

Application for ConsentSection 53 of the *Planning Act*, R.S.O. 1990 c.P.13

Application Number: B-2023-0023
Property Address: 54 BEECH STREET
Legal Description: LOT 4, PLAN 380
Agent: SYED ALI SHABIB
Owner(s): ROOP MANN, AMANDEEP MANN
Other applications: A-2023-0258 and A-2023-0259
under the *Planning Act*
Meeting Date and Time: Tuesday, OCTOBER 24, 2023, at 9:00 am
Meeting Location: Hybrid in-person and virtual meeting – Council
Chambers, 4th Floor Brampton City Hall, 2 Wellington
Street West

Purpose and Effect of the Application:

The purpose of this application is to request consent to sever a parcel of land currently having a total area of approximately 737.48 square metres (0.185 acres). The proposed severed lot has a frontage of approximately 9.755 metres (32) feet; a depth of approximately 37.8 metres (124 feet) and an area of approximately 368.74 square metres (0.091 acres). It is proposed that 2 lots be established from the existing lot for future residential development of a two storey detached dwelling on each lot (primary unit on the first floor and second unit on the second floor)

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **4:30 pm on Thursday, October 19, 2023**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:30 pm on Thursday, October 19, 2023** by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

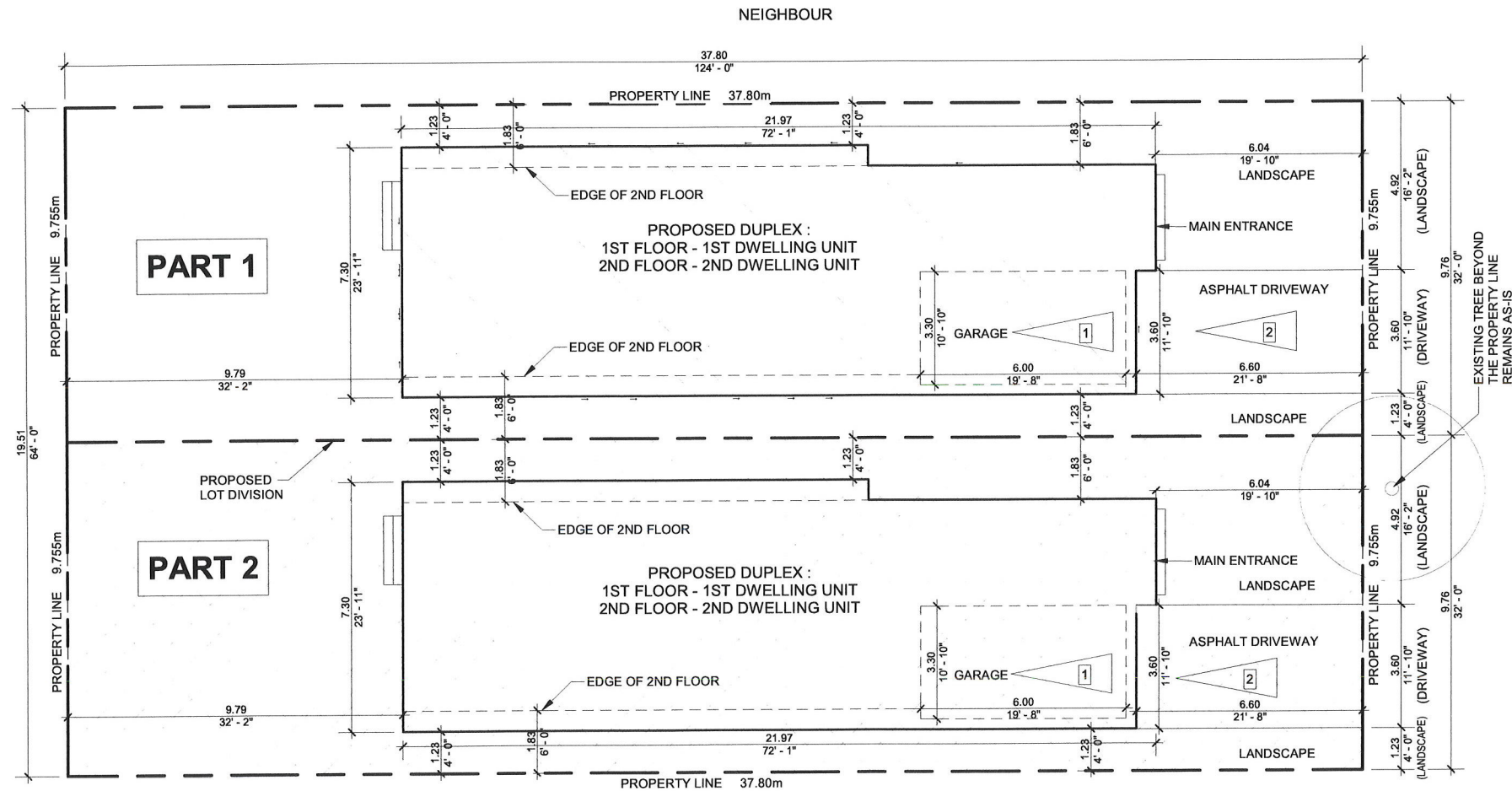
Appeal Process: If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary Treasurer. Contact details are provided below.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

Dated this 5th day of October, 2023

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca



1 PROPOSED SITE PLAN (CONSENT)
1 : 130

LOT LEGEND	
	RETAINED LOT (PART 1)
	SEVERED LOT (PART 2)

LOT 4 PART 1	LOT AREA (PART 1)		LOT COVERAGE (PART 1)			GFA (PART 1)		PROPOSED GFA
	Description	Area	DESCRIPTION	Area	COVERAGE	1ST FLOOR LVL	1382 ft²	
	LOT AREA	368.74 m²	COVERED AREA	156.17 m²	42%	2ND FLOOR LVL	1419 ft²	
			OPEN AREA	212.57 m²	58%	GRAND TOTAL GFA	2800 ft²	
			EACH LOT AREA	368.74 m²				

LOT 4 PART 2	LOT AREA (PART 2)		LOT COVERAGE (PART 2)			GFA (PART 2)		PROPOSED GFA
	Description	Area	DESCRIPTION	Area	COVERAGE	1ST FLOOR LVL	1382 ft²	
	LOT AREA	368.74 m²	COVERED AREA	156.17 m²	42%	2ND FLOOR LVL	1419 ft²	
			OPEN AREA	212.57 m²	58%	GRAND TOTAL GFA	2800 ft²	
			EACH LOT AREA	368.74 m²				

BEECH STREET

REVISIONS			
DATE	NO	DESCRIPTION	BY
23 MAY 2023	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL.
DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL
DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF
ANY WORK AND MUST NOTIFY THE ARCHITECT/DRAWER OF
ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES
AND BY-LAWS.
CONFIDENTIAL NOTICE:
ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE
THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND
THEY CANNOT BE REPRODUCED OR SHARED WITHOUT
WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:
**MAPLE DESIGN
& BUILD Inc.**
2211 SHEROBBE ROAD, MISSISSAUGA
PHONE: 437 970 6850

PROJECT:
PROPOSED LOT SEVERANCE
WITH DUPLEX DWELLING
UNIT ON EACH LOT

LOCATION:
54 BEECH ST, BRAMPTON,
ON L6V 1V3

TITLE:
**PROPOSED
SITE PLAN
(CONSENT)**

SCALE	1 : 130
DRAWN	HZ
CHECKED	SA
DATE	23 MAY 2023
PROJECT NO.	04231
DRAWING	

A002

Received.
Sept 18, 2023

AuthenticationID: 82848379 2418FE11-A9B9-60458DD47FEA
DigiSign Verified - e4d5f53c-6ae3-4ebb-a9c2-61fc66ed5a3d



brampton.ca

B-2023-0023

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

APPLICATION NUMBER: "B"

The personal information collected on this form is collected pursuant to subsection 53(2) 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
Consent
(Please read Instructions)

NOTE: Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant Roop Mann & Amandeep Mann
(print given and family names in full)

Address 9 Bridgend Crescent, Brampton, On L6P 1K8

Phone # 416 970 1065 Fax # _____

Email amandeepmann9@gmail.com

(b) Name of Authorized Agent Syed Ali Shabib

Address Unit 1101, 2211 Sherobee Road, Mississauga, ON L5A 2H5

Phone # 437 970 6850 Fax # _____

Email syed@mapledesignbuildgroup.com

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify: Lot severance into 2 separate Lots

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

N.A

4. Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street 54 Beech St. Number 54

b) Concession No. _____ Lot(s) _____

c) Registered Plan No. LT 4 PL 380 CITY OF BRAMPTON Lot(s) 4

d) Reference Plan No. _____ Lot(s) _____

e) Assessment Roll No. 211001000107700 Geographic or Former Township _____

5. Are there any easements or restrictive covenants affecting the subject land?

Yes ☐ No ☒

Specify: _____

6. Description of severed land: (in metric units)

a)
 Frontage
 9.755m
 Depth
 37.8m
 Area
 368.74m

b)
 Existing Use
 Residential
 Proposed Use
 Residential

c)
 Number and use of buildings and structures (both existing and proposed) on the land to be severed:
 (existing)
 one storey dwelling unit & detached garage (both to be demolished)
 (proposed)
 Proposed two storey dwelling with Primary unit on 1st floor and 2nd unit on 2nd floor

d)
 Access will be by:
 Existing
 Proposed
 Provincial Highway
 ☐
☐
 Municipal Road - Maintained all year
 ☒
☐
 Other Public Road
 ☐
☐
 Regional Road
 ☐
☐
 Seasonal Road
 ☐
☐
 Private Right of Way
 ☐
☐

e)
 If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?
N.A

f)
 Water supply will be by:
 Existing
 Proposed
 Publicly owned and operated water system
 ☒
☐
 Lake or other body of water
 ☐
☐
 Privately owned and operated individual or communal well
 ☐
☐
 Other (specify):

g)
 Sewage disposal will be by:
 Existing
 Proposed
 Publicly owned and operated sanitary sewer system
 ☒
☐
 Privy
 ☐
☐
 Privately owned and operated individual or communal septic system
 ☐
☐
 Other (specify):

7. Description of retained land: (in metric units)

a)
 Frontage
 9.755m
 Depth
 37.8m
 Area
 368.74m

b)
 Existing Use
 Residential
 Proposed Use
 Residential

c)
 Number and use of buildings and structures (both existing and proposed) on the land to be retained:
 (existing)
 one storey dwelling unit & detached garage (both to be demolished)
 (proposed)
 Proposed two storey dwelling with Primary unit on 1st floor and 2nd unit on 2nd floor

d)

Access will be by:

Existing

Proposed

Provincial Highway

☐

☐

Municipal Road - Maintained all year

☒

☐

Other Public Road

☐

☐

Regional Road

☐

☐

Seasonal Road

☐

☐

Private Right of Way

☐

☐

e)

If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

N.A

f)

Water supply will be by:

Existing

Proposed

Publicly owned and operated water system

☒

☐

Lake or other body of water

☐

☐

Privately owned and operated individual or communal well

☐

☐

Other (specify):

g)

Sewage disposal will be by:

Existing

Proposed

Publicly owned and operated sanitary sewer system

☒

☐

Privy

☐

☐

Privately owned and operated individual or communal septic system

☐

☐

Other (specify):

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	R1B	R1B
Official Plans		
City of Brampton		
Region of Peel	Brampton	Brampton

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes

☐

No

☒

File #

Status/Decision

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes

☐

No

☒

Date of Transfer

Land Use

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment		
Zoning By-law Amendment		
Minister's Zoning Order		
Minor Variance		
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision		

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*? Yes ☐ No ☒

13. Is the subject land within an area of land designated under any Provincial Plan? Yes ☐ No ☒

14. If the answer is yes, does the application conform to the applicable Provincial Plan? Yes ☐ No ☐

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the Brampton city of Brampton
this 19 day of July, 20²³.

Check box if applicable:

Roop Mann Amandeep Mann
Signature of Applicant or Authorized Agent, see note on next page

☐ I have the authority to bind the Corporation

DECLARATION

I, Amandeep Mann of the City of Brampton
in the County/District/Regional Municipality of Peel solemnly declare that all the statements contained in this
application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the City of Brampton
in the Region of Peel
this 18 day of September, 2023

Amaly

Signature of a Commissioner, etc.

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.

~~Expires June 20, 2025~~

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

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

Zoning Officer

Date _____

DATE RECEIVED
Date Application Deemed Complete by the Municipality

Sept 18, 2023
Clara.

NOTES:

1. If this application is signed by an agent or solicitor on behalf of the applicant, the owner's written authorization must accompany this application. If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation. If the application is signed by an agent or solicitor on behalf of the applicant who is a Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation.
2. Each copy of the application must be accompanied by a sketch and a key map showing the location of the subject land
3. Sketches or reproductions are to be no larger than Legal Size. Application plans which are larger may be submitted provided at least one reproduction reduced to Legal Size is filed with the application.
4. Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.
5. The sketch shall show.
 - a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - c) the boundaries and dimensions of the subject land, the part that is to be severed (shown in double hatch lines XXXX) and the part that is to be retained (shown in single hatched lines // //);
 - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
 - i) the location and nature of any easement affecting the subject land; a
 - j) if a natural or artificial feature is to be the proposed new property line or part thereof, identify the feature(s) as such on the sketch.
6. It is required that **1 original copy** of this application be filed, together with **2 copies** of the sketch described in item 2 above, with the Secretary-Treasurer, accompanied by the applicable fee.

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, Roop Mann & Amandeep Mann
(Please print or type full name of the owner)

the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:

1. Signing and filing the application(s) on behalf of the undersigned;
1. Syed Ali Shabib (Maple Design & Build Inc.)
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
2. Representing the undersigned before the Committee of Adjustment,
2. Syed Ali Shabib (Maple Design & Build Inc.)
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
3. Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,
3. Syed Ali Shabib (Maple Design & Build Inc.)
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

AND, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

AND, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and commitment(s) made on my behalf by the said agent(s).

Dated this 01 day of July, 2023

Authentisign

Roop Mann

(Signature of the owner, or where the owner is a firm or corporation, the signing officer of the owner.)

Authentisign

Amandeep K Mann

(Where the owner is a firm or corporation, please type or print the full name of the person signing.)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If there is more than one owner, all owners shall complete and sign individual appointment and authorization forms.
3. If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 54 Beech St.

I/We, Roop Mann & Amandeep Mann
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 01 day of July, 2023

Authentisign
Roop Mann

Authentisign
Amandeep K Mann

(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

SURVEYOR'S REAL PROPERTY REPORT
PART 1, PLAN OF
LOT 4
REGISTERED PLAN 380
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

© COPYRIGHT - 2007 - DUNCAN ASHWORTH, O.L.S.

METRIC

DISTANCES SHOWN ARE IN METRES & CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Scale=1:250



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1552120



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)

PART 2

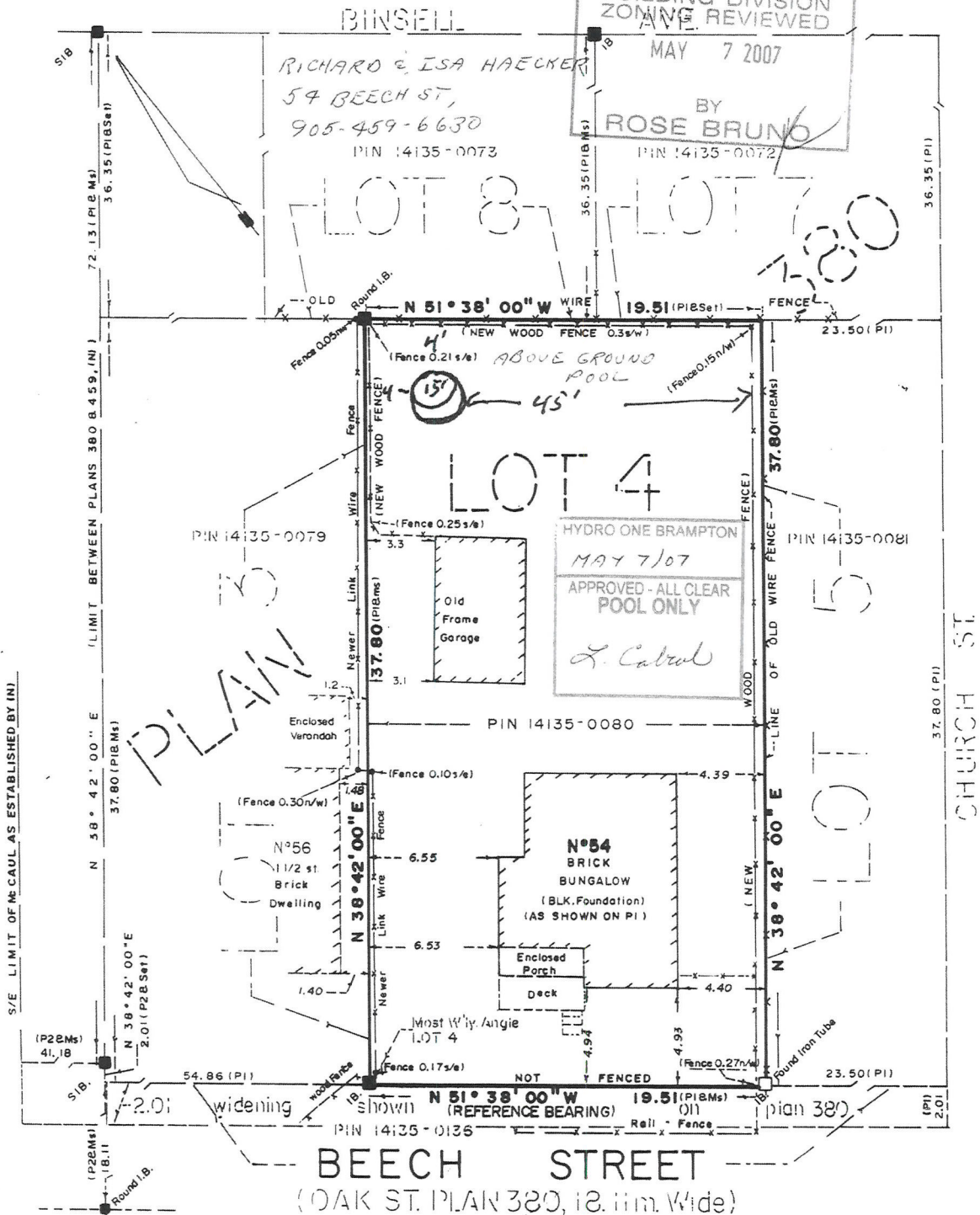
THIS PLAN MUST BE READ IN CONJUNCTION
WITH SURVEY REPORT DATED MAY 4, 2007

Notes

BEARINGS SHOWN ARE ASTRONOMIC, REFERRED TO THE N51°38'00"W OF THE WIDENED LIMIT OF OAK ST. AS SHOWN ON REGISTERED PLAN 380.

STB. DENOTES SURVEY MONUMENT FOUND
IB. DENOTES SURVEY MONUMENT PLANTED
PI/P2 DENOTES STANDARD IRON BAR
N DENOTES IRON BAR
DENOTES PLAN 380 / PLAN 459
DENOTES NOTES & SURVEY RECORDS BY D. ASHWORTH & P. THORPE, O.L.S. DATED 1990 & 1997.

ALL FOUND SURVEY MONUMENTS ARE BY A. DEATH, O.L.S. UNLESS NOTED OTHERWISE.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT,
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYOR'S ACT & THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON MAY 2, 2007.

May 4, 2007

DATE

Duncan Ashworth
DUNCAN ASHWORTH
ONTARIO LAND SURVEYOR

THIS SURVEY AND REPORT WAS PREPARED FOR
RICHARD & ISA HAECKER & THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES

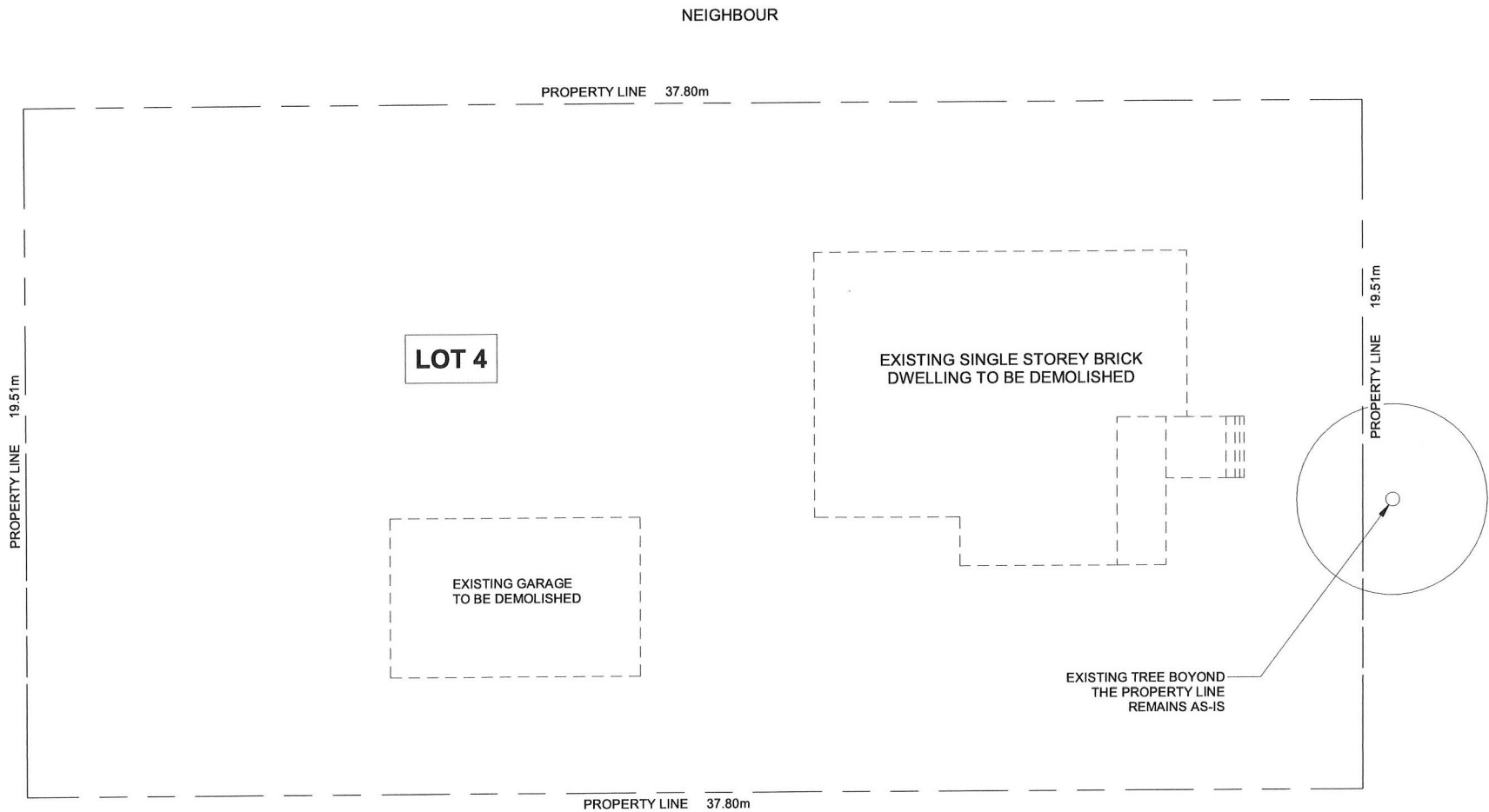


DUNCAN ASHWORTH SURVEYING LTD.

P.O. BOX 34, CHELTENHAM, ONT.

L7C 3L7, (905) 838-1770

FILE: B05-97-07



1 EXISTING SITE PLAN
1 : 130

BEECH STREET

REVISIONS			
DATE	NO	DESCRIPTION	BY
-	2	-	-
23 MAY 2023	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL.
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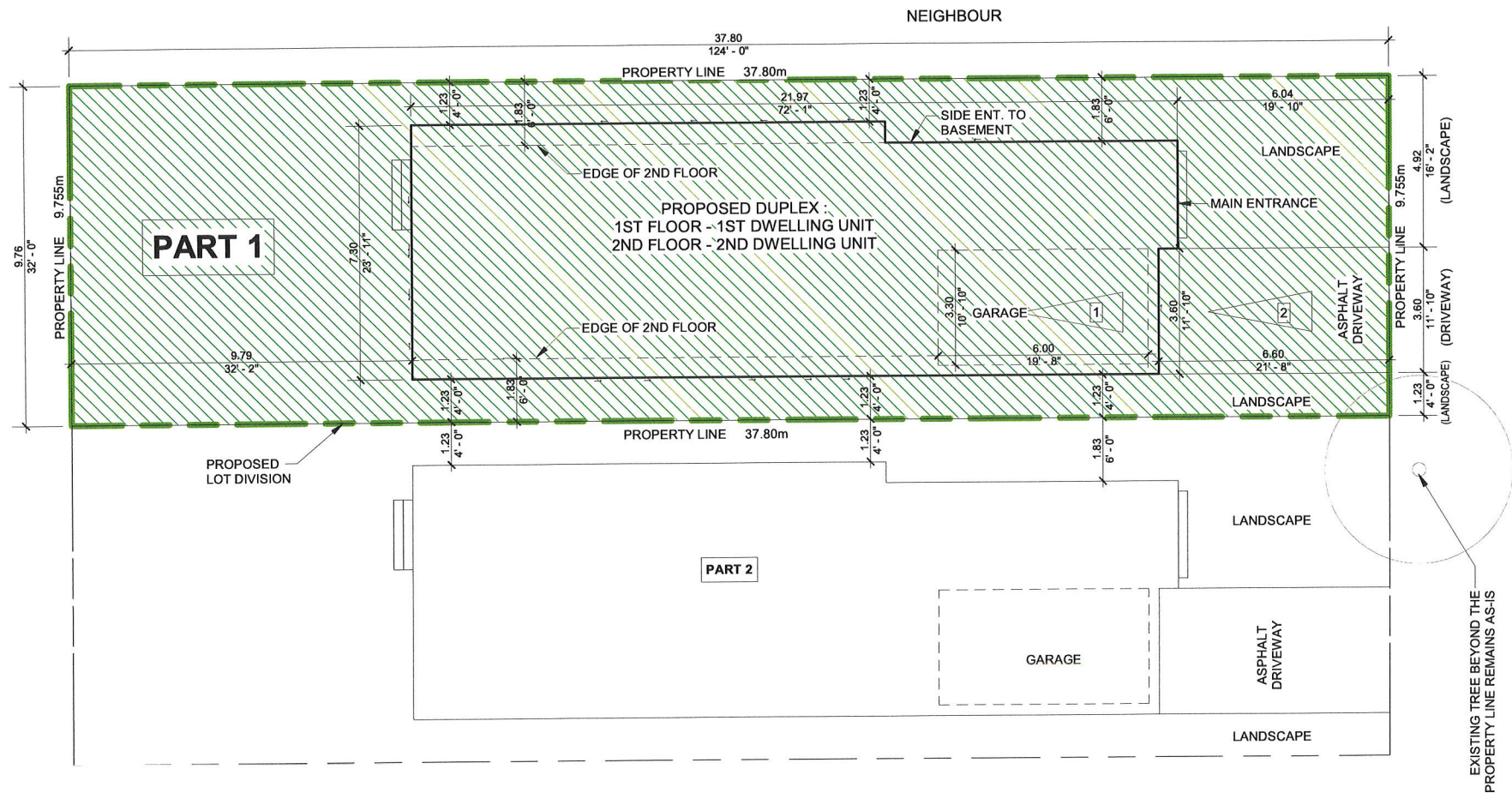
PROJECT:
PROPOSED LOT SEVERANCE
WITH DUPLEX DWELLING
UNIT ON EACH LOT

LOCATION:
54 BEECH ST, BRAMPTON,
ON L6V 1V3

TITLE:
**EXISTING SITE
PLAN**

SCALE	1 : 130
DRAWN	HZ
CHECKED	SA
DATE	23 MAY 2023
PROJECT NO.	04231

DRAWING
A001



1 PROPOSED SITE PLAN (PART 1)
1 : 130

LOT LEGEND	
	RETAINED LOT (PART 1)

LOT 4 PART 1	LOT AREA (PART 1)		LOT COVERAGE (PART 1)			GFA (PART 1)		PROPOSED GFA
	Description	Area	DESCRIPTION	Area	COVERAGE	1ST FLOOR LVL	1382 ft²	
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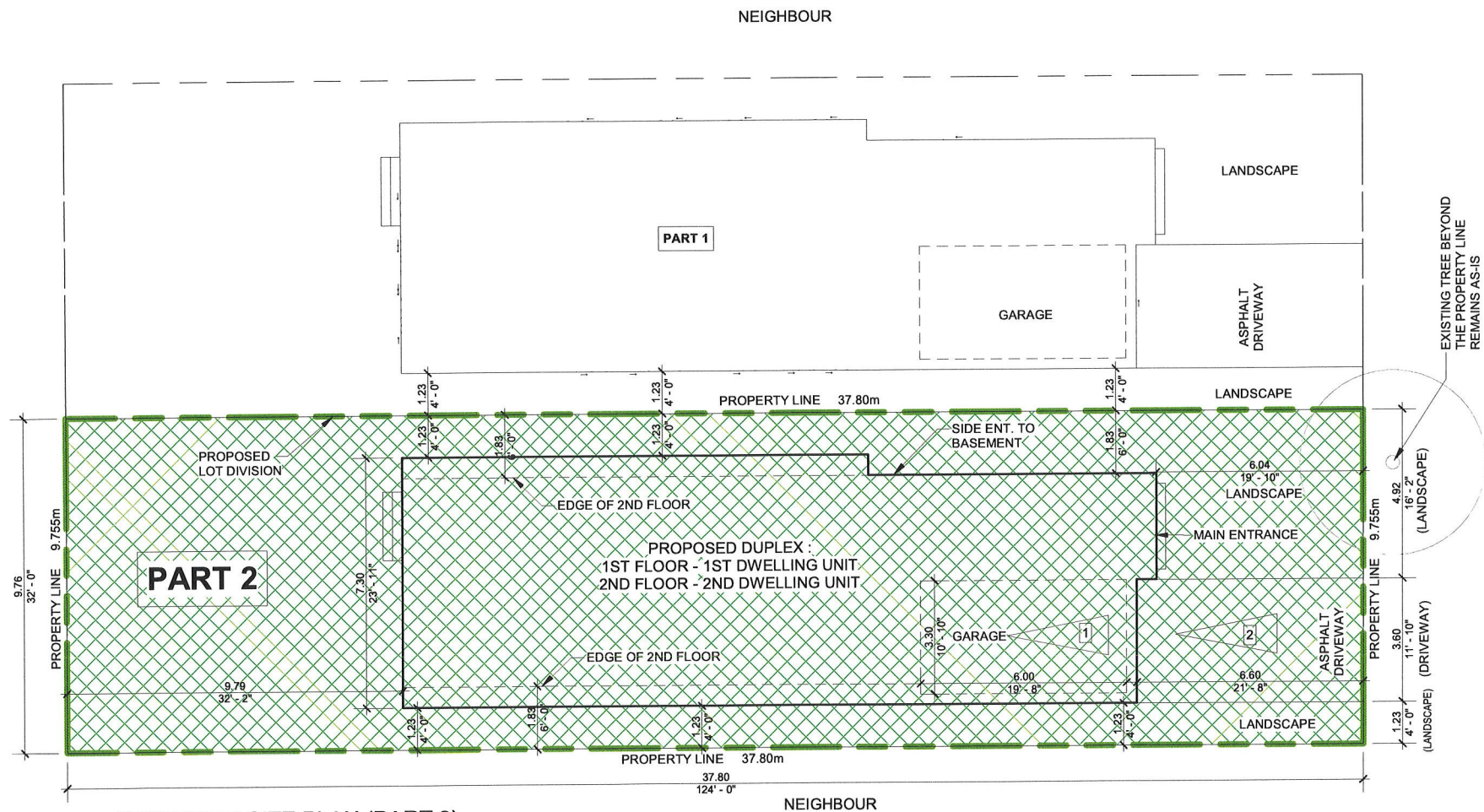
PROJECT:
PROPOSED LOT SEVERANCE
WITH DUPLEX DWELLING
UNIT ON EACH LOT

LOCATION:
54 BEECH ST, BRAMPTON,
ON L6V 1V3

TITLE:
**PROPOSED
SITE PLAN
(PART 1)**

SCALE: 1 : 130
DRAWN: HZ
CHECKED: SA
DATE: 23 MAY 2023
PROJECT NO.: 04231
DRAWING:

A003



1 PROPOSED SITE PLAN (PART 2)

1 : 130

LOT LEGEND



SEVERED LOT (PART 2)

LOT 4

PART 2

LOT AREA (PART 2)

Description	Area
LOT AREA	368.74 m ²

LOT COVERAGE (PART 2)

DESCRIPTION	Area	COVERAGE
COVERED AREA	156.17 m ²	42%
OPEN AREA	212.57 m ²	58%
EACH LOT AREA	368.74 m ²	

GFA (PART 2)

DESCRIPTION	Area
1ST FLOOR LVL	1382 ft ²
2ND FLOOR LVL	1419 ft ²
GRAND TOTAL GFA	2800 ft ²

PROPOSED GFA

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DATE	NO	DESCRIPTION	BY
23 MAY 2023	1	CLIENT PRESENTATION	SA

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DESIGNER:

MAPLE DESIGN & BUILD Inc.

2211 SHEROBBE ROAD, MISSISSAUGA
PHONE: 437 970 6850

PROJECT:

PROPOSED LOT SEVERANCE
WITH DUPLEX DWELLING
UNIT ON EACH LOT

LOCATION:

54 BEECH ST, BRAMPTON,
ON L6V 1V3

TITLE:

PROPOSED
SITE PLAN
(PART 2)

SCALE 1 : 130

DRAWN HZ

CHECKED SA

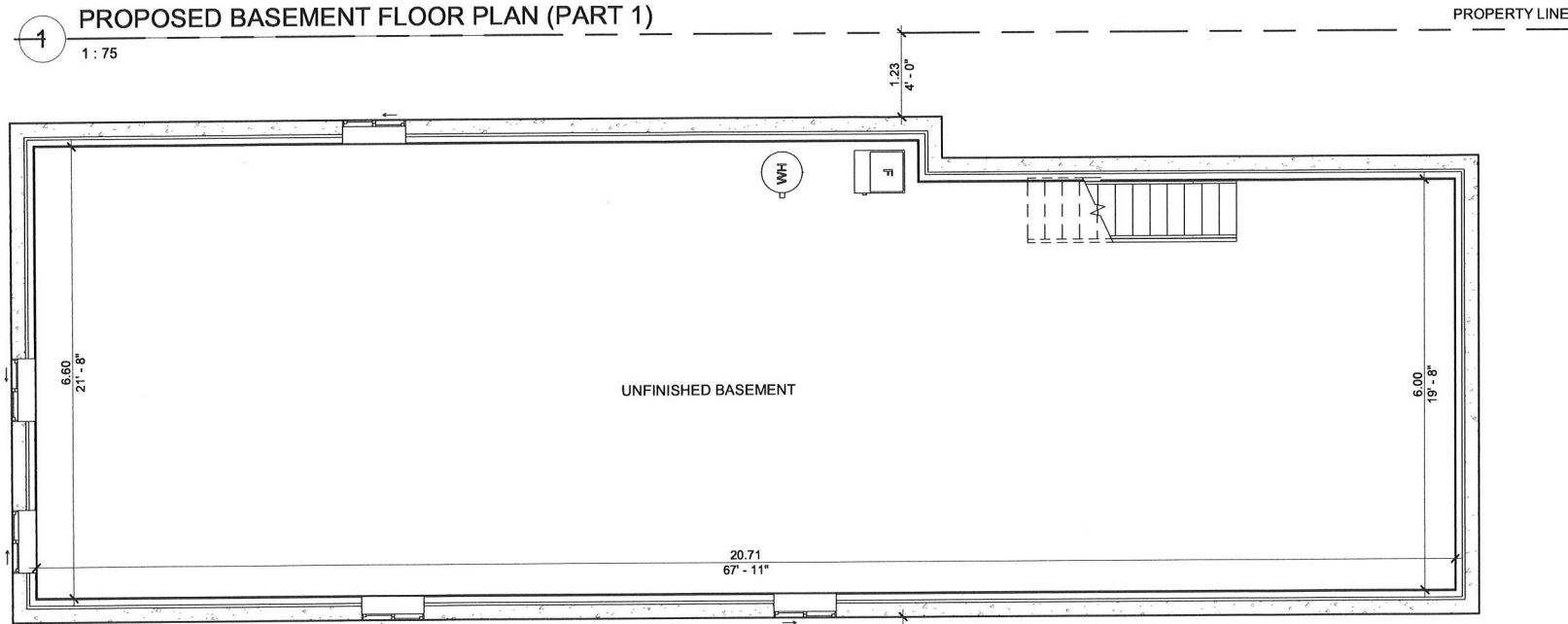
DATE 23 MAY 2023

PROJECT NO. 04231

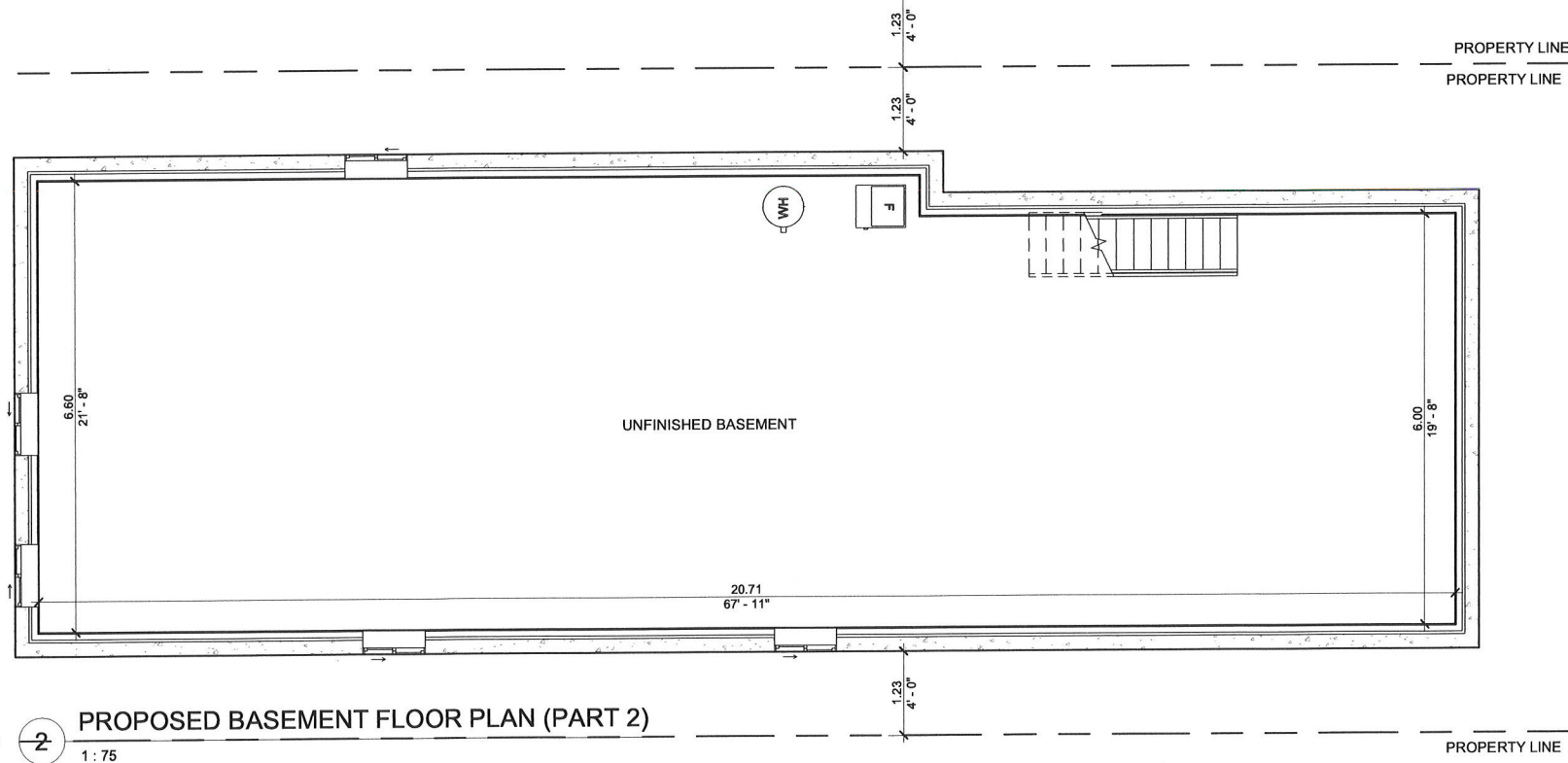
DRAWING

A004

PART 1



PART 2



REVISIONS			
DATE	NO	DESCRIPTION	BY
	2		
23 MAY 2023	1	CLIENT PRESENTATION	BA

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DESIGNER:
**MAPLE DESIGN
& BUILD Inc.**
2211 SHERBOOKE ROAD, MISSISSAUGA
PHONE: 437 970 6850

PROJECT:
**PROPOSED LOT SEVERANCE
WITH DUPLEX DWELLING
UNIT ON EACH LOT**

LOCATION:
54 BEECH ST, BRAMPTON,
ON L6V 1V3

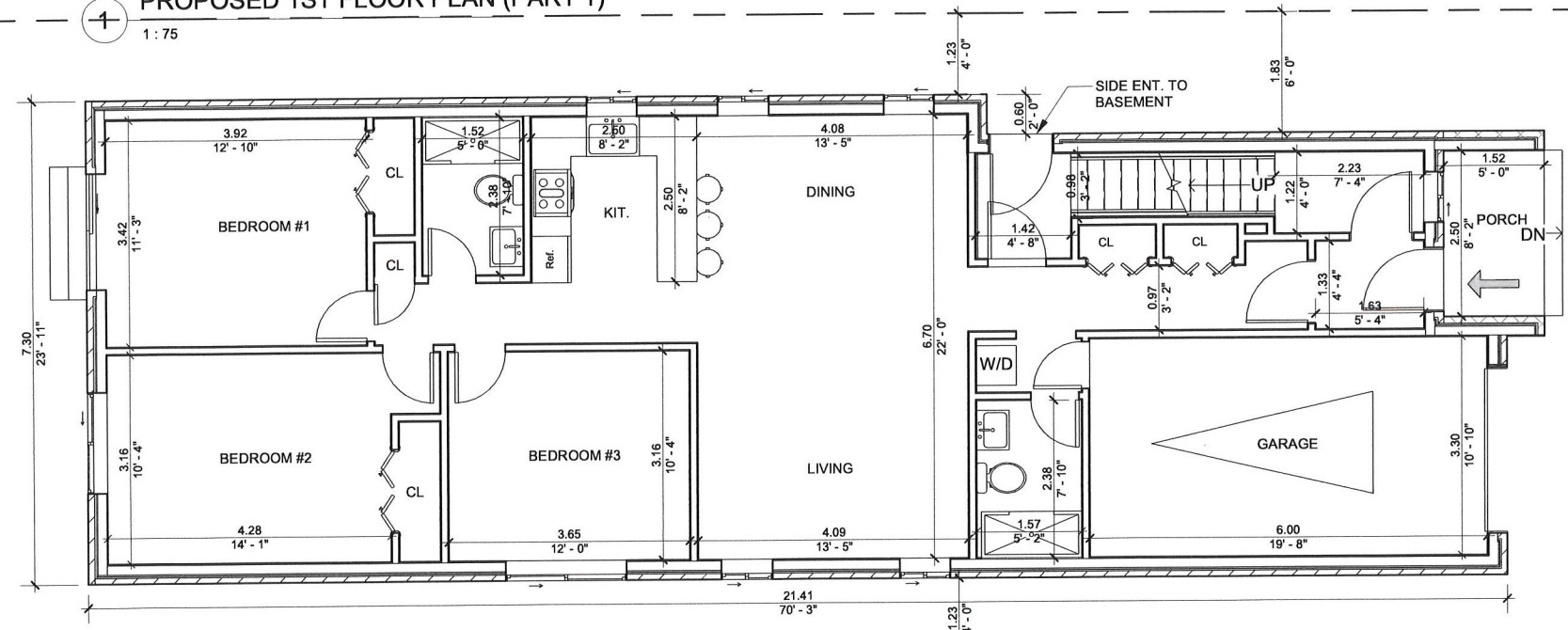
TITLE:
**PROPOSED
BASEMENT
FLOOR PLAN**

SCALE	1:75
DRAWN	HZ
CHECKED	SA
DATE	23 MAY 2023
PROJECT NO.	04231
DRAWING	

A101

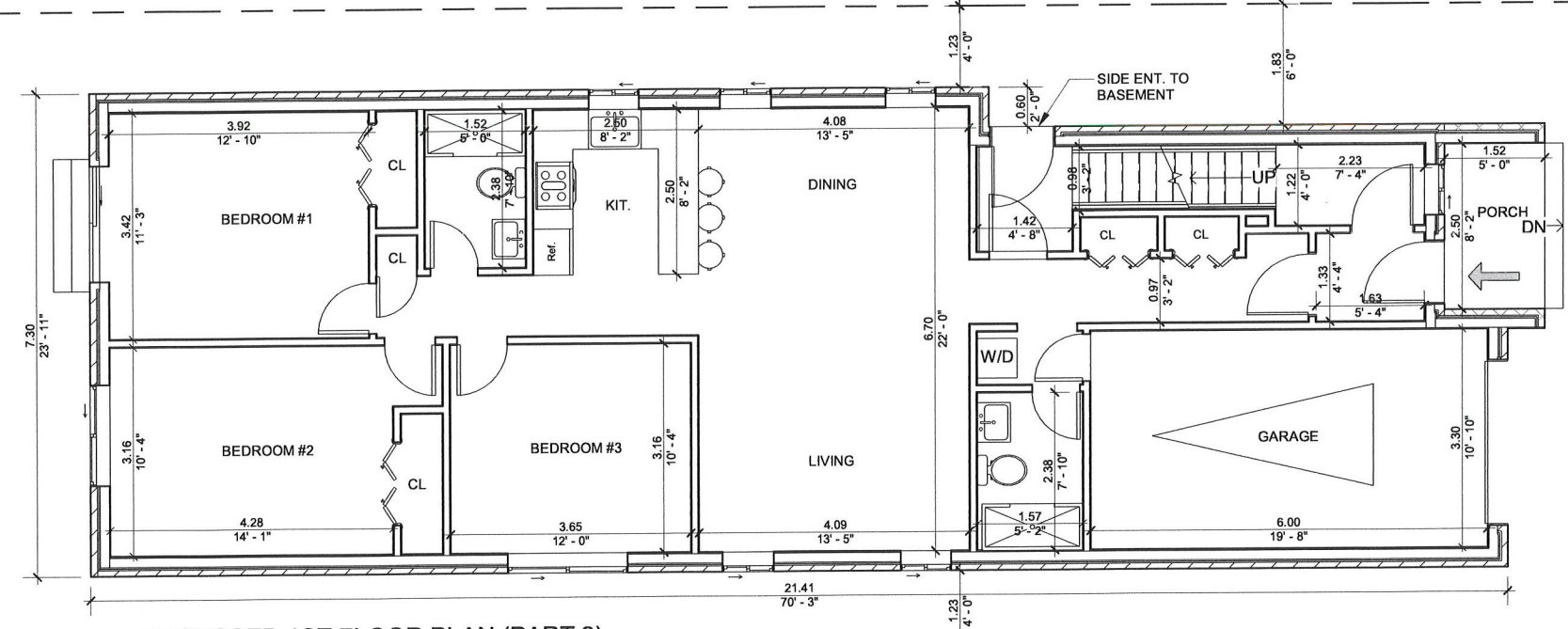
1
PROPOSED 1ST FLOOR PLAN (PART 1)
1 : 75

PART 1



2
PROPOSED 1ST FLOOR PLAN (PART 2)
1 : 75

PART 2



REVISIONS			
DATE	NO	DESCRIPTION	BY
23 MAY 2023	1	CLIENT PRESENTATION	BA

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2211 SHEROBBE ROAD, MISSISSAUGA
PHONE: 437 970 6850

PROJECT:
PROPOSED LOT SEVERANCE
WITH DUPLEX DWELLING
UNIT ON EACH LOT

LOCATION:
54 BEECH ST, BRAMPTON,
ON L6V 1V3

TITLE:
**PROPOSED 1ST
FLOOR PLAN**

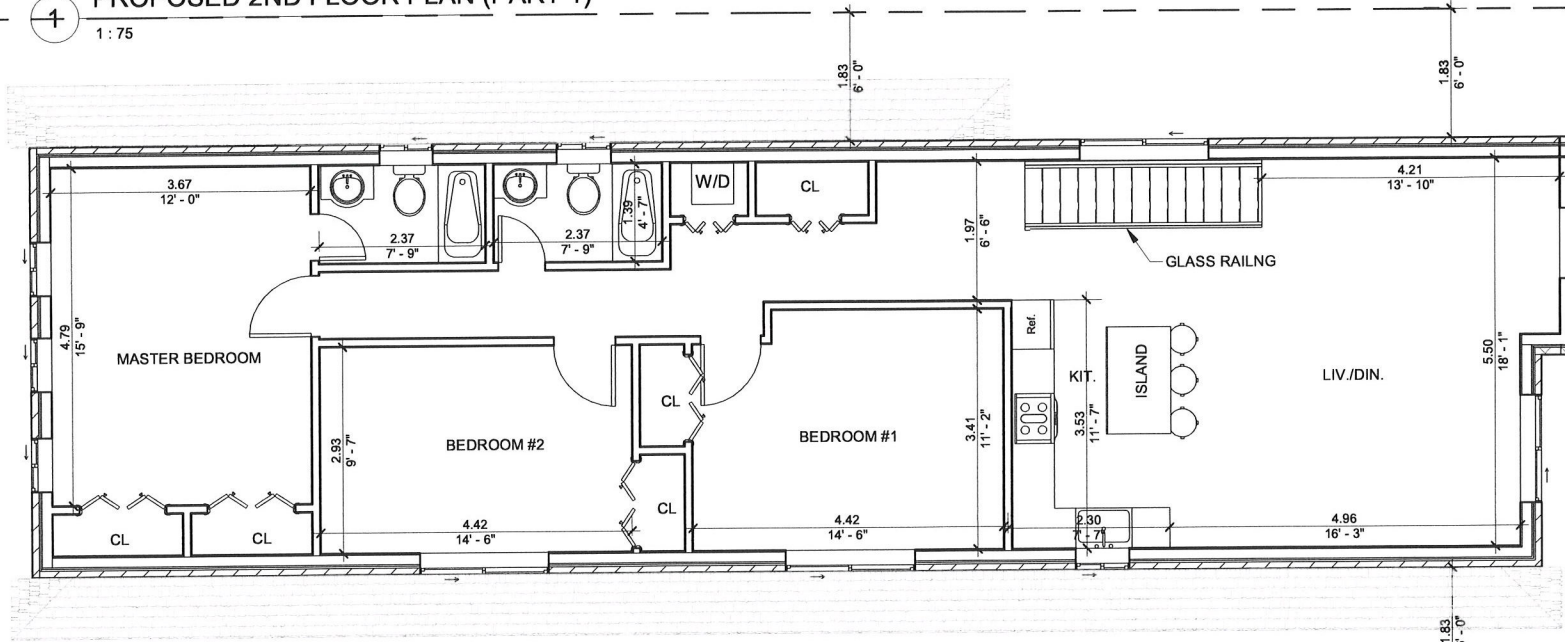
SCALE 1 : 75
DRAWN HZ
CHECKED SA
DATE 23 MAY 2023
PROJECT NO. 04231
DRAWING

A102

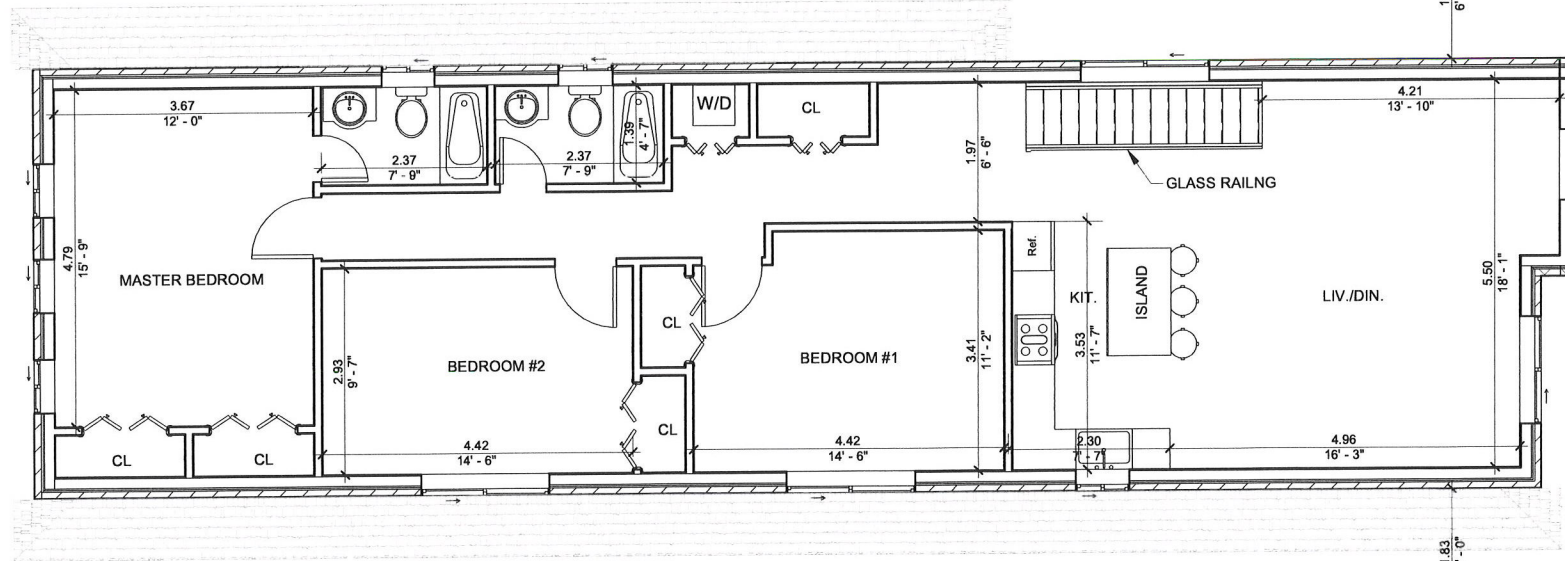
1 PROPOSED 2ND FLOOR PLAN (PART 1)

1:75

PART 1



PART 2



2 PROPOSED 2ND FLOOR PLAN (PART 2)

1:75

REVISIONS			
DATE	NO	DESCRIPTION	BY
	2		
23 MAY 2023	1	CLIENT PRESENTATION	BA

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PROJECT:
**PROPOSED LOT SEVERANCE
WITH DUPLEX DWELLING
UNIT ON EACH LOT**

LOCATION:
54 BEECH ST, BRAMPTON,
ON L6V 1V3

TITLE:
**PROPOSED 2ND
FLOOR PLAN**

SCALE	1:75
DRAWN	HZ
CHECKED	SA
DATE	23 MAY 2023
PROJECT NO.	04231
DRAWING	

A105



1 FRONT ELEVATION
1 : 50

REVISIONS			
DATE	NO	DESCRIPTION	BY
-	2	-	-
23 MAY 2023	1	CLIENT PRESENTATION	SA

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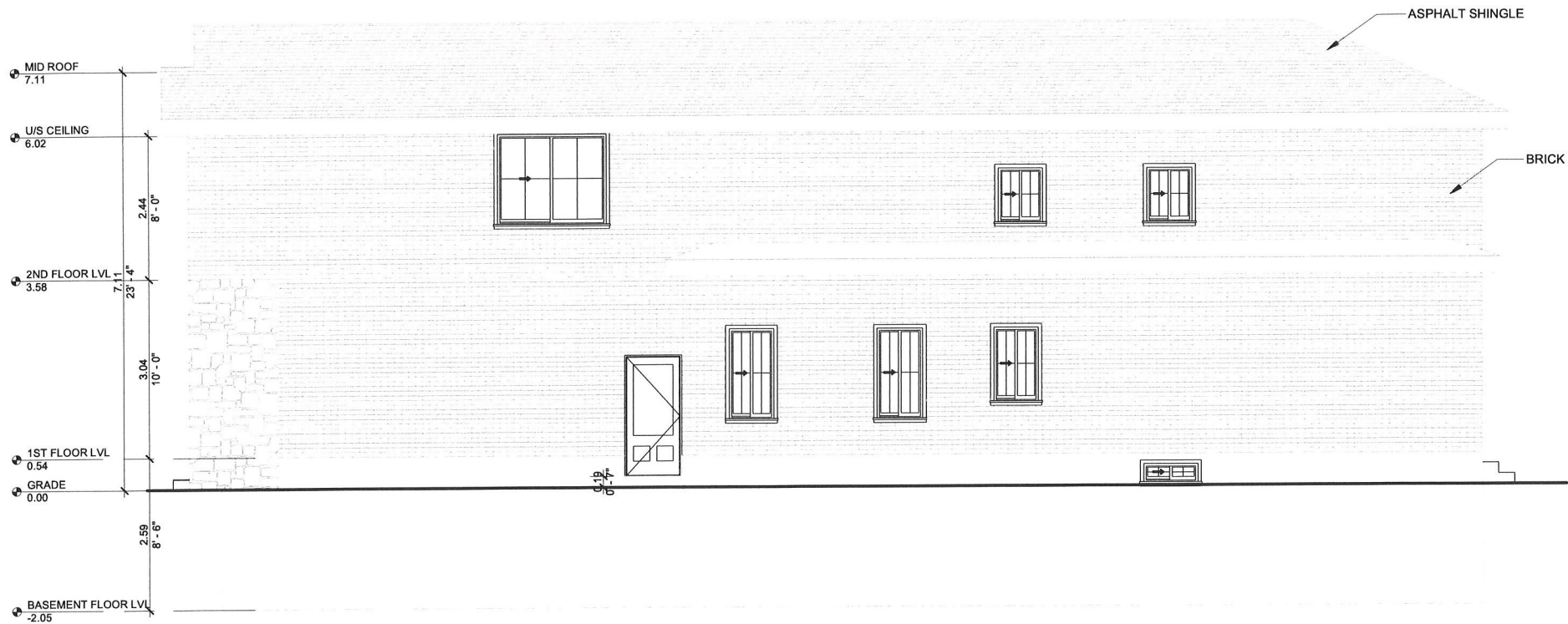
PROJECT:
**PROPOSED LOT SEVERANCE
WITH DUPLEX DWELLING
UNIT ON EACH LOT**

LOCATION:
54 BEECH ST, BRAMPTON,
ON L6V 1V3

TITLE:
**FRONT
ELEVATION**

SCALE	1 : 50
DRAWN	HZ
CHECKED	SA
DATE	23 MAY 2023
PROJECT NO.	04231
DRAWING	

A201



1 RIGHT SIDE ELEVATION
1 : 75

REVISIONS			
DATE	NO	DESCRIPTION	BY
-	2	-	-
23 MAY 2023	1	CLIENT PRESENTATION	SA

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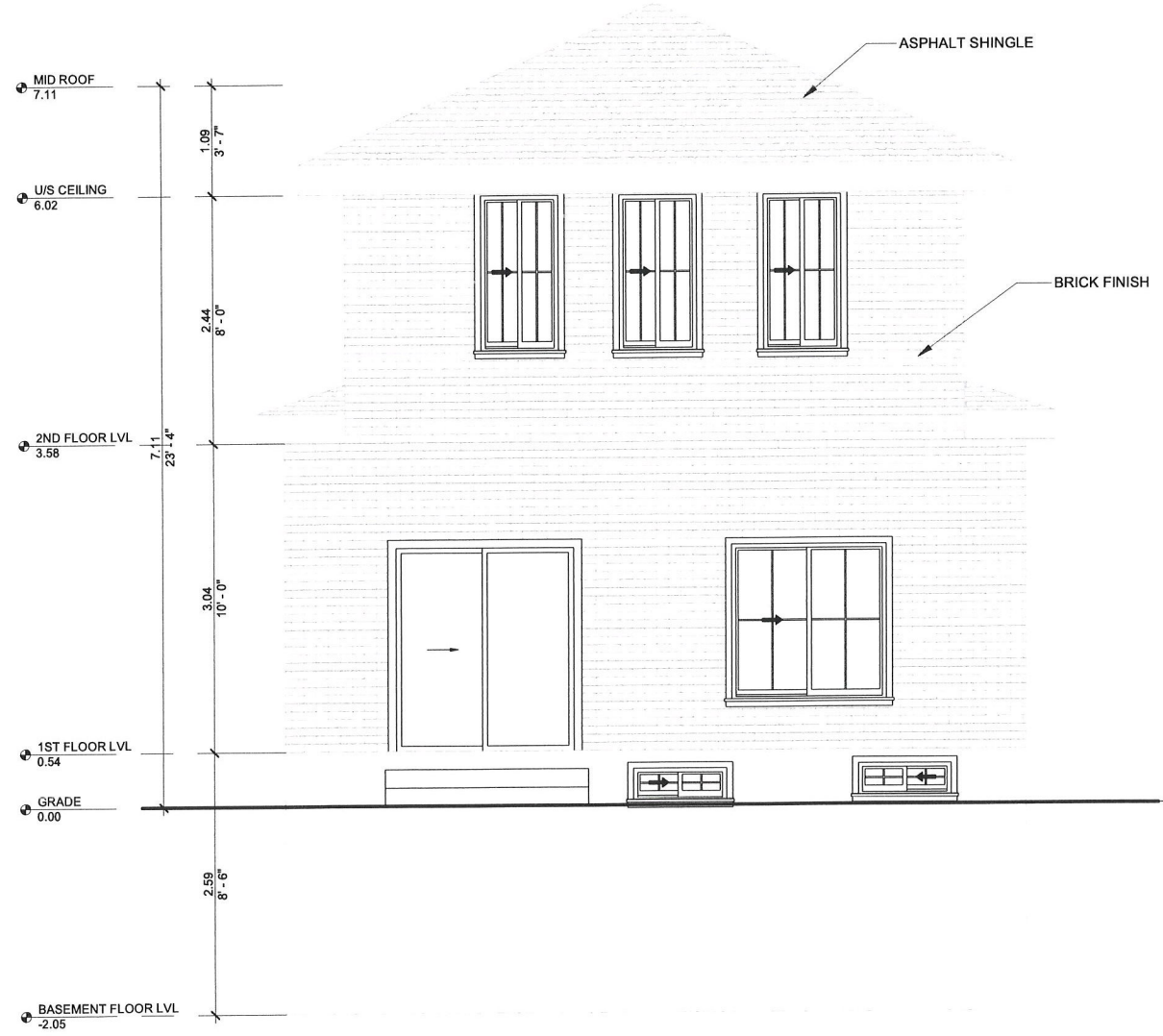
PROJECT:
**PROPOSED LOT SEVERANCE
WITH DUPLEX DWELLING
UNIT ON EACH LOT**

LOCATION:
54 BEECH ST, BRAMPTON,
ON L6V 1V3

TITLE:
**RIGHT SIDE
ELEVATION**

SCALE	1 : 75
DRAWN	HZ
CHECKED	SA
DATE	23 MAY 2023
PROJECT NO.	04231

DRAWING
A202



1 REAR ELEVATION
1 : 50

REVISIONS			
DATE	NO	DESCRIPTION	BY
-	2	-	-
23 MAY 2023	1	CLIENT PRESENTATION	SA

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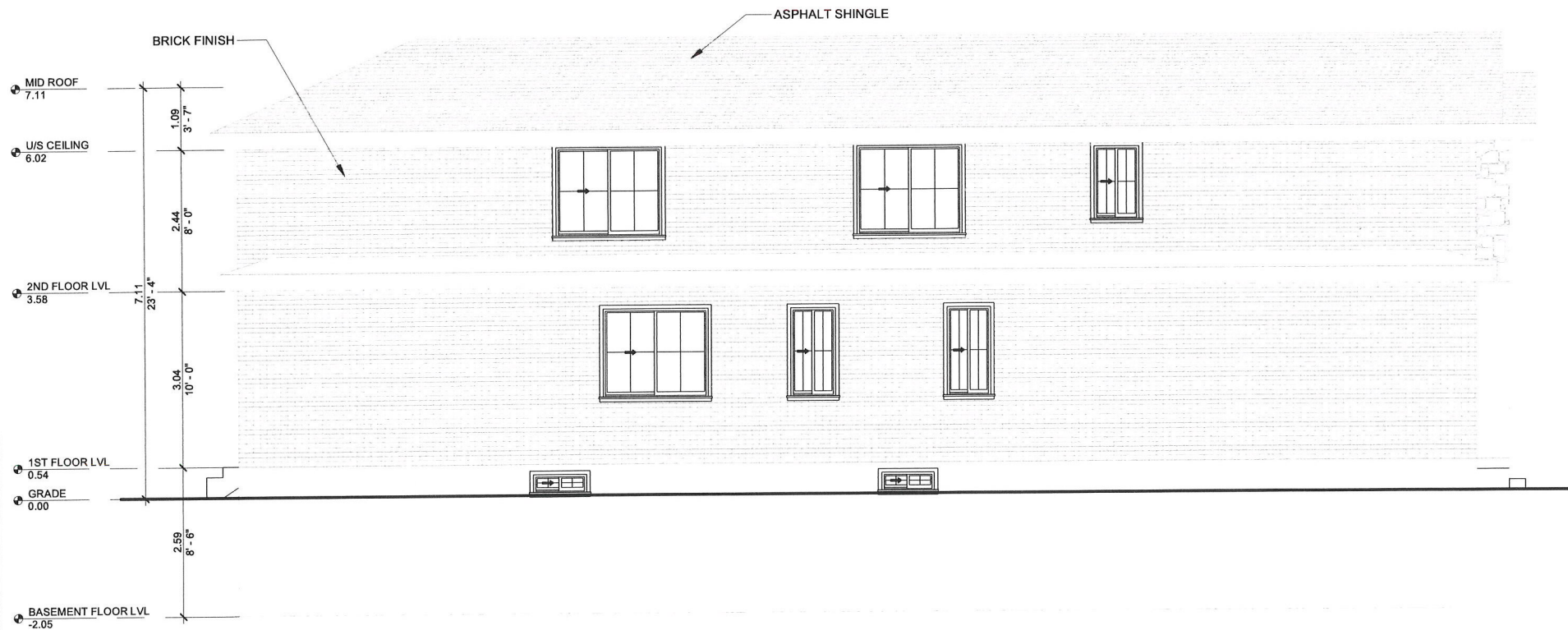
PROJECT:
**PROPOSED LOT SEVERANCE
WITH DUPLEX DWELLING
UNIT ON EACH LOT**

LOCATION:
**54 BEECH ST, BRAMPTON,
ON L6V 1V3**

TITLE:
REAR ELEVATION

SCALE	1 : 50
DRAWN	HZ
CHECKED	SA
DATE	23 MAY 2023
PROJECT NO.	04231
DRAWING	

A203



1 LEFT SIDE ELEVATION
1 : 75

REVISIONS			
DATE	NO	DESCRIPTION	BY
	2		
23 MAY 2023	1	CLIENT PRESENTATION	SA

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PROJECT:
**PROPOSED LOT SEVERANCE
WITH DUPLEX DWELLING
UNIT ON EACH LOT**

LOCATION:
54 BEECH ST, BRAMPTON,
ON L6V 1V3

TITLE:
**LEFT SIDE
ELEVATION**

SCALE	1 : 75
DRAWN	HZ
CHECKED	SA
DATE	23 MAY 2023
PROJECT NO.	04231
DRAWING	

A204