HILLS ON L7G 4S7  
c: 647.741.5917, e: info@c-archi.com

SEAL

SEAL



ALTERATIONS  
(SU)

12 CANIS ST. BRAMPTON

SCALE:  $\frac{1}{16}" = 1'-0"$   
DATE: 2023.01.01  
PROJECT: 22-103  
DRAWING NO:

A-001

REVISION: 00



RELEASED FOR BUILDING PERMIT

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES OF ANY TO THE CONSULTANTS BEFORE CONSTRUCTION.

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NO.	DATE	REVISION / ISSUED
01	2023.01.25	SCHEMATIC LAYOUT
02	2023.06.08	PERMIT APPLICATION
03	2023.01.01	REVISION TO BE A SECOND FLOOR SLAB
04	2023.01.01	WIND VARIANCE APPLICATION

OWNER

IJAZ HUSSAIN

ARCHITECT



C-Architecture Ltd

10368 WINSTON CHURCHILL BLVD,  
HALTON HILLS ON L7G 4S7  
c. 647.741.5817, e. info@c-archi.com

SEAL



ALTERATIONS  
(SU)

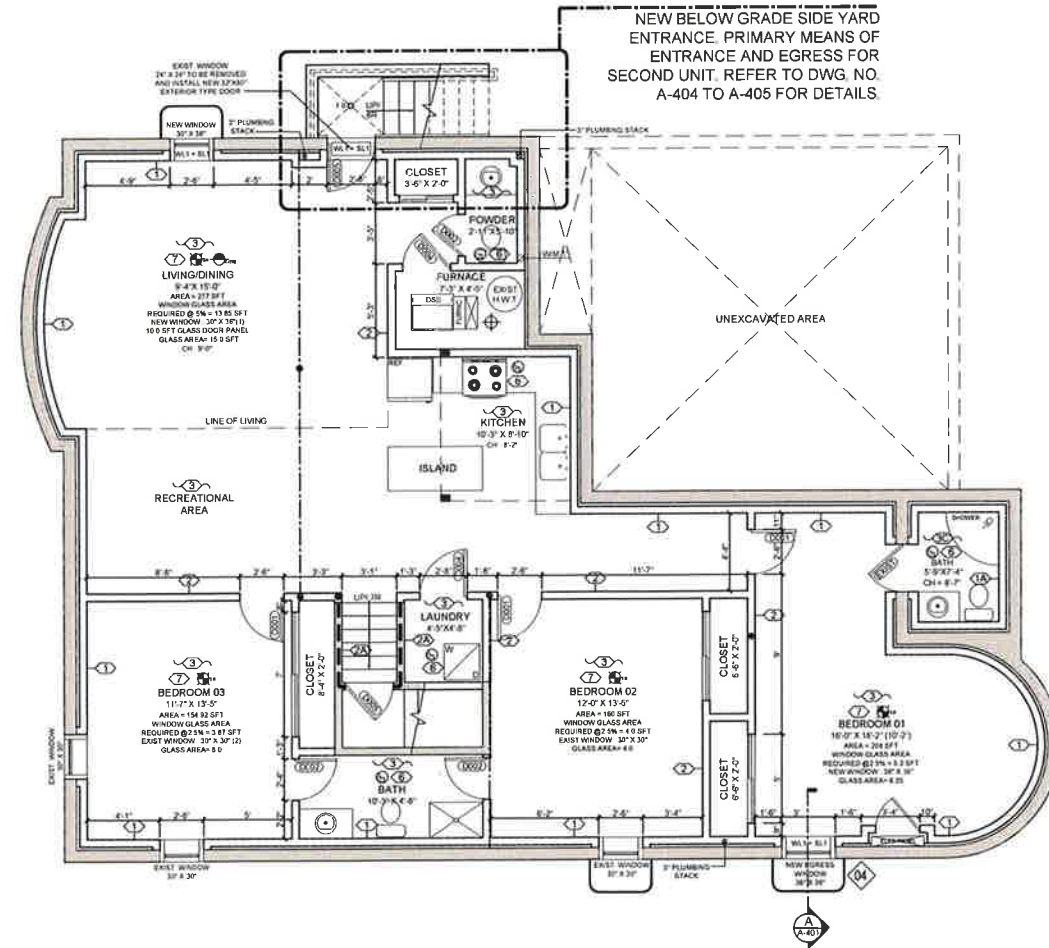
12 CANIS ST, BRAMPTON

BASEMENT -  
SCHEMATIC  
LAYOUT









SCALE: 1/8" = 1'-0"  
DATE: 2023.01.01  
PROJECT: 22-103  
DRAWING NO:

A-102

REVISION: 00



1 BASEMENT - SCHEMATIC LAYOUT  
A-102 SCALE: 1/8" = 1'-0"

- LEGEND:
-  EXHAUST FAN
  -  EXISTING WALLS
  -  NEW WALLS
  -  FIRE RATED WALLS. REFER TO A-403 FOR DETAILS
  -  EXISTING TO BE REMOVED
  -  EXISTING STEEL & WOODEN POSTS
  -  HARD WIRED SMOKE DETECTOR (INTERCONNECTED)
  -  CARBON MONOXIDE ALARM

BASEMENT - SCHEMATIC LAYOUT

SHARED AREA = 0.0 SFT / 0.0 SM

NEW BASEMENT APARTMENT GFA = 1678.41 SFT / 155.99 SM

FURNACE AREA = 32.08 SFT / 2.98 SM

TOTAL BASEMENT GFA = 1710.49 SFT / 158.97 SM

CEILING HEIGHT = 9'-0"

CEILING HEIGHT U/S OF DUCT = 8'-2"

04 EGRESS WINDOW

TO BE OPERABLE FROM INSIDE WITHOUT USE OF ANY TOOLS UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.35 SM / 3.8 SFT WITH NO DIMENSION LESS THAN 1'-5" 460MM)

ALL WORK SHALL CONFORM TO THE ONTARIO BUILDING CODE O. REG. 332<sub>12</sub> AS MENTIONED

SL1: STEEL LINTEL 31/2" X 31/2" X 3/8"

WL1: WOOD LINTEL 2 - 2 X 8 SPF NO.1 OR 2

DOOR SCHEDULE

(EXIST)	EXISTING DOOR & WINDOW TO REMAIN. REPAINT IF REQUIRED
(D001)	NEW 2'-6" X 6'-8" WOOD DOOR & FRAME
(D002)	NEW 2'-4" X 6'-8" WOOD DOOR & FRAME
(D003)	NEW 2'-0" X 6'-8" WOOD DOOR & FRAME
(D004)	NEW 2'-8" X 6'-8" WOOD DOOR & FRAME
(D005)	NEW 2'-8" X 6'-8" 20. MIN. FIRE RATED DOOR

RELEASED FOR BUILDING PERMIT

CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES IF ANY TO THE CONSULTANT BEFORE CONSTRUCTION.

ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT FIRM.

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NO.	DATE	REVISION / ISSUED
1	2022.07.25	SCHEMATIC DESIGN
2	2022.09.01	PERMIT APPLICATION
3	2023.01.01	REVISION FOR B.P. # 112 (MAY 2022)
4	2023.01.21	WALK-OUT APPLICATION

OWNER

IJAZ HUSSAIN

ARCHITECT



C-Architecture Ltd

10368 WINSTON CHURCHILL BLVD,  
HALTON HILLS ON L7G 4S7  
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SEAL



ALTERATIONS  
(SU)

12 CANIS ST, BRAMPTON

WALKOUT  
DETAILS

SCALE:  $\frac{3}{16}" = 1'-0"$

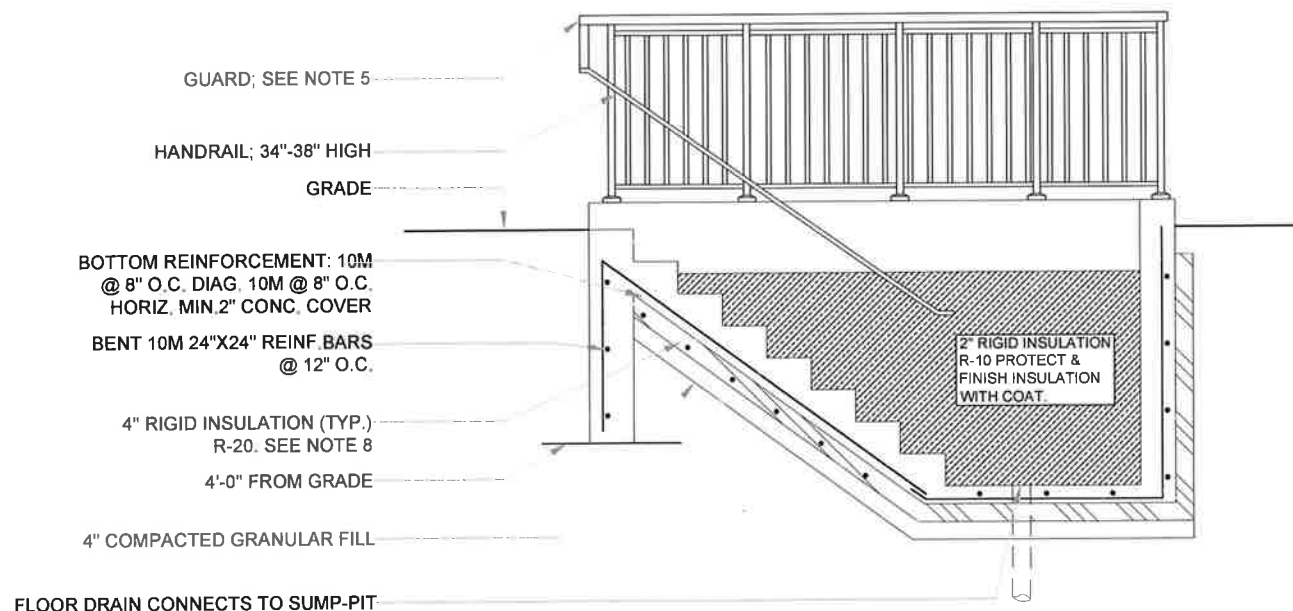
DATE: 2023.01.01

PROJECT: 22-103

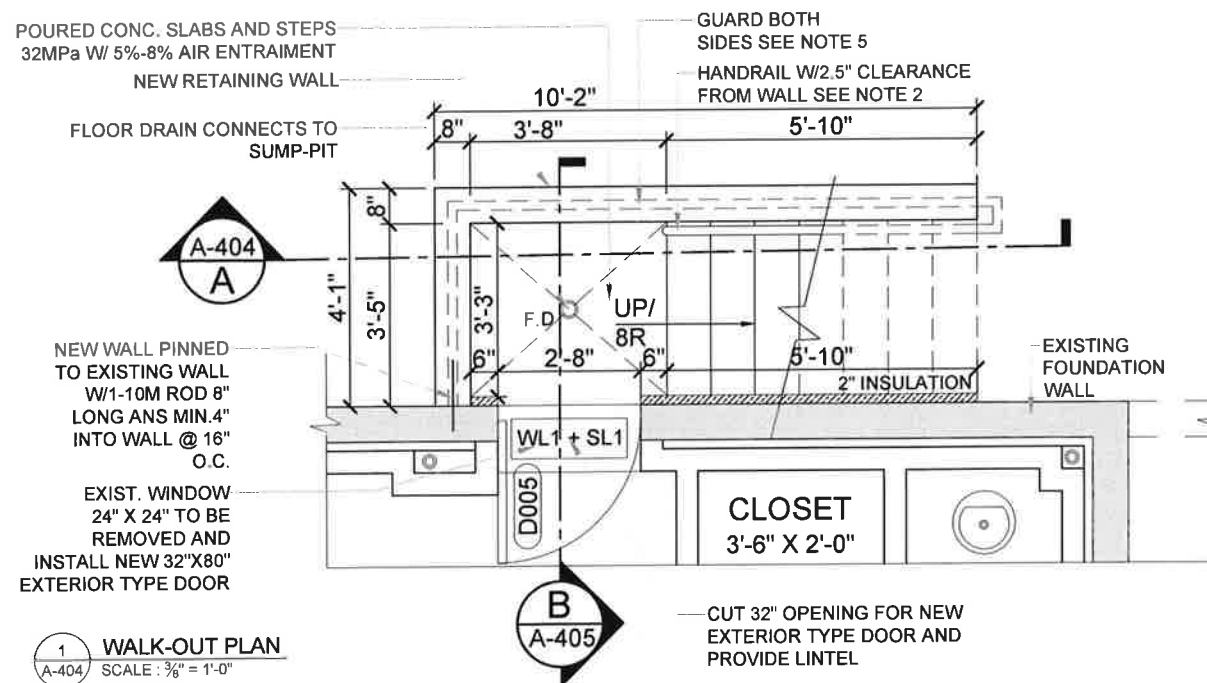
DRAWING NO:

**A-404**

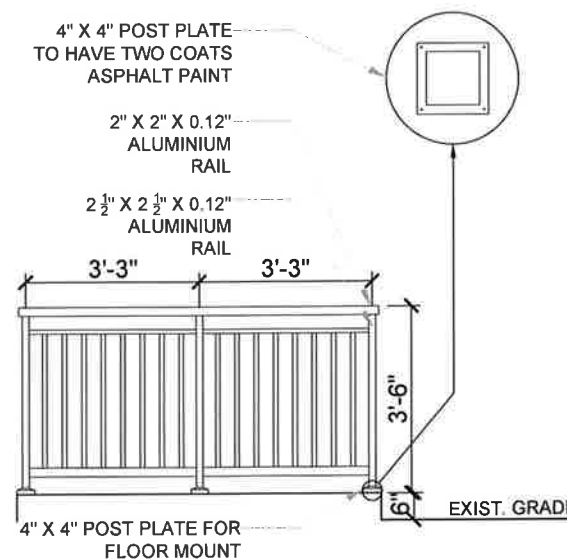
REVISION: 00



1 SECTION - A  
A-404 SCALE:  $\frac{3}{16}" = 1'-0"$



1 WALK-OUT PLAN  
A-404 SCALE:  $\frac{3}{16}" = 1'-0"$



1 GUARD DETAIL  
A-404 SCALE:  $\frac{3}{16}" = 1'-0"$

# GENERAL NOTES

## 1. FOOTING

FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH A MINIMUM SOIL BEARING CAPACITY OF 75 KPa

## 2. HANDRAILS

HANDRAILS SHOULD BE BETWEEN 34 TO 38 ABOVE THE TREAD AT THE LEADING EDGE LINE 2 IN CLEARANCE FROM THE WALL IS REQUIRED  
START AND END POINT OF HANDRAILS MUST NOT OBSTRUCT PEDESTRIAN TRAFFIC OR  
CREATE A HAZARD BOTH SIDE HANDRAILS REQUIRED IF STAIRS ARE 43 IN OR WINDER

## 3. EXTERIOR

7 7/8" RISER MAXIMUM 4 7/8" MINIMUM  
10" RUN MINIMUM 14" MAXIMUM  
10" TREAD MINIMUM 14" MAXIMUM

## 4. RETAINING WALL

10" POURED CONCRETE WALL DOES NOT REQUIRED REBAR IF BACKFILL HEIGHT DOES NOT EXCEED 4'-7". PROVIDE 10M REBAR @12" O.C. EACH WAY FIR BACKFILL HEIGHTS EXCEEDING 4'-7"

## 5. GUARDS (PRE-ENGINEERED)

42 INCH HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"  
36" FOR LESSER HEIGHTS, MAXIMUM 4" BETWEEN VERTICAL PICKETS

## 6. LIGHT

ELECTRIC FEED FOR THE LIGHT TO BE SEPARATE FROM ANY OTHER SWITCHED CIRCUIT

## 7. EXTERNAL DOOR

EXTERIOR DOOR GENERAL PERFORMANCE CRITERIA AND THERMAL RESISTANCE TO COMPLY WITH OBC 9.7.3 INSTALLATION OF MANUFACTURED AND PRE - ASSEMBLED DOOR SHALL CONFORM TO THE MANUFACTURERS INSTRUCTIONS  
ALL UN FINISHED PORTIONS OF THE FRAME AND OTHER COMPONENTS OF DOORS IN CONTACT WITH THE EDGES OF MASONRY OR CONCRETE SHALL BE PROTECTED WITH CAULKING

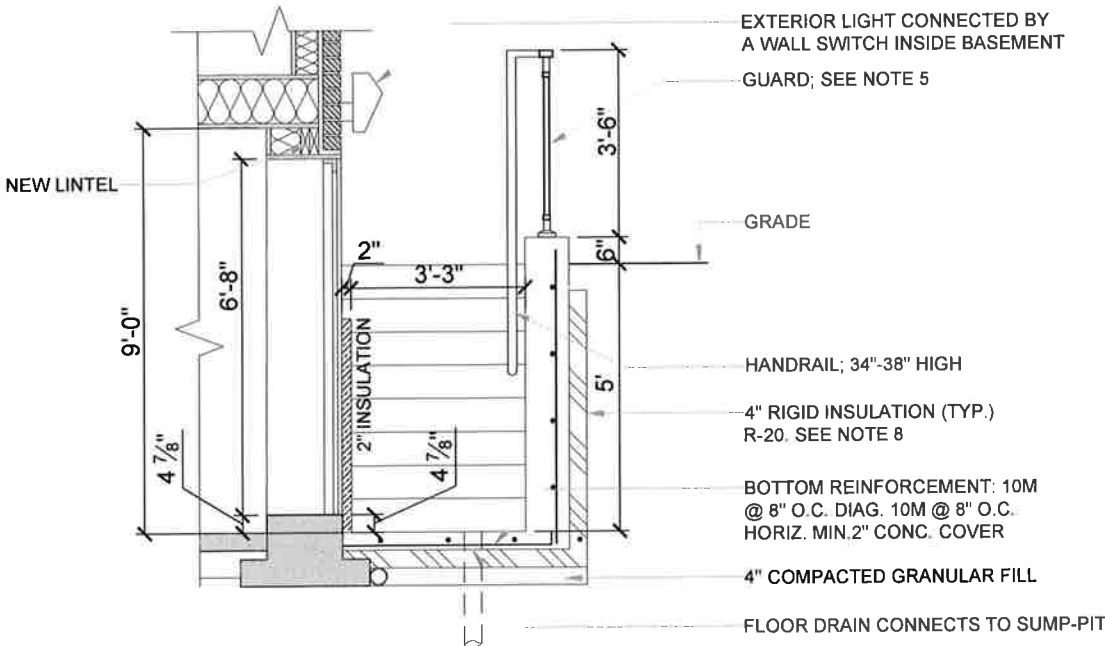
## 8. INSULATION DETAILS

RIGID INSULATION TO HAVE FOLLOWING SPECIFICATION

- STYROFOAM BRAND SM EXTRUDED POLYSTYRENE FOAM INSULATION
- RSI VALUE 0.87/25MM [R-5 PER 1 INCH]
- BOARD SIZE : AS INDICATED ON DRAWINGS]
- COMPRESSIVE STRENGTH : 210 KPa
- DRAINING CAPACITY > 0.72 M3/ HR/ M

## 9. INSULATION FINISHING

INSTALL RIGID INSULATION ON EXISTING FOUNDATION WALL MIN 4FT ABOVE FOOTING  
INSULATION TO BE INSTALLED ON EXPOSED FOUNDATION WALL ONLY STARTING FROM GRANULAR FILL UNDER STEPS COVER INSULATION WITH 1/2" CEMENT BOARD  
INSTAL 21 1/2" GALVANIZED J TRACK ON SECURE AND PROTECT ALL EXPOSED EDGES ALL JOINTS TO THE EXISTING WALL NEW STEPS MUST BE CAULKED  
APPLY SEAL GUARD TO ALL JOINTS ON CEMENT BOARD PARGE CEMENT BOARD OR APPLY ACRYLIC FINISH



1 SECTION - B  
A-405 SCALE : 3/8" = 1'-0"

RELEASED FOR BUILDING PERMIT  
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES IF ANY TO THE CONSULTANT BEFORE CONSTRUCTION  
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IF THIS SHEET IS NOT LIT & 11" X 17" & A WINKED / ENLARGED PRINT READ DRAWING ACCORDINGLY

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NO.	DATE	REVISION / ISSUED
01	2022-07-25	SCHEMATIC DESIGN
02	2022-08-06	PERMIT APPLICATION
03	2023-04-01	REVISION TO R-20 R-20 INSULATION
04	2023-01-22	WINDER VARIANCE APPLICATION

OWNER

IJAZ HUSSAIN

ARCHITECT



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