

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.

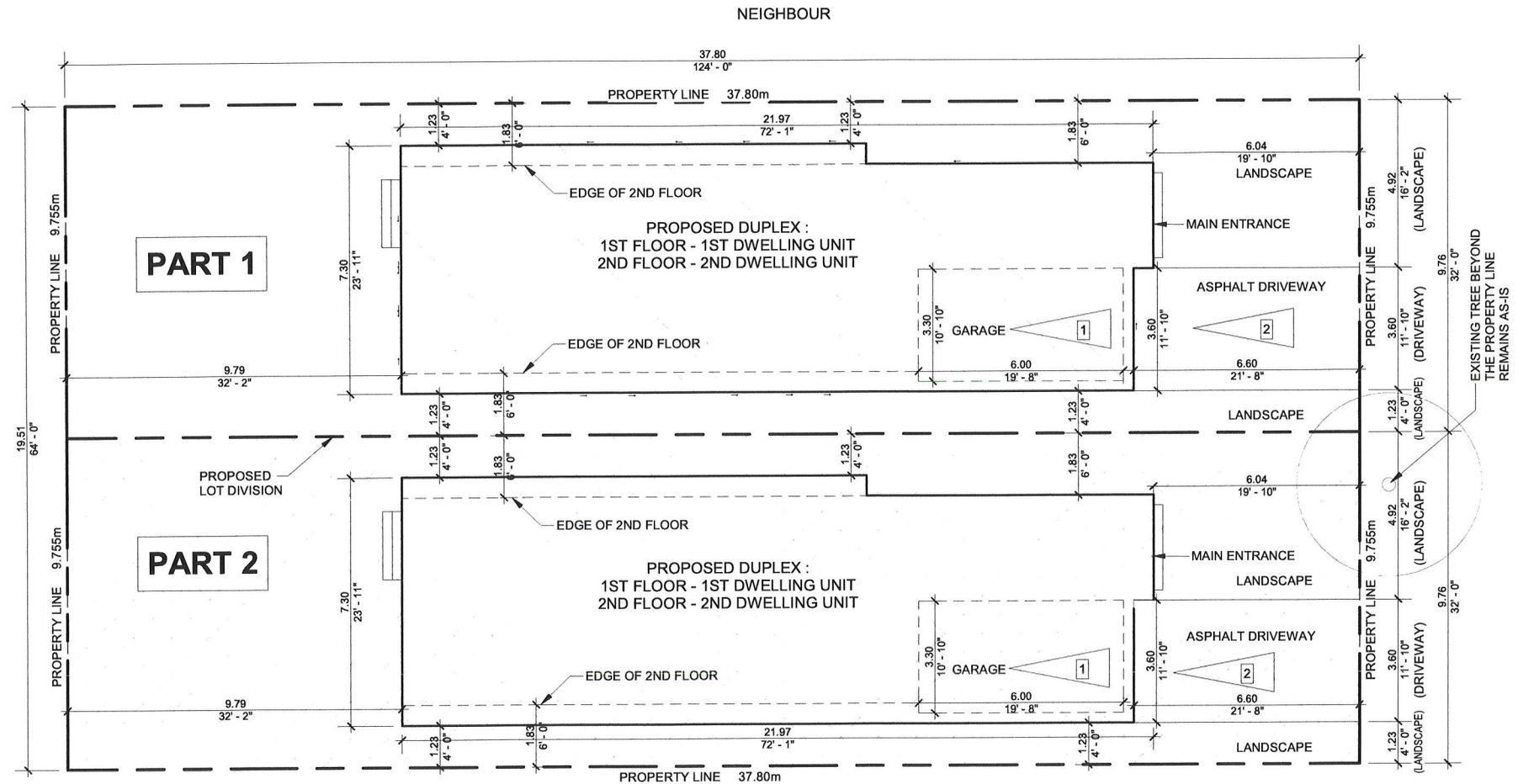
Appeal Process: If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent,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



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/SUPPLIER 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

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	2ND FLOOR LVL	GRAND TOTAL GFA	
	LOT AREA	368.74 m ²	COVERED AREA	156.17 m ²	42%	1382 ft ²	1419 ft ²	2800 ft ²	
			OPEN AREA	212.57 m ²	58%				
			EACH LOT AREA	368.74 m ²					

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	2ND FLOOR LVL	GRAND TOTAL GFA	
	LOT AREA	368.74 m ²	COVERED AREA	156.17 m ²	42%	1382 ft ²	1419 ft ²	2800 ft ²	
			OPEN AREA	212.57 m ²	58%				
			EACH LOT AREA	368.74 m ²					

Received.
Sept 18, 2023



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	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	_____	

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	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	<u>R1B</u>	<u>R1B</u>
Official Plans		
City of Brampton	_____	_____
Region of Peel	<u>Brampton</u>	<u>Brampton</u>

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 t
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

Amanu
Signature of applicant/solicitor/authorized agent, etc.

[Signature]
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 Sept 18, 2023
Date Application Deemed Complete by the Municipality 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
Authentisign
Amandeep K Mann

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

(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.

SURVEYOR'S REAL PROPERTY REPORT
PART I, 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

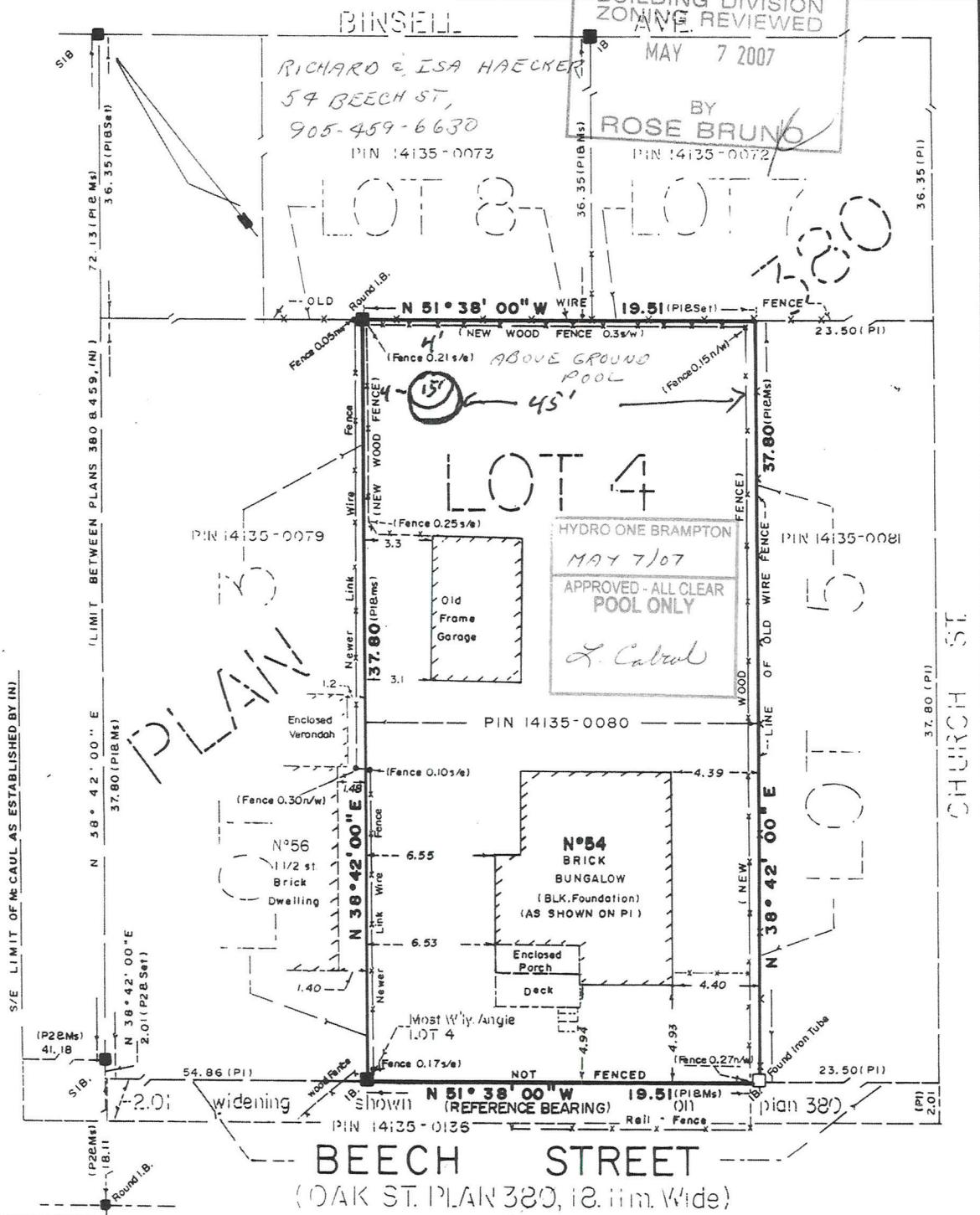
ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1552120



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.
 DENOTES SURVEY MONUMENT FOUND
 DENOTES SURVEY MONUMENT PLANTED
 DENOTES STANDARD IRON BAR
 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.

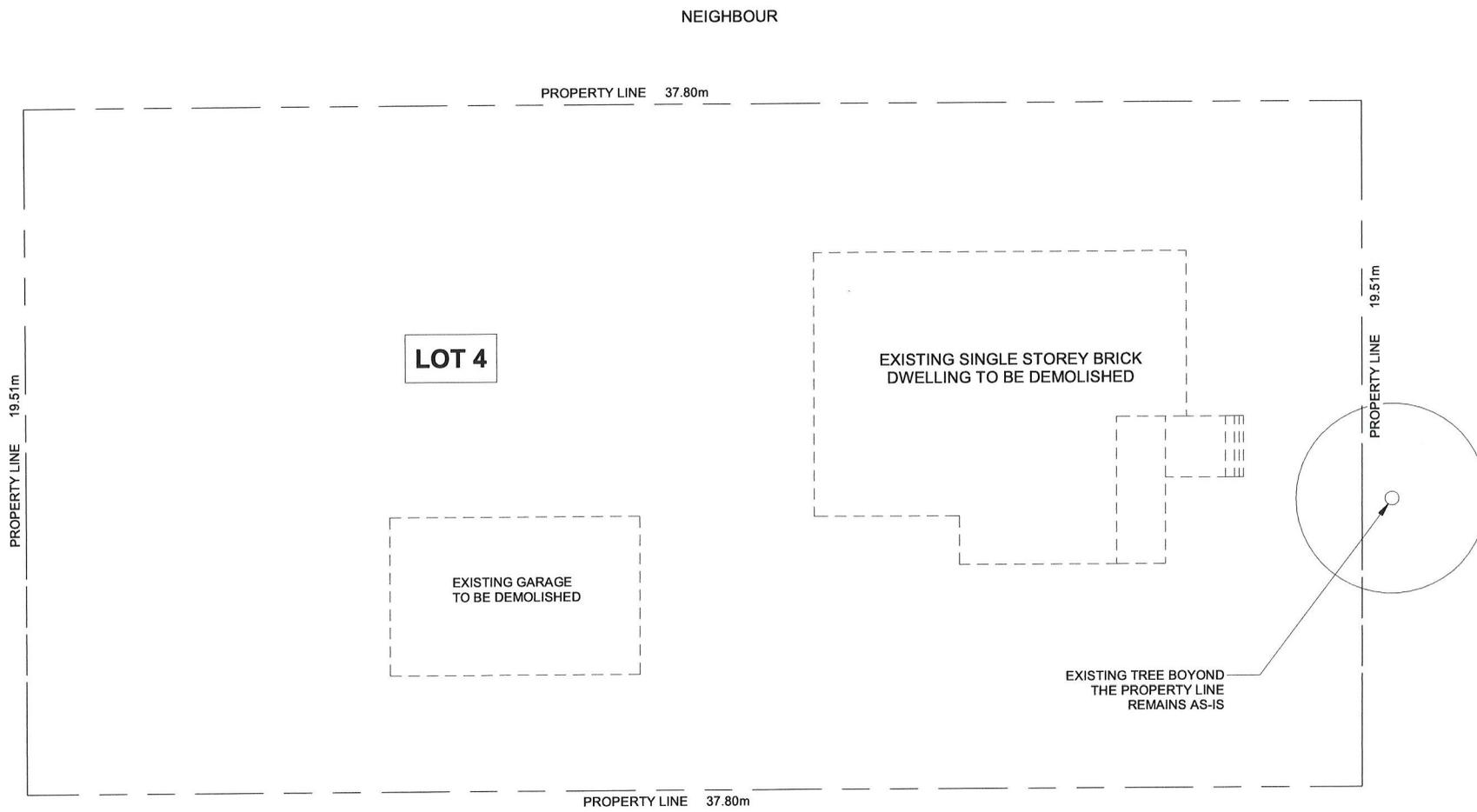


SURVEYOR'S CERTIFICATE
 I CERTIFY THAT,
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT & THE REGULATIONS MADE UNDER THEM.
 2) THE SURVEY WAS COMPLETED ON MAY 2, 2007.
 DATE 11/4/2007
 DUNCAN ASHWORTH
 ONTARIO LAND SURVEYOR

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: 805-97-07

MAY 7 2007



BEECH STREET

1 EXISTING SITE PLAN
1 : 130

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

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL.
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PHONE: 437 970 6850

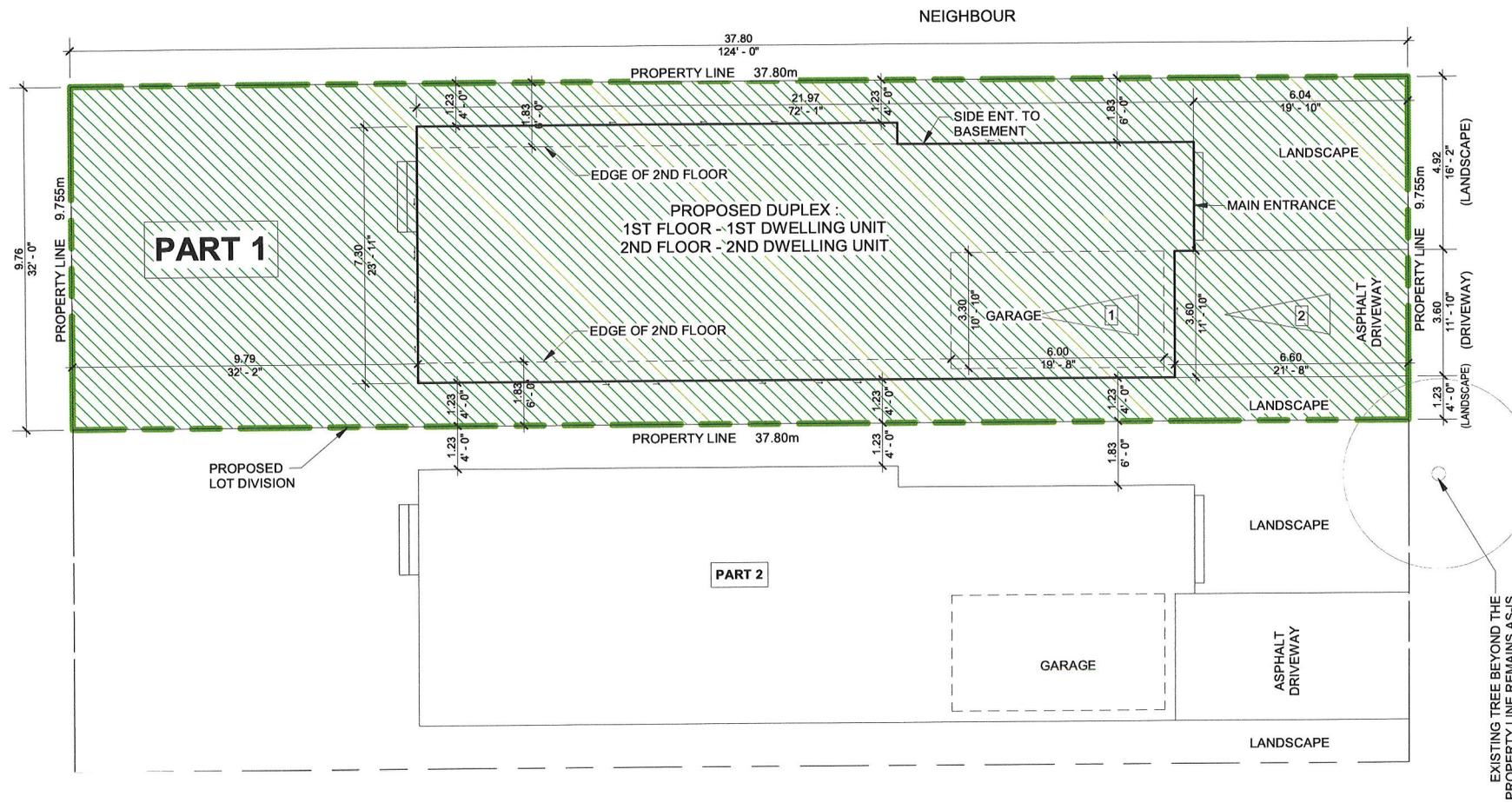
PROJECT:
PROPOSED LOT SEVERANCE WITH DUPLEX DWELLING UNIT ON EACH LOT

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	2ND FLOOR LVL	GRAND TOTAL GFA
	LOT AREA	368.74 m ²	COVERED AREA	156.17 m ²	42%	1382 ft ²	1419 ft ²	2800 ft ²
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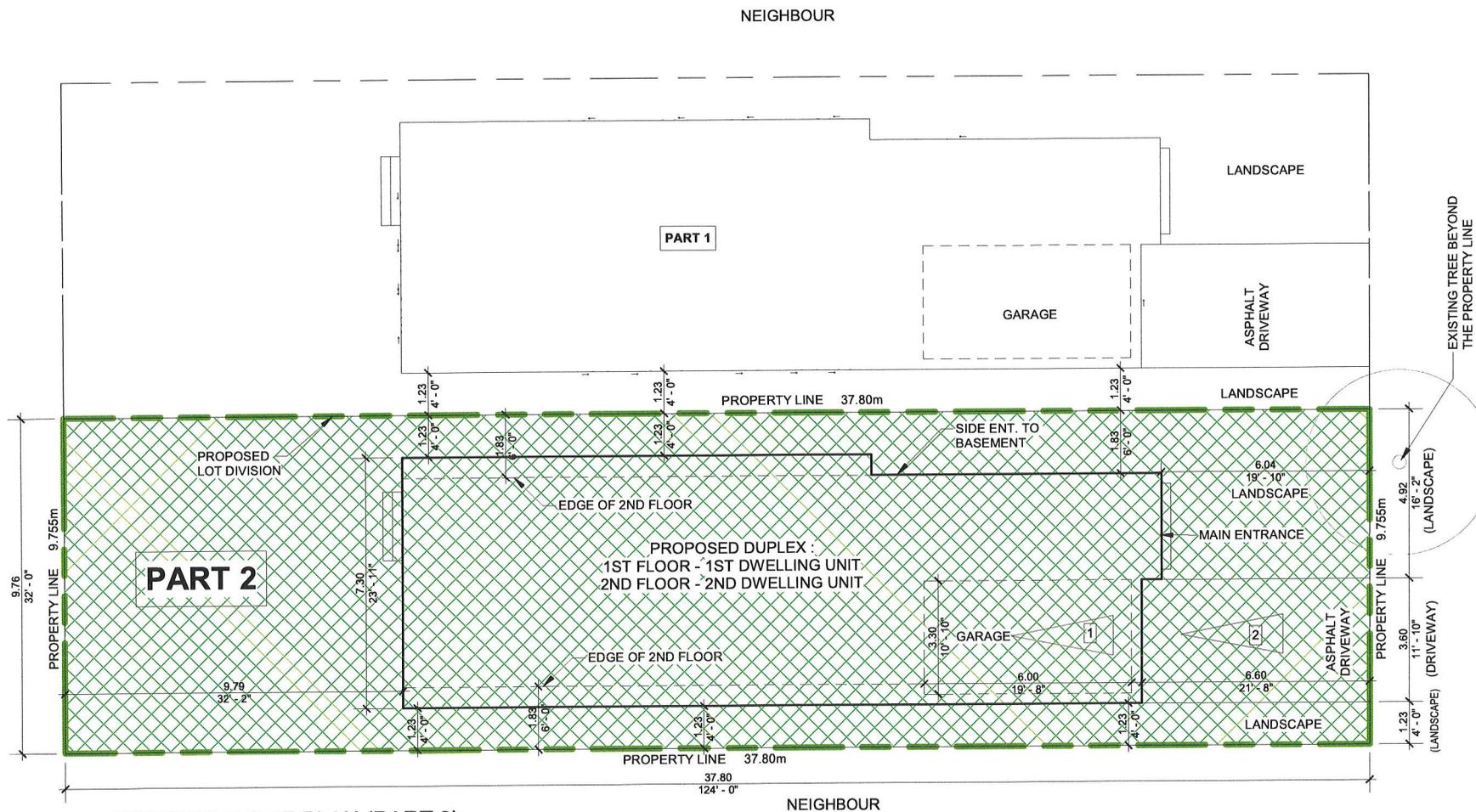
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LOCATION:
 54 BEECH ST, BRAMPTON, ON L6V 1V3

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)	PROPOSED GFA
1ST FLOOR LVL	1382 ft ²
2ND FLOOR LVL	1419 ft ²
GRAND TOTAL GFA	2800 ft ²

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LOCATION:
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TITLE:
PROPOSED SITE PLAN (PART 2)

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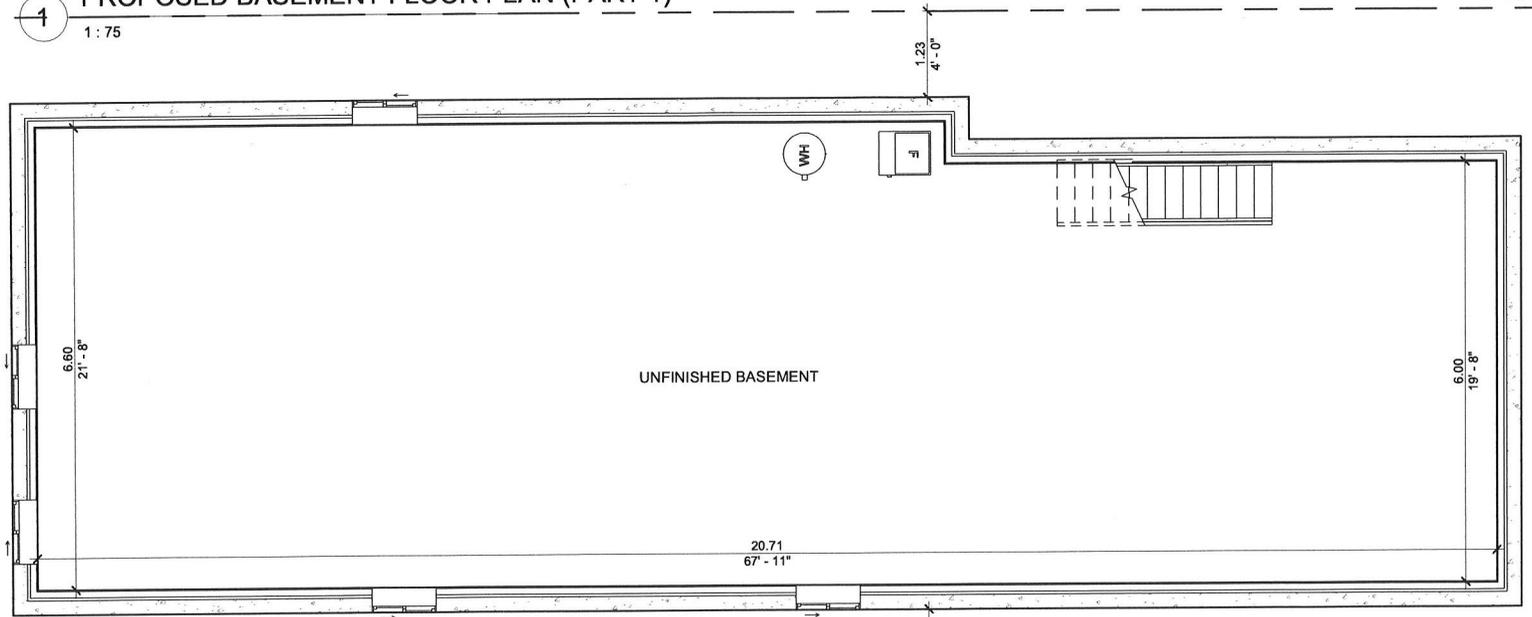
A004

BEECH STREET

EXISTING TREE BEYOND THE PROPERTY LINE REMAINS AS-IS

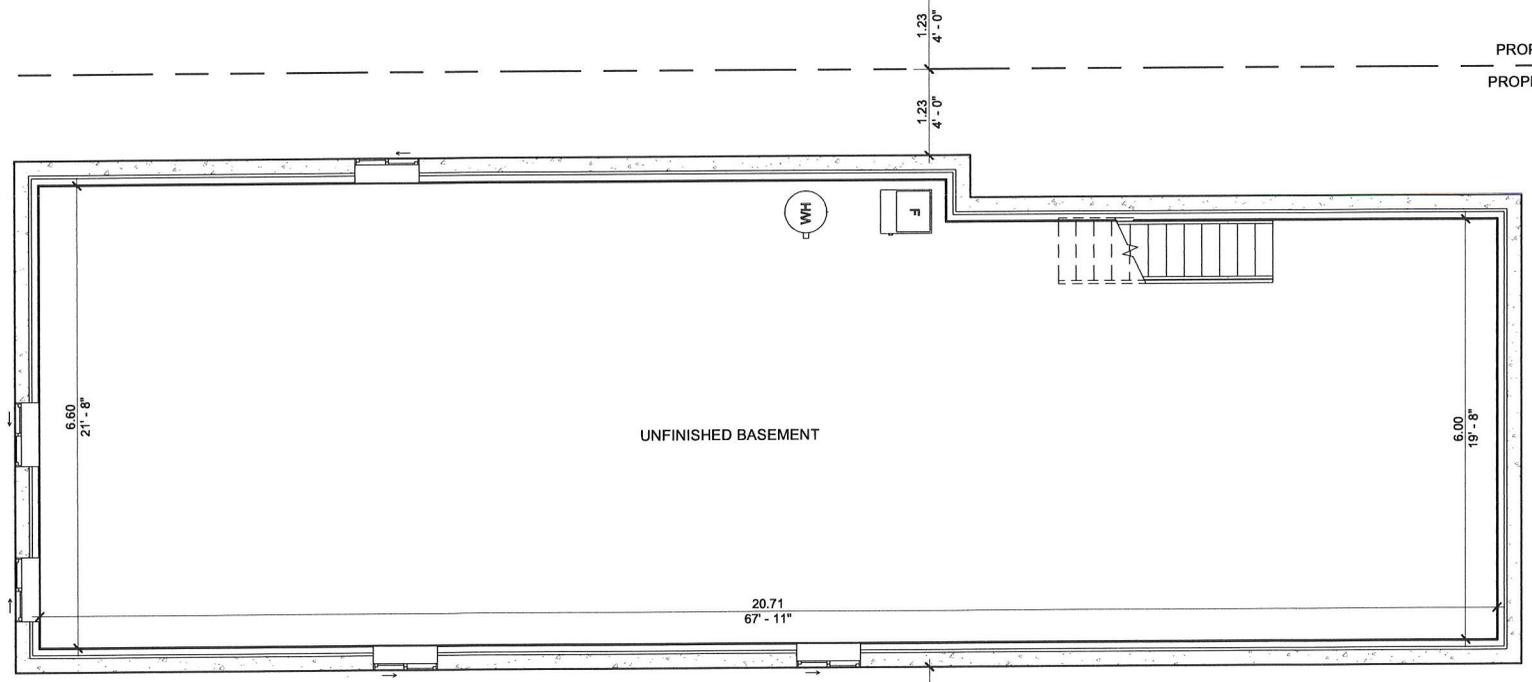
1 PROPOSED BASEMENT FLOOR PLAN (PART 1)
1:75

PART 1



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

PART 2



PROPERTY LINE

PROPERTY LINE
PROPERTY LINE

PROPERTY LINE

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

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL.
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DESIGNER:
MAPLE DESIGN & BUILD Inc.
2211 SHERBOOEE 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

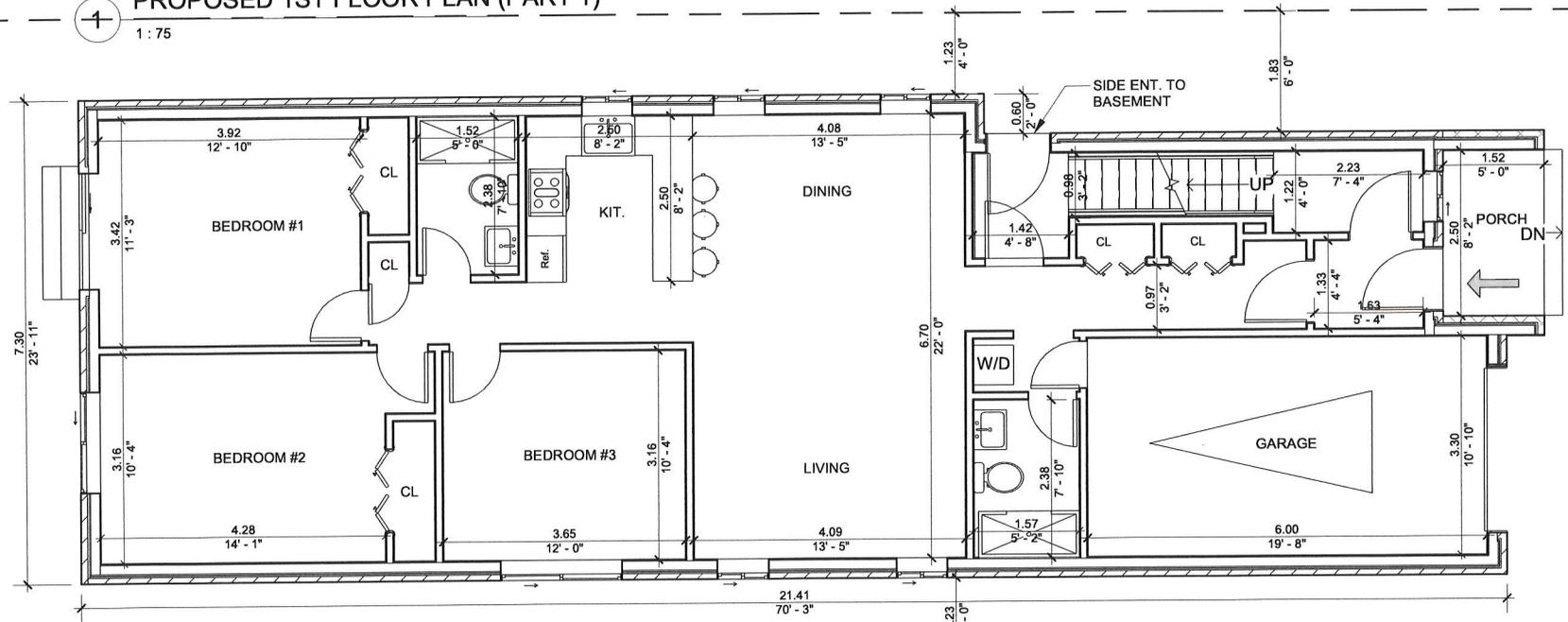
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DRAWN HZ
CHECKED SA
DATE 23 MAY 2023
PROJECT NO. 04231

DRAWING

A101

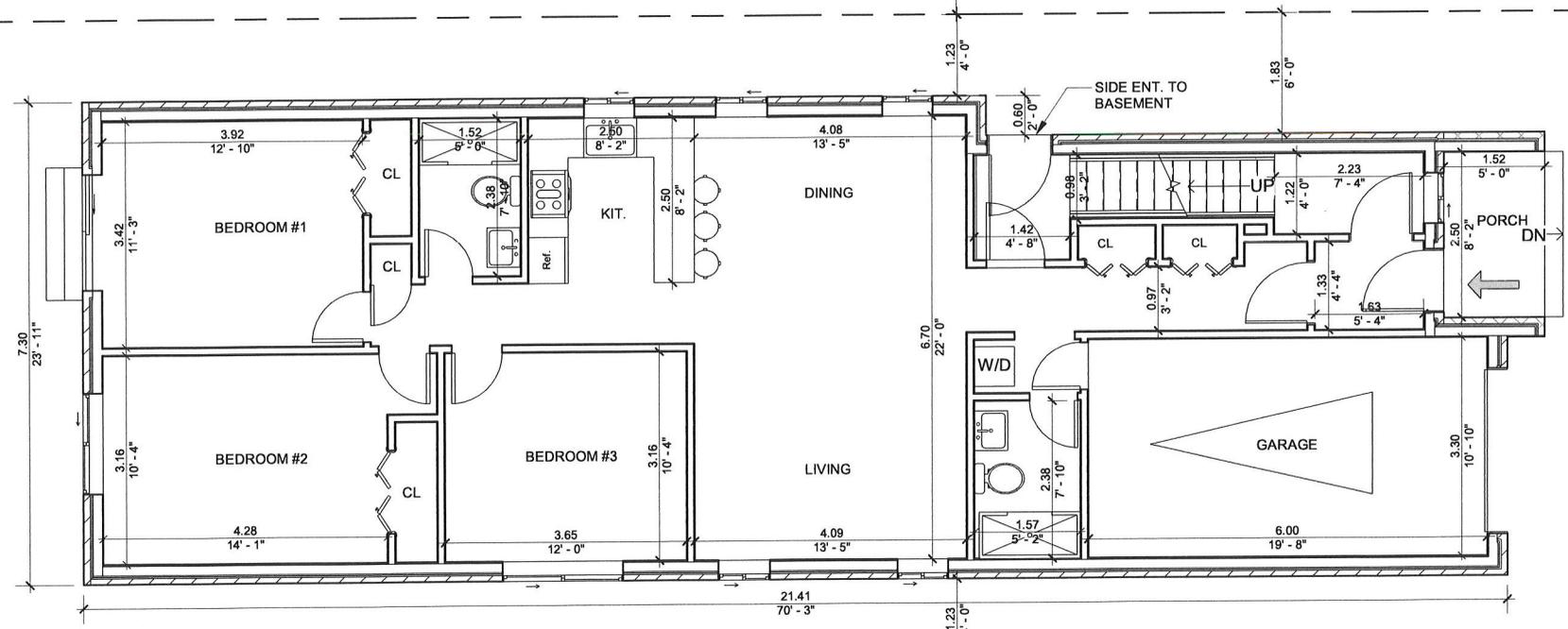
1 PROPOSED 1ST FLOOR PLAN (PART 1)
1 : 75

PART 1



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

PART 2



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

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2211 SHEROEBE 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**

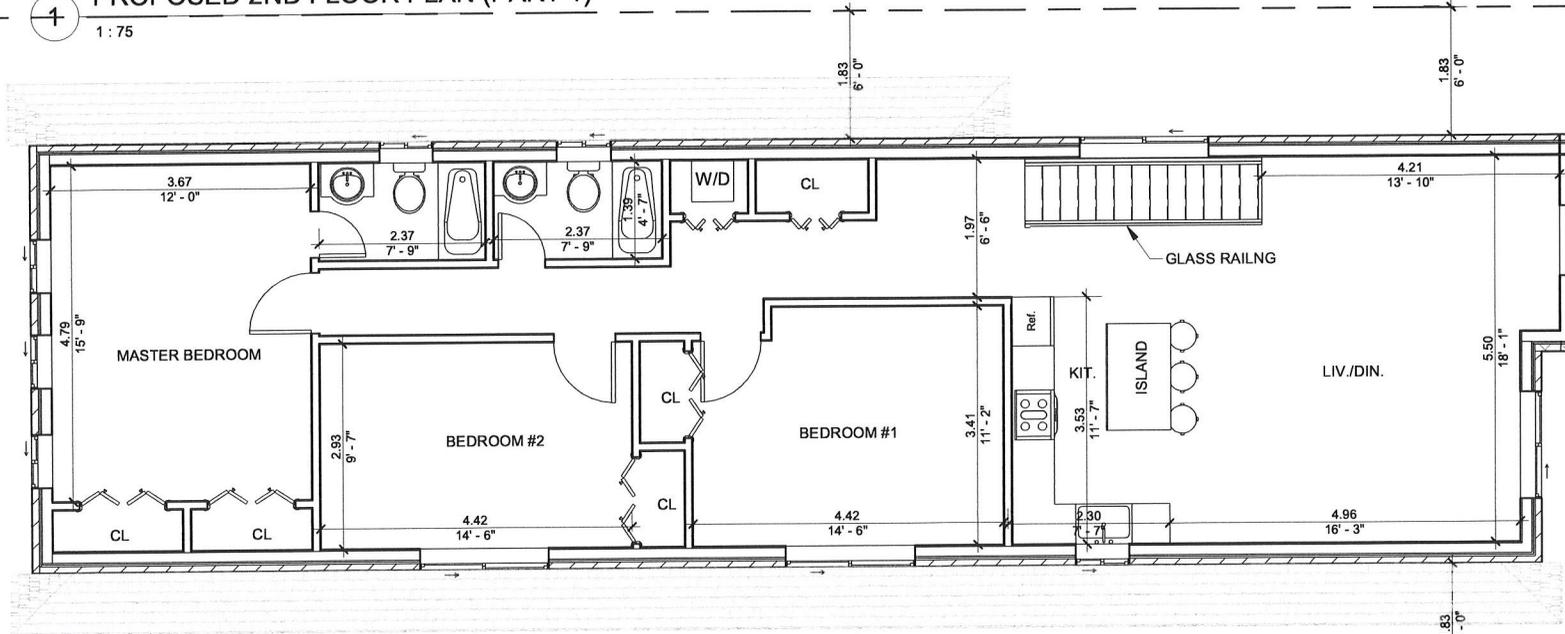
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DRAWN: HZ
CHECKED: SA
DATE: 23 MAY 2023
PROJECT NO.: 04231
DRAWING:

A102

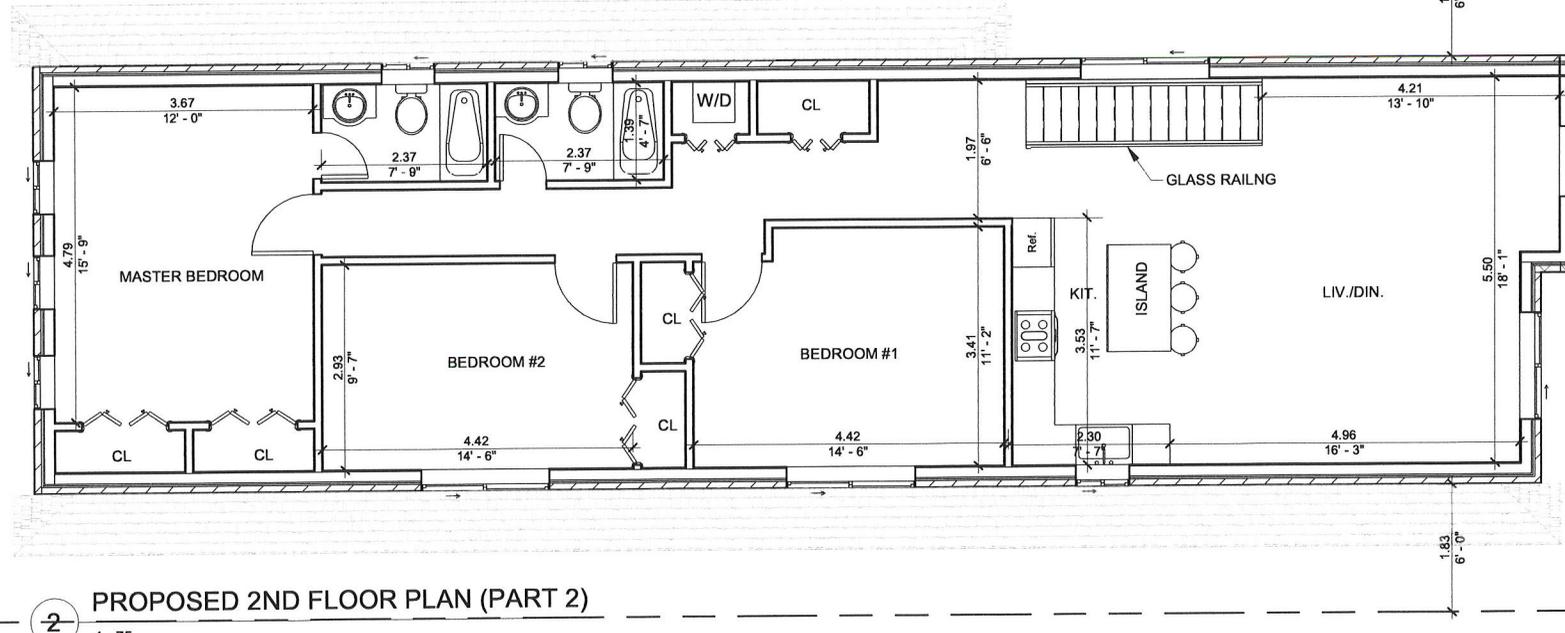
1 PROPOSED 2ND FLOOR PLAN (PART 1)

1:75

PART 1



PART 2



2 PROPOSED 2ND FLOOR PLAN (PART 2)

1:75

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

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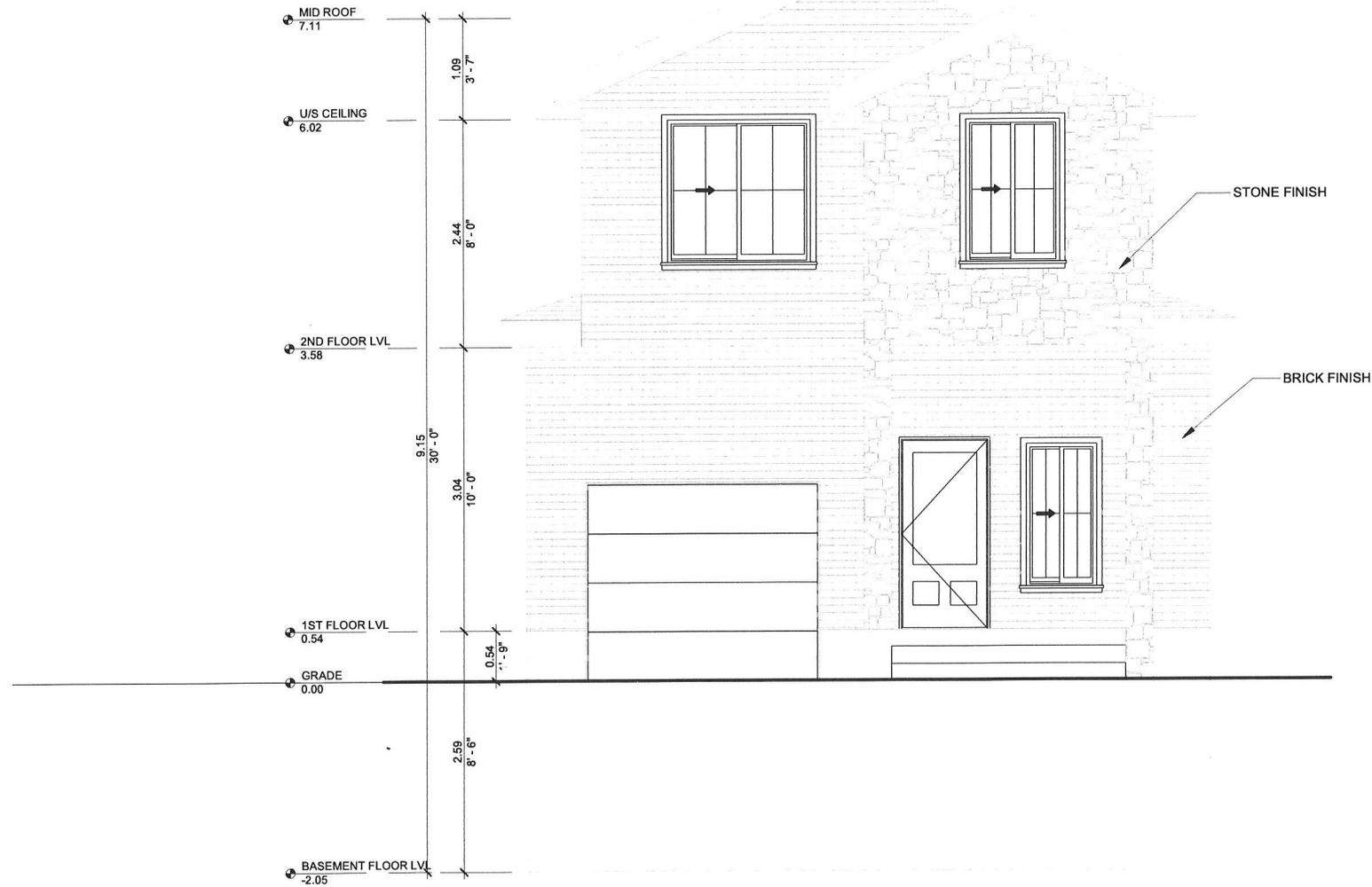
PROJECT:
PROPOSED LOT SEVERANCE WITH DUPLEX DWELLING UNIT ON EACH LOT

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

TITLE:
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
23 MAY 2023	1	CLIENT PRESENTATION	SA

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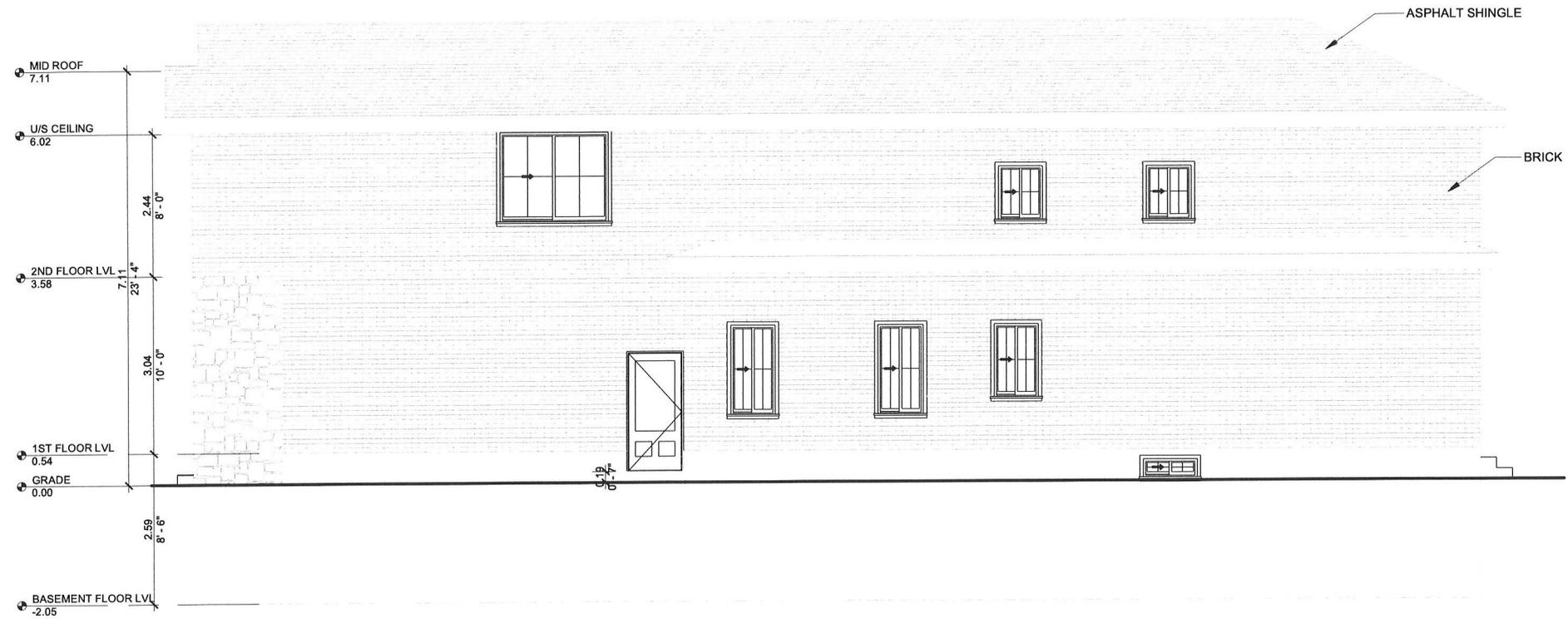
PROJECT:
PROPOSED LOT SEVERANCE
WITH DUPLEX DWELLING
UNIT ON EACH LOT

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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PHONE: 437 970 8850

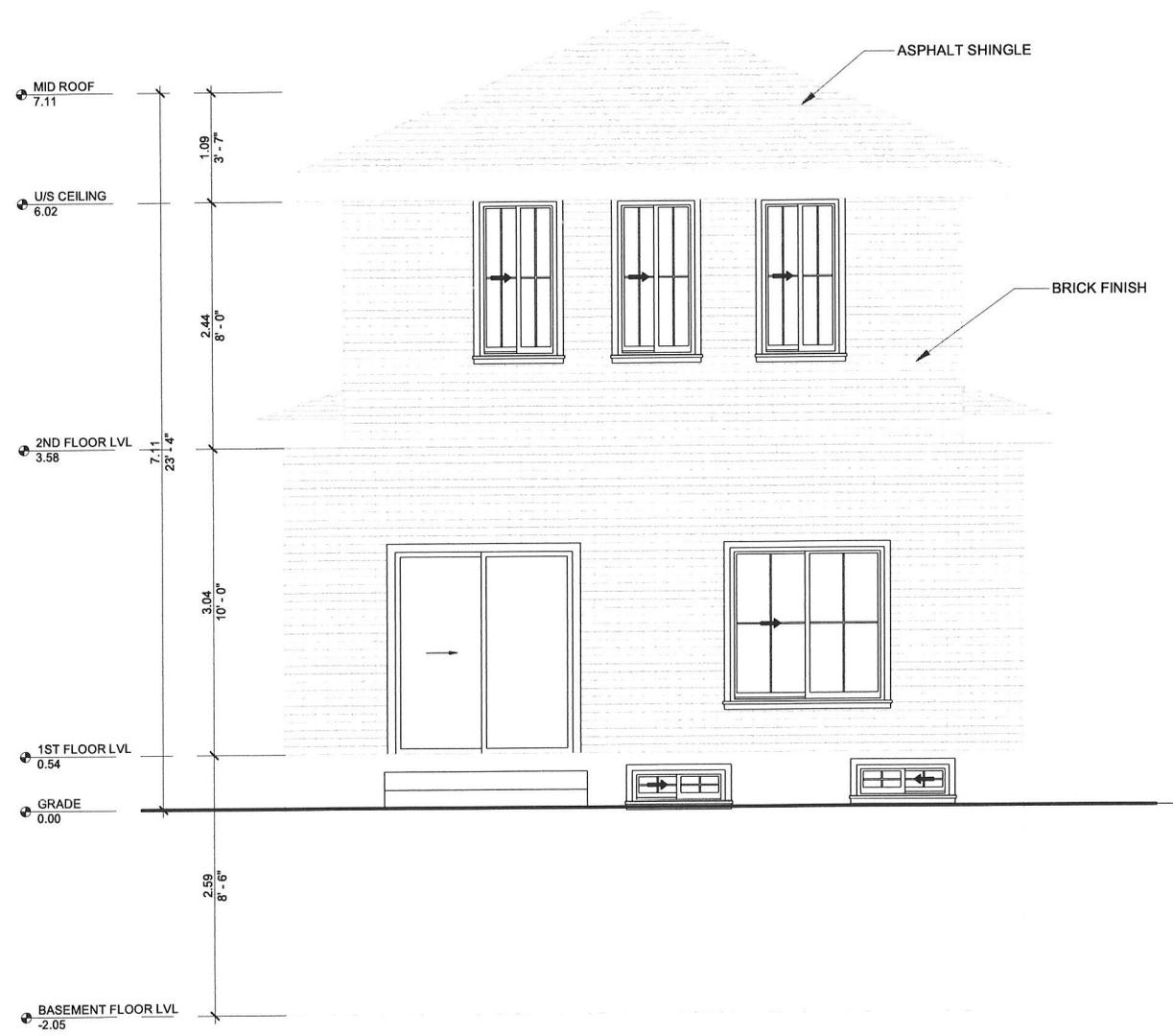
PROJECT:
PROPOSED LOT SEVERANCE
WITH DUPLEX DWELLING
UNIT ON EACH LOT

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
23 MAY 2023	1	CLIENT PRESENTATION	SA

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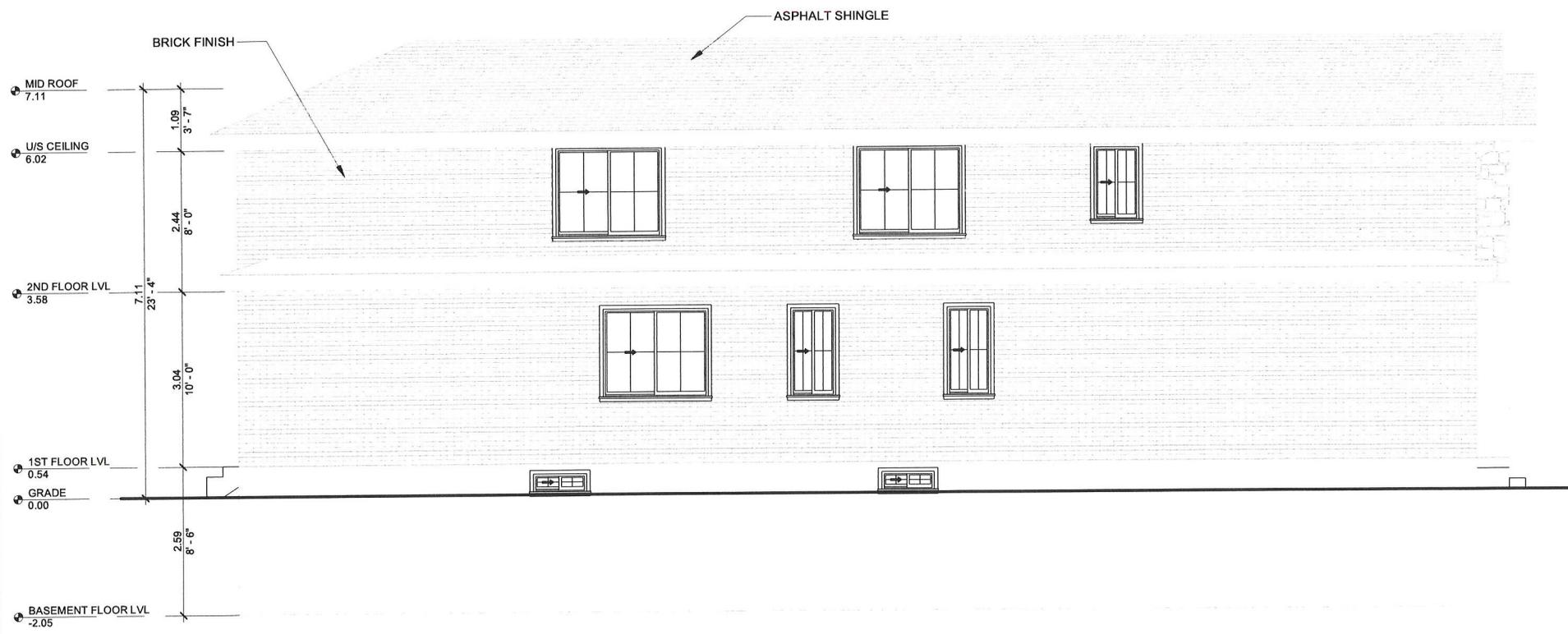
PROJECT:
PROPOSED LOT SEVERANCE
WITH DUPLEX DWELLING
UNIT ON EACH LOT

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
23 MAY 2023	1	CLIENT PRESENTATION	SA

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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:
**LEFT SIDE
ELEVATION**

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

A204