TOWNSHIP OF PUSLINCH EST. 1850

Affidavit

Township of Puslinch
7404 Wellington County Rd 34, Puslinch, ON N0B 2J0
(519) 763-1226

Cloudpermit application number
CA-3523001-P-2026-95

Applicant		
Last name KAUR	First name PAVNEET	Corporation or partnership Noble Prime Solutions Ltd
Street address 2131 Williams Parkway	Unit number 19	Lot / Con.
Municipality Brampton	Province Ontario	Postal code L6S 5Z4
Other phone	Mobile phone +1 4378881800	
Fax	Email applications@nobleltd.ca	

Property owner, Payer		
Last name CHEEMA	First name JAGDEV	Corporation or partnership
Street address 4397 SIDEROAD 20 N	Unit number	Lot / Con.
Municipality Puslinch	Province ON	Postal code N1H 6J3
Other phone +1 5192127364	Mobile phone [redacted]	
Fax	[redacted]	

Subject Land Information		
Address	**Legal description**	**Roll number**
4397 SIDEROAD 20 N (Primary)	CON 2 PT LOT 21 RP 61R8375;PARTS 1 & 3	2301000002091000000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Noble Prime Solutions Ltd (PAVNEET KAUR), solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, 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 and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

[redacted]

Signature of Commissioner for taking affidavits	Municipality	Day, month, year
[redacted]	Region of Peel	September 30, 2026

Place an imprint of your stamp below

BRIJNEET SINGH ARORA
Barrister Solicitor & Notary Public
Commissioner of Oaths in and for Ontario
309 - 50 Sunny Meadow Blvd.,
Brampton Ontario L6R 0Y7
Ph# 905-791-2500; Fax # 905-790-7757

Affidavit and signatures

Applicant

The PAVNEET KAUR, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

Digitally signed on 2026-09-28, 12:11:45 p.m. EDT by PAVNEET KAUR.

Send correspondence to

Send correspondence to

☐ Owner(s) ☑ Agent ☐ Others

Who to send the Invoice to

☐ Owner ☑ Agent ☐ Other

Provide a description of the "entire" property

Concession	Lot	Registered Plan Number
PTS 1 &3, 61R8375	21	PTS 1 &3, 61R8375
Area in Hectares	**Area in Acres**	**Depth in Meters**
1.08	2.68	89.21

Depth in Feet	Frontage in Meters	Frontage in Feet	Width of road allowance (if known)
292.8	121.92	400	

Reason for Application

Please indicate the Section of the Planning Act under which this application is being made

☑ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.)

☐ Section 45(2) relates to a change to or expansion of an existing legal non- conforming use

What is the nature and extent of the relief that is being applied for?

-TO PERMIT A MAXIMUM HEIGHT OF 6.31 m FOR ADDITIONAL RESIDENTIAL UNIT, WHEREAS ZONING BY LAW PERMITS A MAXIMUM HEIGHT OF 5.0m; -TO PERMIT ADDITIONAL RESIDENTIAL UNIT WITH GROSS FLOOR AREA 50.8% OF PRINCIPAL DWELLING, WHEREAS ZONING BY LAW ALLOWS ARU WITH GROSS FLOOR AREA OF ONLY 45% OF PRINCIPAL DWELLING.

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

proposal not complying

What is the current Official Plan and zoning status?

Official Plan Designation	Zoning Designation
Secondary Agricultural, Greenlands, Core Greenlands	Agricultural (A), Natural Environment, Environmental Protection Overlay

What is the access to the subject property?

☐ Provincial Highway ☑ Continually maintained municipal road ☐ Seasonally maintained municipal road

☐ Other ☐ Continually maintained county road

What is the name of the road or street that provides access to the subject property?

sideroad 20 N

If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

Existing and Proposed Service		
Indicate the applicable water supply and sewage disposal:		
Private Well	☐ Existing	☐ Proposed
Communal Water	☑ Existing	☐ Proposed
Provincial Water Taking Permit	☐ Existing	☐ Proposed
Private Septic	☑ Existing	☐ Proposed
Communal Septic	☐ Existing	☐ Proposed
Other Provincial Waste Water System	☐ Existing	☐ Proposed

How is storm drainage provided? *

☑ Storm Sewers ☐ Ditches ☐ Swales

☐ Other means

Existing Subject and Abutting Property Land Uses, Buildings and their Locations	
What is the existing use of the subject property? RESIDENTIAL	What is the existing use of the abutting properties? RESIDENTIAL

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters 8.23	Main Building Height in Feet 27	Percentage Total Lot Coverage 2.0%
Percentage Accessory Lot Coverage 0.16%	Number of Parking Spaces 4	Number of Loading Spaces 0
Number of Floors 2	Total Floor Area in Square Meters 185.87	Total Floor Area in Square Feet 2000
Ground Floor Area (Exclude Basement) in Square Meters 185.87	Ground Floor Area (Exclude Basement) in Square Fee 2000	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters NO CHANGE	Main Building Height in Feet NO CHANGE	Percentage Total Lot Coverage 2%
Percentage Accessory Lot Coverage 0.43%	Number of Parking Spaces 2	Number of Loading Spaces 0
Number of Floors 2	Total Floor Area in Square Meters 94.38	Total Floor Area in Square Feet 1016
Ground Floor Area (Exclude Basement) in Square Meters 94.38	Ground Floor Area (Exclude Basement) in Square Fee 1016	

What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)		
Front Yard in Meters 26.85	Front Yard in Feet 88.11	Rear Yard in Meters 11.31
Rear Yard in Feet 37.11	Side Yard (interior) in Meters 4.8	Side Yard (interior) in Feet 15.7
Side Yard (Exterior) in Meters 83.63	Side Yard (Exterior) in Feet 274.4	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property UNKNOWN	Date of construction of buildings property UNKNOWN	How long have the existing uses continued on the subject property? UNKNOWN
Has the owner previously applied for relief in respect of the subject property? ☐ Yes ☑ No		

Other Related Planning Applications	
Planning Application: Official Plan Amendment ☐ Yes ☑ No	Planning Application: Zoning By-Law Amendment ☐ Yes ☑ No
Planning Application: Plan of Subdivision ☐ Yes ☑ No	Planning Application: Consent (Severance) ☐ Yes ☑ No
Planning Application: Site Plan ☐ Yes ☑ No	Planning Application: Minor Variance ☐ Yes ☑ No
Are there any easements on the subject property? ☐ Yes ☑ No	

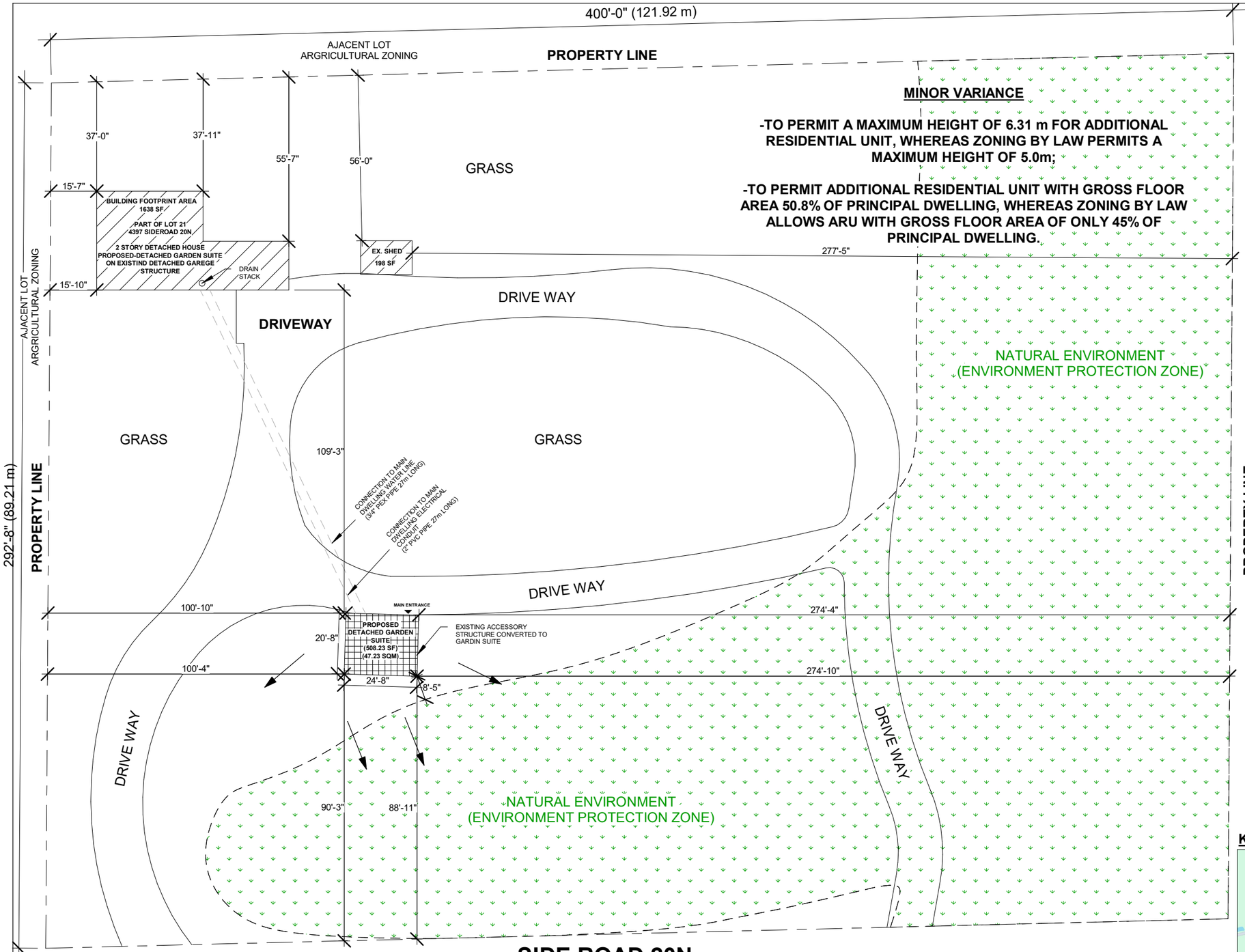
Minor Variance Application must be commissioned

I understand that the required sketch must include the following information:

- [x] The boundaries and dimensions of the subject land.
- [x] The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- [x] The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- [x] The current uses on land that is adjacent to the subject land.
- [x] 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.
- [x] If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- [x] The location and nature of any easement affecting the subject land.

Please confirm the following

- [x] I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.

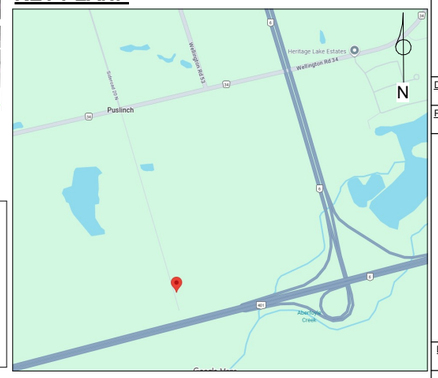


General Notes

1. Ensure drainage flows away from structures
2. Downspouts will discharge onto the ground via splash pads and not across walkways.
3. Lawn and swales should have a minimum slope of 2% and a maximum slope of 6%. Maintain minimum longitudinal slope of 2% and maximum of 5%, with side slopes of a maximum 3 horizontal to 1 vertical. Ensure maximum depth of 300mm and minimum of 150mm for rear yard swales.
4. Where grades exceed 6%, a maximum slope of 3:1 is required, and retaining walls should be used for grade changes greater than 1.0m. Retaining walls higher than 0.6m require a fence on the high side.
5. All disturbed areas must be seeded or sodded, and topsoil must be at least 150mm.
6. A Road Occupancy Permit is required before any work within the City right-of-way.
7. Drainage of abutting properties must not be affected, and surface drainage must be self-contained, collected, and discharged to an approved location.
8. Ensure that grades are compatible with adjacent road grades, abutting properties, and any proposed local improvements
9. Capacity and alignment of boundary swales should not adversely affect adjacent properties
10. Implement siltation control methods during infill construction to prevent erosion and sedimentation on adjacent properties
11. Builder is responsible for ensuring that their development does not create surface drainage problems on or adjacent to private or public lands
12. All construction work must comply with the Standard Drawings and Specifications of the City of Brampton and the Ontario Provincial Standards and Specifications.
13. Preserve existing trees on property unless otherwise specified.
14. Grading and Servicing plan prepared localized to Garden Suite construction.

N

KEY PLAN:-



LOT COVERAGE CALCULATIONS

LOT AREA: 117,013 SF (10,874.81 SQM)
PRINCIPAL DWELLING FOOTPRINT AREA: 1,638 SF (152.23 SQM)
EX. SHED AREA: 198 SF (18.40 SQM)
GARDEN SUITE AREA: 508 SF (47.21 SQM)
TOTAL LOT COVERAGE: 2,344 SF (217.84 SQM)
(2.00 % OF LOT AREA)

PRINCIPAL DWELLING GFA: 2000 SF (185.87 SM)
GARDEN SUITE GFA : 1,016 SF (94.38 SM)
< 50.8% OF PRINCIPAL DWELLING

DIMENSIONS FROM SITE PLAN WERE DRIVEN VARIOUS SITE PLAN THERE MAY BE SLIGHT VARIANCE

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

SITE PLAN/ GRADING PLAN

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482
[redacted]	
FIRM	**BCIN**
Noble Prime Solutions Ltd	118716

SEP 25/26

01	ISSUED FOR PERMIT	SEP 25/26

ADDRESS:
4397 SIDEROAD 20N,
MORRISTON, ON

DRAWN BY: SHK | CHECKED BY: JB

PROJECT NUMBER: 26R-33131

NOBLE PRIME SOLUTIONS LTD.
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON,ON.
info@nobleltd.ca
(437) 888 1800

DATE: SEP 25/26 | DWG No: A-1

SCALE: 1 : 420

Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

April 22, 2026

Jagdev Cheema
4397 Sideroad 20 North
Puslinch, ON N1H 6J3

by email

Re: Application for Permission No. 151/26, Pursuant to Ontario Regulation 41/24.

The Grand River Conservation Authority approved your application on April 22, 2026. The permit and attached schedules are enclosed. The schedules form part of the permit and describe the work as approved by the Grand River Conservation Authority. Any changes to these plans must be reviewed and approved by Grand River Conservation Authority staff.

Please note that this permission is based on existing information, policies, and practices, and does not bind nor imply that any other permission will be forthcoming. Please review when the permit expires as per the attached permit and keep a copy of the permit on-site.

If you have questions regarding this letter or the conditions described on the permit, please contact Nicholas Stasiak, Regulations Officer, at (519) 621-2763 Extension 2323.

Encl.

c.c. Clerk, Township of Puslinch
Building Inspector, Township of Puslinch
Harjot Kaur, Noble Prime Solutions Limited

Permit No. 151/26

Grand River Conservation Authority

Under Ontario Regulation 41/24 made under the Conservation Authorities Act, R.S.O. 1990, c. C.27, permission is granted to:

Jagdev Cheema

Whose address for purposes pertaining to this project is:

4397 Sideroad 20 North
Puslinch, ON N1H 6J3

To execute proposed works in accordance with the following particulars and conditions:

Location of Work:	4397 Sideroad 20 North Township of Puslinch
Purpose of Work:	To undertake internal renovations to create a dwelling unit, immediately adjacent to a wetland.
This permit is valid from:	April 22, 2026
and expires on:	April 22, 2028

The attached Schedules form parts of this permit describing the approved work and must be implemented in order so that the true intent of the permit can be achieved.

The Permittee, by acceptance and in consideration of the issuance of this permit, agrees to the conditions listed on the reverse side of Schedule “A”.

Dated at Cambridge, Ontario, this 22nd day of April, 2026

GRAND RIVER CONSERVATION AUTHORITY

[redacted]

Chris Foster-Pengelly,
Supervisor of Planning and Reguations

GRCA USE ONLY
APPLICATION NUMBER
151/26

Schedule "A" - Application for Permit Pursuant to Ontario Regulation 41/24

(Prohibited Activities, Exemptions and Permits Regulation)

Please read, complete each section as required, attach fee payment and sign and date this application. Payment must be addressed to the Grand River Conservation Authority. Applications can be mailed to:

Grand River Conservation Authority Administration Office
400 Clyde Road, P.O. Box 729, Cambridge, Ontario N1R 5W6
Telephone: 519-621-2761 Fax: (519) 621-4945

Owner's Contact Information:	
Name: JAGDEV CHEEMA	E-mail: jagdevandravnish@gmail.com
Mailing Address: 4397 Sideroad 20 N	City/Town: Puslinch
Postal Code: N1H 6J3	Business Telephone:
Residential Telephone: 519-212-7364	Fax:

Agent/Consultant/Contractor's Contact Information	
Name: NOBLE PRIME SOLUTIONS LTD (HARJOT KAUR)	E-mail: applications@nobleltd.ca
Mailing Address: 19-2131 WILLIAMS PARKWAY, BRAMPTON ON	City/Town: Brampton
Postal Code: L6S 5Z4	Business Telephone: 437-888-1800
Residential Telephone:	Fax:

Location of Proposed Work:	
Municipal Address: 4397 Sideroad 20 N, Puslinch, ON N1H 6J3	
City/Town/Village: TOWNSHIP OF PUSLINCH	County/Region: WELLINGTON COUNTY
Lot and Concession:	Township:

Application Type (check which applies). Refer to Fee Schedule on Pages 3 and 4.

- ■ Minor Development
- ☐ Minor Interference with Wetlands, Alteration to Shorelines & Watercourses
- ☐ Standard Development
- ☐ Standard Interference with Wetlands, Alteration to Shorelines & Watercourses
- ☐ Major Development
- ☐ Major Interference with Wetlands, Alteration to Shorelines & Watercourses

Description of Proposed Work:

Other

-PROPOSED DETACHED GARDEN SUITE INSIDE EXISTING DETACHED GARAGE STRUCTURE

Please Note: This application must include appropriate plan(s) showing the proposed work. Pre-consultation prior to submission is encouraged to confirm required information, plans, reports, and studies as applicable.

Current Land Use: Residential
Proposed Change in Use (if any):

I declare that I have read and agree to the General Conditions of Permit on the reverse of this form and that all information provided is true.

Signature of Owner:	Date:
Signature of Agent:	Date:

April 1, 2024

GENERAL CONDITIONS OF PERMIT

1. This permit does not absolve the permittee of the responsibility of obtaining necessary permission from applicable federal and provincial agencies or local municipalities.
2. The permittee agrees by acceptance of the permit:
   (a) to indemnify and save harmless, the Grand River Conservation Authority and its officers, employees, or agents, from and against all damage, injury, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the permittee or of any of his agents, employees or contractors relating to any of the particular terms or conditions of this permit.
   (b) that this permit shall not release the permittee from any legal liability or obligation and remains in force subject to all limitations, requirements and liabilities imposed by law.
   (c) that all complaints arising from the proposed works authorized under this permit shall be reported immediately by the permittee to the Grand River Conservation Authority. The permittee shall indicate any action which has been taken, or is planned to be taken, with regard to each complaint.
   (d) to provide certification of conformance to ensure compliance with the intent of the permit. This certification must be provided by an accredited professional and is to be submitted as may be specified in the permit.
3. Authorized representatives of the Grand River Conservation Authority will be granted entry at any time into lands which are the subject of this permit application in order to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
4. The Grand River Conservation Authority may add conditions of approval or cancel this permit in accordance with the *Conservation Authorities Act* and/or Ontario Regulation 41/24.
5. This permit shall not be reassigned (non-transferable).
6. Permits are valid for up to two years unless otherwise noted on the permit. The maximum period of validity of a permit, including extensions, is 60 months. No notice will be issued on expiration of the permit, and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.
7. Requests to consider a permit extension must be received 60 calendar days before the expiry date on the permit.
8. The Grand River Conservation Authority may make copies of Schedule A and materials submitted in conjunction with Schedule A, as required, for the purposes of assessing the proposal and, where approved, to form part of the permit issued.
9. The Grand River Conservation Authority may request that GIS data files be submitted as part of Schedule A, to be used for business purposes pursuant to Regulation 41/24.

NOTICE OF COLLECTION

Pursuant to section 29(2) of the Municipal Freedom of Information and Protection of Individual Privacy Act R.S.O 1990, C.M.56 the personal information contained on this form is collected under the legal authority of the Conservation Authorities Act, R.S.O. 1990, c.27, as amended. This information is used to assess applications for and, where approved, issue the Permit. Information on this form may be disclosed to Government and Municipal Agencies for review and comment. The name of the applicant, location of the work and a description of the project may be published in GRCA documents including agendas, reports and meeting minutes which are posted on the GRCA website. Questions about the collection of personal information should be directed to the Freedom of Information Coordinator, Administration Division, Grand River Conservation Authority, 400 Clyde Road, P.O. Box 729, Cambridge, Ontario, N1R 5W6, (519) 621-2761.

GRCA Permit, Plan Review, Title Clearance, and Inquiry Fee Schedule 2023-2026

Please refer to the **Fee Notes** outlined below for more details.

Permit Fee Schedule **Note: Applicants** are encouraged to apply online on the **GRCA Permits Application Page.**	
Minor - Low risk of impact on natural hazards or natural feature. No technical reports required	
• Fee for Development Applications	$465
• Fee for Alterations or Interference with Wetlands, Shorelines and Watercourses Applications	$465
Standard - Moderate risk and/or potential impact on natural hazards or natural features. Detailed report and/or plans, site visit required	
• Fee for Development Applications	$675
• Fee for Alterations or Interference with Wetlands, Shorelines and Watercourses Applications	$1,185
Major - Requires one or more reports (Environmental Impact Study, Hydraulic Analysis, Stormwater Management, Geotechnical, etc.)	
• Fee for Development Applications	$10,230
• Fee for Alterations or Interference with Wetlands, Shorelines and Watercourses Applications	Culvert/Bridge replacement $6,710 All other applications $10,230
Large Fill - over 1,000m^3	$10,230 plus $0.50/$m^3$
Works initiated prior to GRCA approval	2 times the fee for the category
Rural Water Quality Programs or GRCA projects	$90
Permit Extension	$90
Plans amended to an approved permit	$90

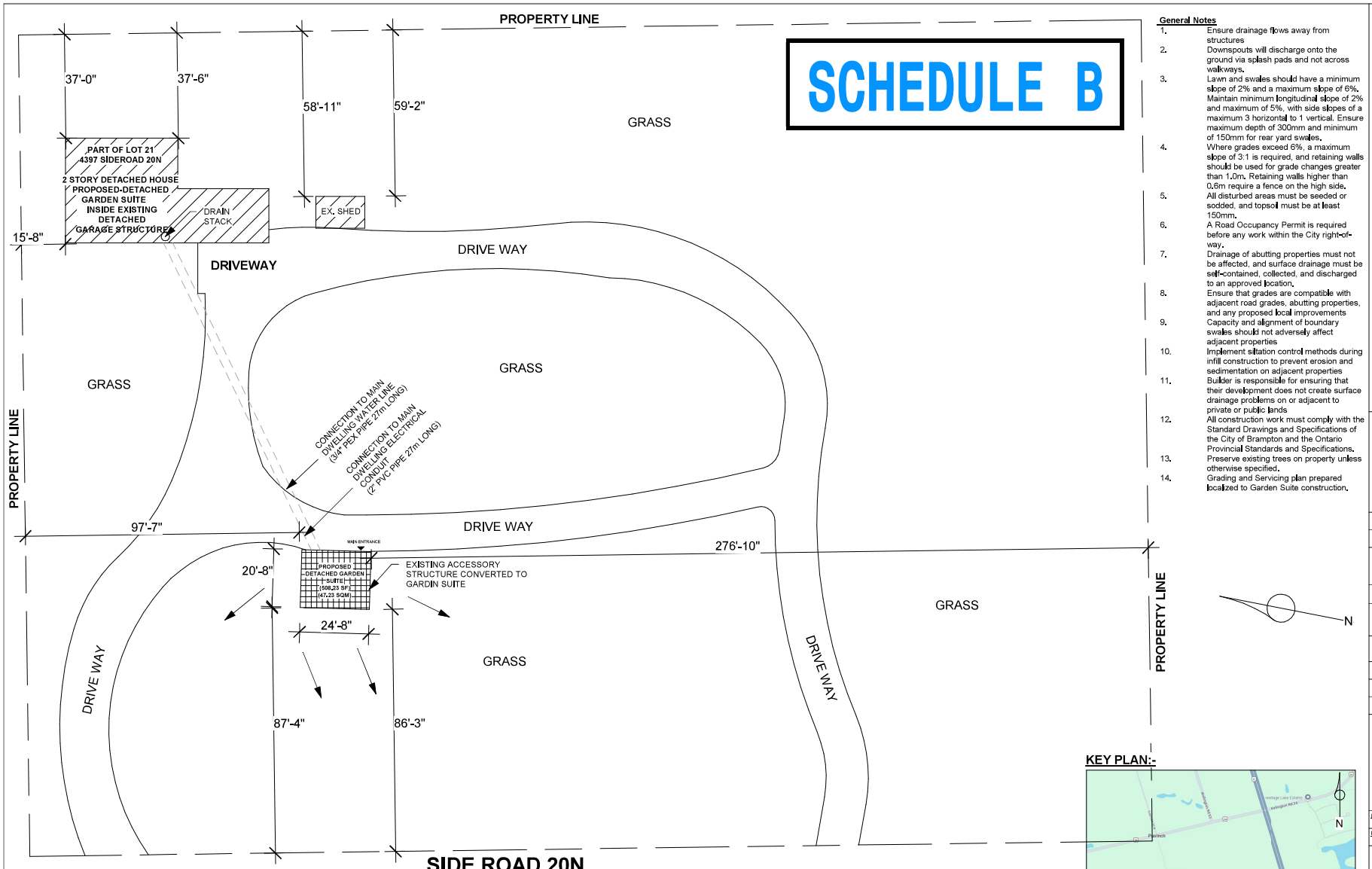
Inquiry Schedule	
Title Clearance, Real Estate, and other Inquiry Fee (per request)	$255/property

Plan Review Fee Schedule	
Subdivision and Vacant Land Condominium	
• Base fee	$2,505
• Per net hectare	$1,305/hectare
• Applicant driven modification	$1,670
• Final clearance for registration of each stage: technical review required	$6,708
• Final clearance Processing Fee: no reports or review required	$255
• Fourth (4^{th}) and subsequent submission for review (same report)	$575

Plan Review Fee Schedule	
Official Plan and/or Zoning Bylaw Amendment	
• Major	$2,500
• Minor	$465
Consent	
• Major	$1,185
• Minor	$465
Minor Variances	
• Major	$675
• Minor	$300
Site Plan Approval Applications	
• Major	$3,515
• Minor	$465
Complex Applications	$10,230
Below Water Table Aggregate Applications	
• No features of interest within 30 metres of licence limit	$10,230
• Features of interest within 30 metres of licence limit	$42,850
Above Water Table Aggregate Applications	
• No features of interest within 30 metres of licence limit	$465
• Features of interest within 30 metres of licence limit	$10,230

2026 Fee Notes

1. All fees are made payable and submitted directly to Grand River Conservation Authority.
2. Applicants are encouraged to consult with staff prior to submission of all applications to determine the extent and nature of the information required to accompany the application, and to determine the appropriate fee.
3. Applicants are encouraged to submit Permit applications through **the GRCA's online Permit Application System** after pre-submission consultation where appropriate.
4. Permit applications that fall into one or more categories will be charged one fee, at the highest rate.
5. Plan review applications that fall into one or more categories will be charged one fee, at the highest rate.
6. The Conservation Authority may provide a refund or require the applicant submit additional funds for a permit or plan review fee if it is found that an incorrect fee has been submitted.
7. Minor Categories – Low risk of impact on natural hazards. Plans required. No technical reports or site visits required.
8. Standard Permit Category – Moderate hazard risk and/or potential impact on natural hazards. Detailed plans required. Scoped technical reports and/or site visits required.
9. Major Permit Category– High hazard risk and/or potential impact to natural hazards. Detailed plans required. One or more technical report required (Environmental Impact Study, Hydraulic Analysis, Storm Water Management, Geotechnical, etc.). Development permit applications for: golf courses, trailer parks, campgrounds, lifestyle communities will be considered as a major permit.
10. Major Plan Review Category– High or Moderate hazard risk and/or potential impact on natural hazards. Detailed plans required. One or more technical reports (may be scoped) are required, and a site visit may be required.
11. Complex Plan Review Category - Planning Act (e.g. OPA/ZC) and/or Site plan applications for: golf courses, trailer parks, campgrounds, lifestyle communities.
12. Large Fill - The fee is applicable to material placed within the Conservation Authority's regulated areas. Grading associated with Planning Act approvals is not considered a large fill application.
13. Major permit applications that have previously paid application or clearance plan review fees to the GRCA will be charged fees under the Minor or Standard category.
14. Permit fees are non-refundable, except where review indicates that no permit is necessary.
15. Permit Extension – Permits are valid for up to 24 months unless otherwise specified on the permit. An application for an extension is $90 and must be requested at least 60 calendar days before the expiry of the permit. Extensions will not be granted after the expiry date and will require a new application, full review, and the Schedule of Fees in effect at the time of submission will apply. The maximum period of validity of a permit, including extensions, is 60 months.
16. The subdivision or vacant land condominium base fee including per net hectare fee will be capped at $30,000.
17. The net hectare fee will be based on the initial submission and will exclude lands outside of the development limit (e.g. natural hazard, natural heritage areas and buffers). Stormwater management facilities and other open space or park uses are to be included in the net hectare fee calculation.
18. At the submission of a subdivision or vacant land condominium application, 70% of the base fee and per net hectare is required. Prior to issuance of conditions of draft plan approval, the remaining 30% of the fee is required.
19. A Processing Fee will apply for a clearance letter for a subdivision or condominium application where no technical review/reports (e.g. no Erosion and Sediment Control plan, SWM brief, etc.) are required.
20. For Aggregate Applications, features of interest include all natural hazards including wetlands and watercourses.
21. Responses to Title Clearances, Real Estate and other Inquiries includes: Correspondence and mapping related to natural hazards and areas regulated under Ontario Regulation 41/24
22. Permit applications will be closed if information/studies/plans required by the GRCA have not been received from the applicant/agent within 1 year of the date requested. No refunds will be issued



SCHEDULE B

General Notes

1. Ensure drainage flows away from structures
2. Downspouts will discharge onto the ground via splash pads and not across walkways.
3. Lawn and swales should have a minimum slope of 2% and a maximum slope of 6%. Maintain minimum longitudinal slope of 2% and maximum of 5%, with side slopes of a maximum 3 horizontal to 1 vertical. Ensure maximum depth of 300mm and minimum of 150mm for rear yard swales.
4. Where grades exceed 6%, a maximum slope of 3:1 is required, and retaining walls should be used for grade changes greater than 1.0m. Retaining walls higher than 0.6m require a fence on the high side.
5. All disturbed areas must be seeded or sodded, and topsoil must be at least 150mm.
6. A Road Occupancy Permit is required before any work within the City right-of-way.
7. Drainage of abutting properties must not be affected, and surface drainage must be self-contained, collected, and discharged to an approved location.
8. Ensure that grades are compatible with adjacent road grades, abutting properties, and any proposed local improvements
9. Capacity and alignment of boundary swales should not adversely affect adjacent properties
10. Implement siltation control methods during infill construction to prevent erosion and sedimentation on adjacent properties
11. Builder is responsible for ensuring that their development does not create surface drainage problems on or adjacent to private or public lands
12. All construction work must comply with the Standard Drawings and Specifications of the City of Brampton and the Ontario Provincial Standards and Specifications.
13. Preserve existing trees on property unless otherwise specified.
14. Grading and Servicing plan prepared localized to Garden Suite construction.

LOT COVERAGE CALCULATIONS

LOT AREA: 117,072 SF (10,880.22 SQM)
PRINCIPAL DWELLING AREA: 2,123.09 SF (197.30 SQM)
EX. SHED AREA: 198.10 (18.41 SQM)
GARDEN SUITE AREA: 508.23 SF (47.23 SQM)
TOTAL LOT COVERAGE: 2,829.42 SF (262.95 SQM)
(2.41 % OF LOT AREA)

KEY PLAN:-



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SITE PLAN/ GRADING PLAN

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482
[redacted]	
FIRM	**BCIN**
Noble Prime Solutions Ltd	118716

APR 01/26

01	ISSUED FOR PERMIT	APR 01/26

ADDRESS:
4397 SIDEROAD 20N,
MORRISTON, ON

DRAWN BY: SHK | CHECKED BY: JB

PROJECT NUMBER: 26R-33131

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(437) 888 1800

DATE: APR 01/26 | DWG No: A-1

SCALE: 1 : 400

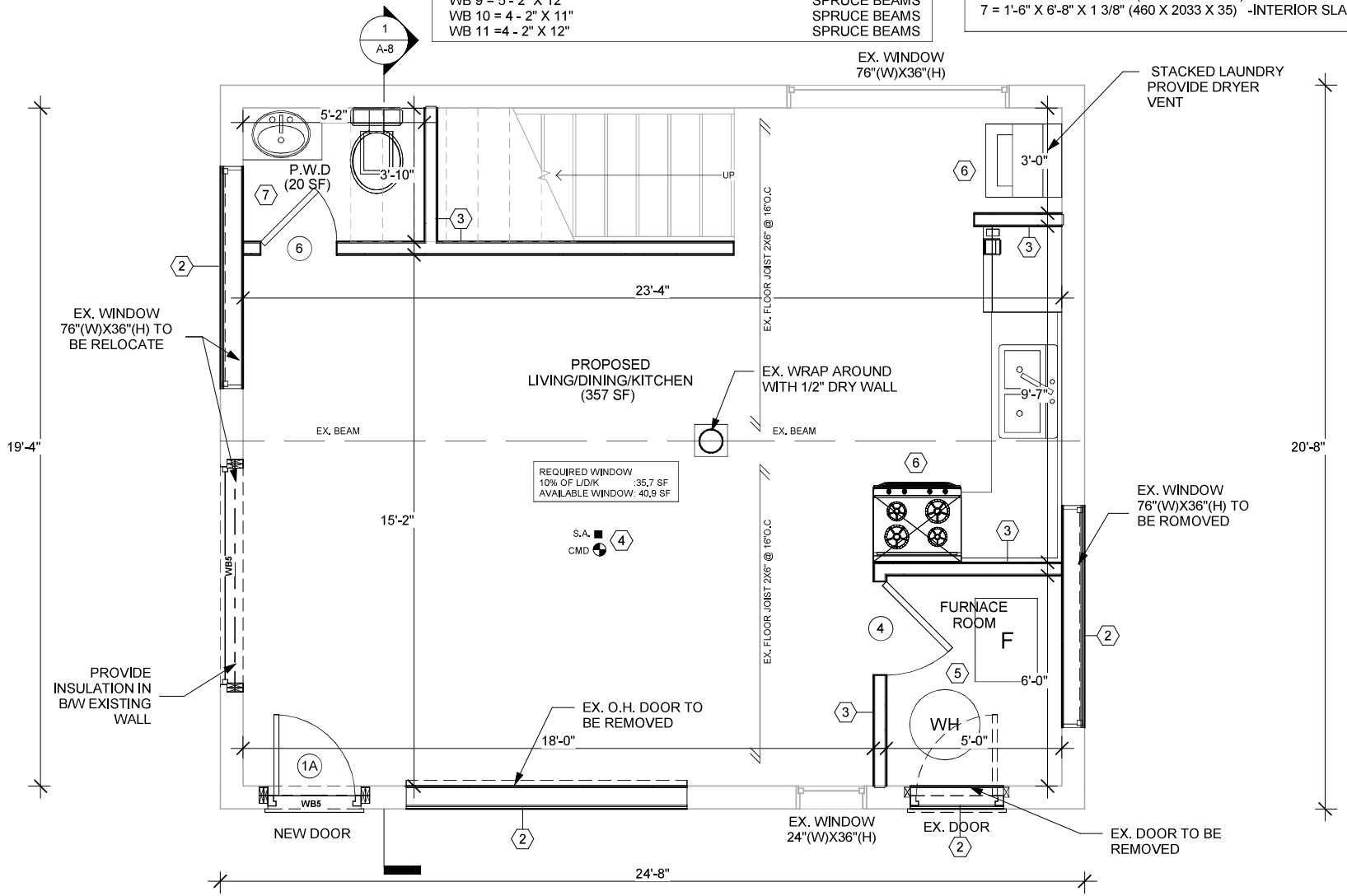
SCHEDULE B

WOOD LINTEL AND BEAMS

WB 1 = 2 - 2" X 6"	SPRUCE BEAMS
WB 2 = 3 - 2" X 6"	SPRUCE BEAMS
WB 3 = 2 - 2" X 8"	SPRUCE BEAMS
WB 4 = 3 - 2" X 8"	SPRUCE BEAMS
WB 5 = 2 - 2" X 10"	SPRUCE BEAMS
WB 6 = 3 - 2" X 10"	SPRUCE BEAMS
WB 7 = 2 - 2" X 12"	SPRUCE BEAMS
WB 8 = 3 - 2" X 12"	SPRUCE BEAMS
WB 9 = 5 - 2" X 12"	SPRUCE BEAMS
WB 10 = 4 - 2" X 11"	SPRUCE BEAMS
WB 11 =4 - 2" X 12"	SPRUCE BEAMS

DOOR SCHEDULE
(IN COMPLIANCE WITH O.B.C. SECTION 9.6.)

1 = 2'-10" X 8'-0"	-INSULATED ENTRANCE DOOR
1A = 2'-8" X 8'-0"	-INSULATED FRONT DOOR
2 = 2'-8" X 6'-8" (815 X 2033)	-WOOD & GLASS DOOR
3 = 2'-8" X 6'-8" X 1 3/4" (815 X 2033 X 45)	-EXTERIOR SLAB DOOR
4 = 2'-8" X 6'-8" X 1 3/8" (815 X 2033 X 35)	-INTERIOR SLAB DOOR
5 = 2'-6" X 6-8" X 1 3/8" (760 X 2033 X 35)	-INTERIOR SLAB DOOR
6 = 2'-2" X 6'-8" X 1 3/8" (660 X 2033 X 35)	-INTERIOR SLAB DOOR
6a = 2'-0" X 6'-8" X 1 3/8" (600 X 2033 X 35)	-INTERIOR SLAB DOOR
7 = 1'-6" X 6'-8" X 1 3/8" (460 X 2033 X 35)	-INTERIOR SLAB DOOR



GROUND FLOOR AREA: 371 SF (34,5 SQM)

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GROUND FLOOR

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FIRM	BCIN
Noble Prime Solutions Ltd	118716

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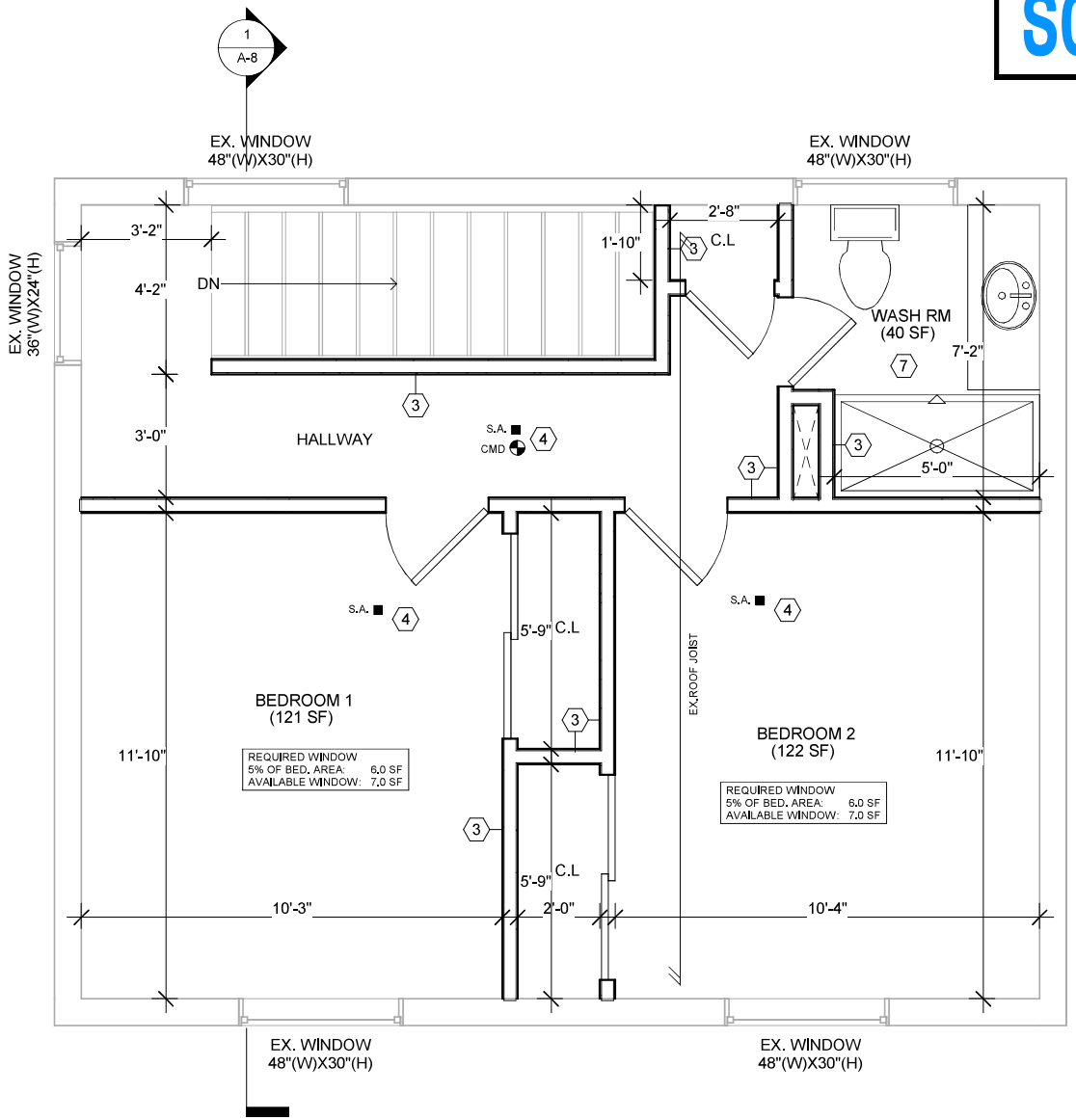
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DWG No: A-2

SCHEDULE B



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SECOND FLOOR

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[redacted]	
FIRM	BCIN
Noble Prime Solutions Ltd	118716

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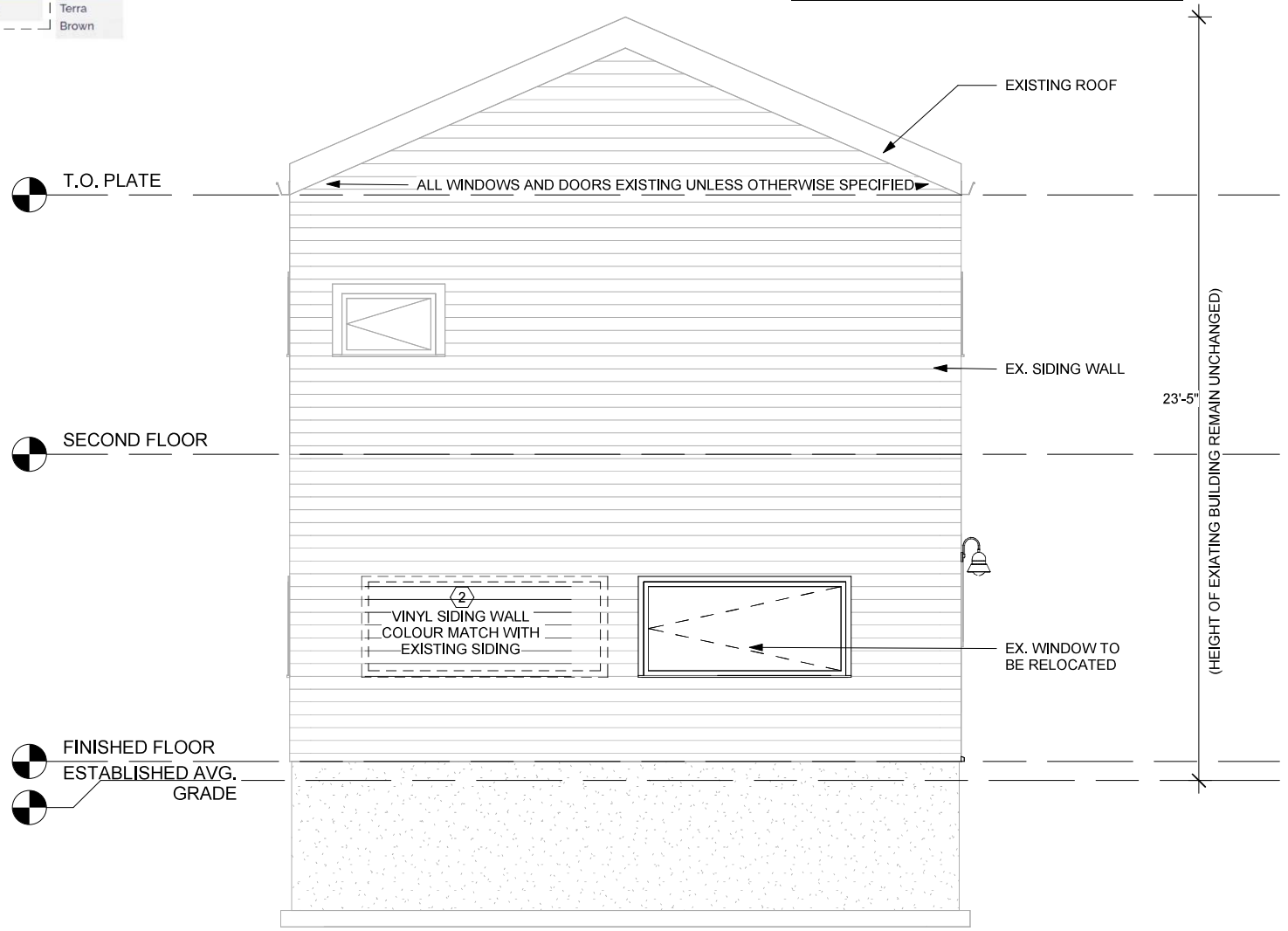
SCALE: 1 : 35

COLOUR OPTIONS:



PROPOSED EXTERIOR SIDING COLOUR

SCHEDULE B



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RIGHT SIDE ELEVATION

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DESIGNER	BCIN
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[redacted]	[redacted]CIN
Noble Prime Solutions Ltd	118716

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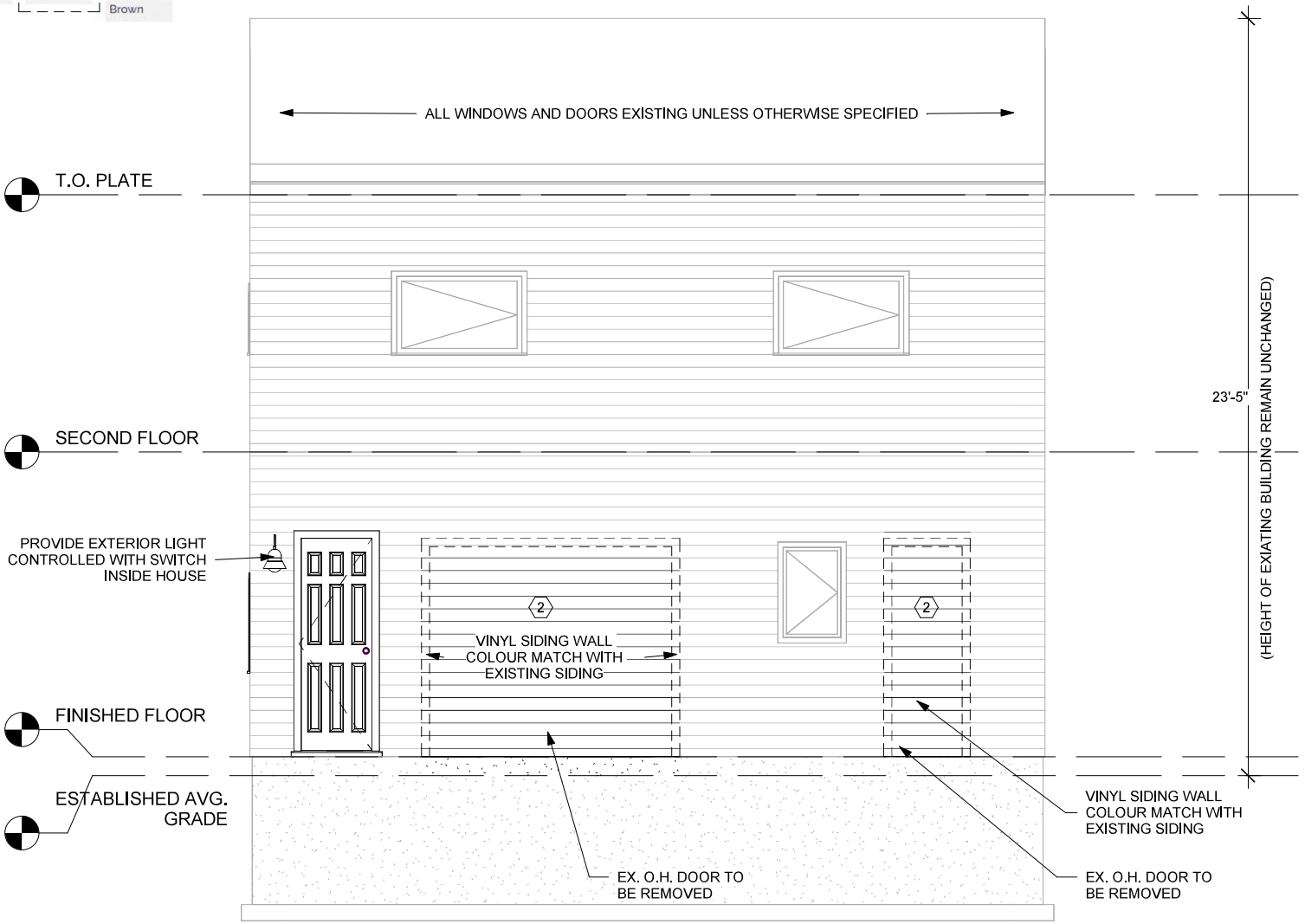
DATE: APR 01/26
SCALE: 1 : 40
DWG No: A-4

SCHEDULE B

COLOUR OPTIONS:



PROPOSED EXTERIOR SIDING COLOUR



FRONT ELEVATION

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FIRM	BCIN
Noble Prime Solutions Ltd	118716

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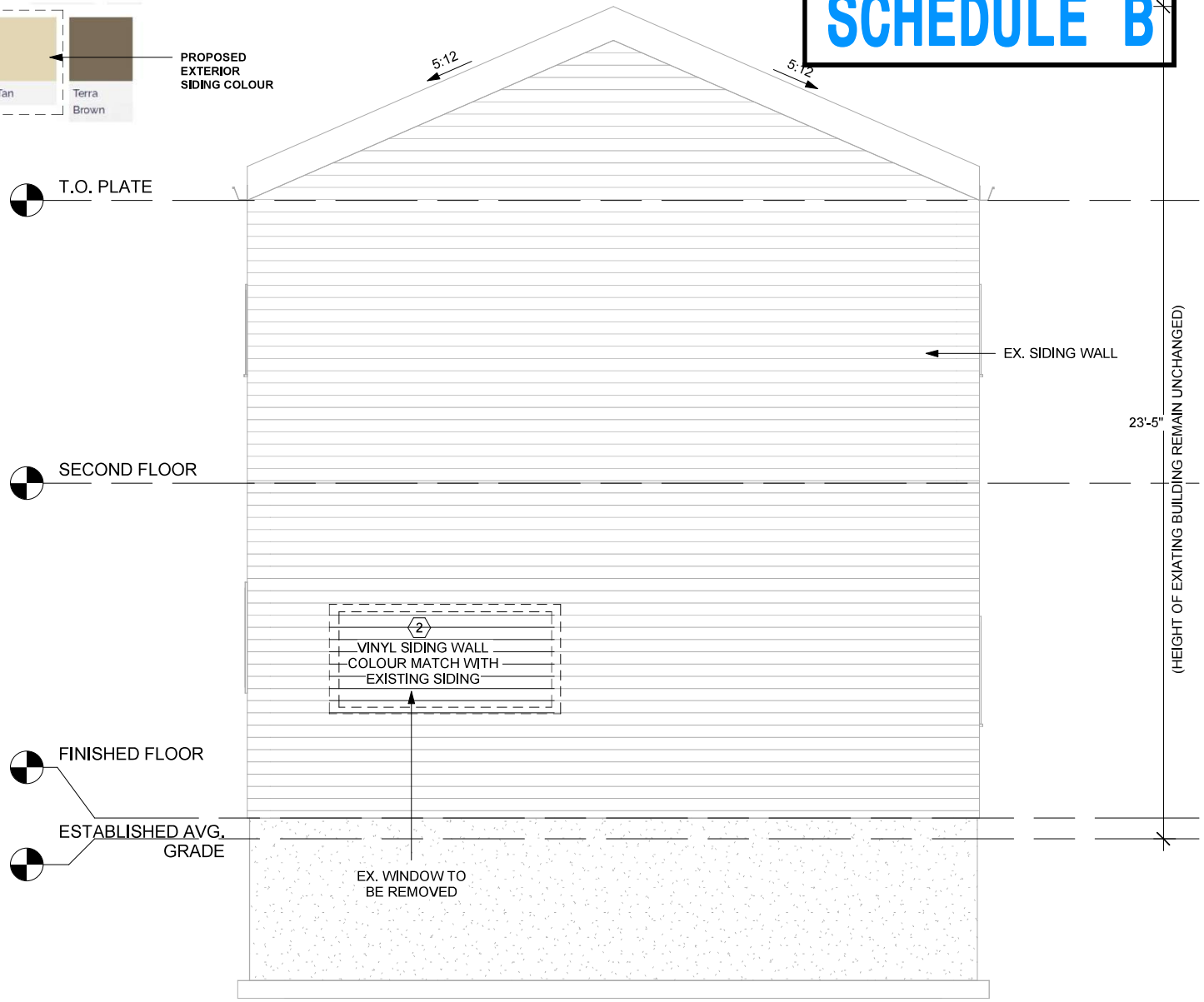
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DATE: APR 01/26
SCALE: 1 : 40
DWG No: A-5

SCHEDULE B

COLOUR OPTIONS:





LEFT SIDE ELEVATION

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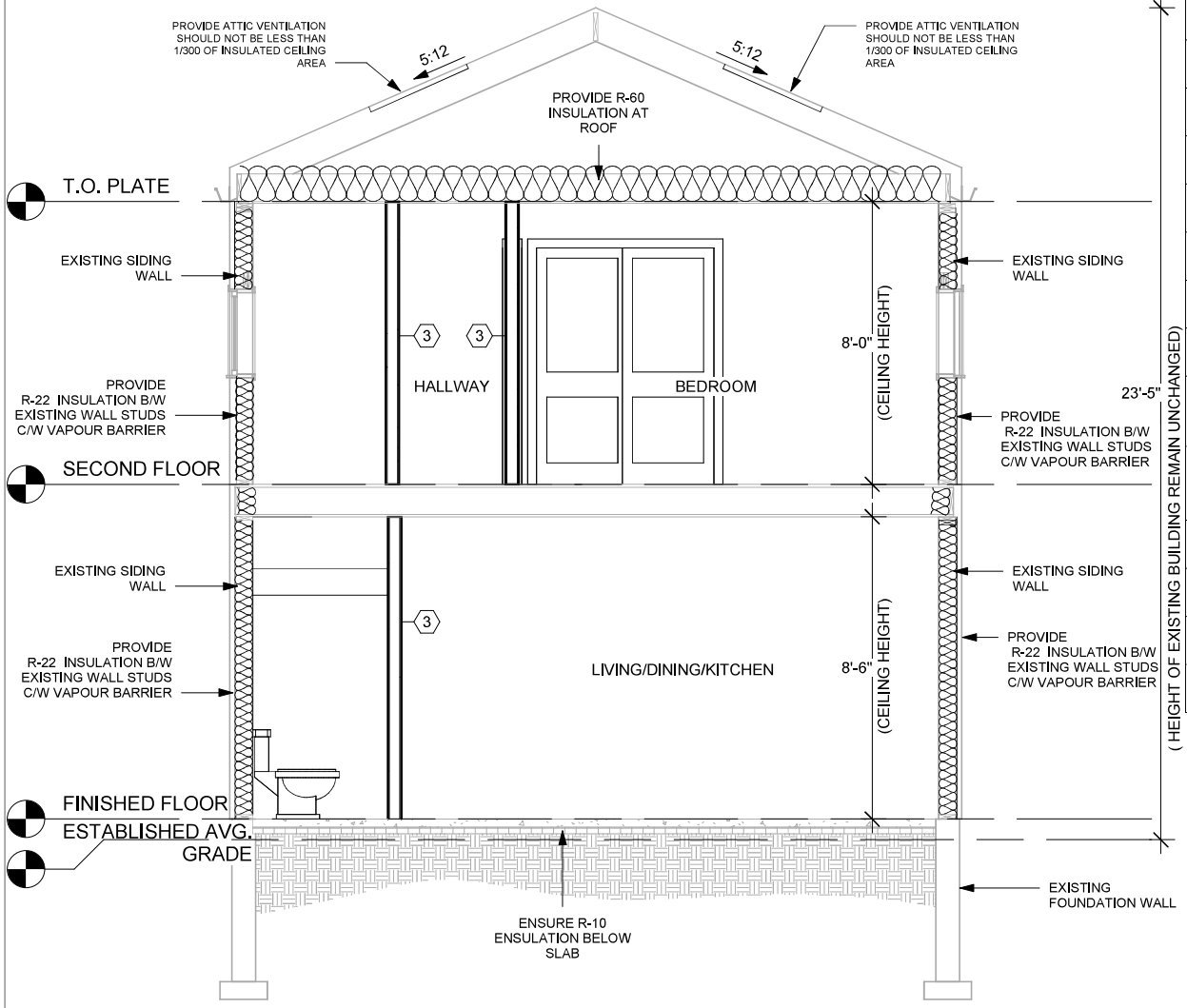
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SCALE: 1 : 35
DWG No: A-6

SCHEDULE B



THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTRY STANDARD SB-12, SECTION 2.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	NOTES:
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	8.81 (R-60)	BLOWN-LOOSE
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	5.46 (R-31)	BATT OR SPRAY
EXPOSED FLOOR MINIMUM RSI (R) VALUE	5.46 (R-31)	STYRO FOAM
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	3.87 (R-22)	6" R-22 BATT
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 ci (R-20 ci)	4" R-20 BLANKET
EDGE OF BELOW GRADE SLAB <600MM BELOW GRADE MINIMUM RSI (R) VALUE	1.76 (R-10)	RIGID INSUL.
WINDOWS AND SLIDING GLASS DORS MAXIMUM U-VALUE	1.8	DOUBLE PANE LOW EMISSIVITY
SKYLIGHTS MAXIMUM U-VALUE	2.8	DOUBLE PANE LOW EMISSIVITY
SPACE HEATING EQUIPMENT MINIMUM AFUE	94%	NATURAL GAS
HOT WATER HEATER MINIMUM AFUE	0.67	NATURAL GAS
HRV MINIMUM EFFICIENCY	60%	

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CROSS SECTION

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[redacted]	
FIRM	BCIN
Noble Prime Solutions Ltd	118716

APR 01/26

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DATE: APR 01/26

SCALE: 1 : 40

DWG No: A-8

CONSTRUCTION NOTES

(AS PER O.B.C 2024)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS.

1 ROOF CONSTRUCTION

- ASPHALT SHINGLES NO. 210 (10.25 KG./M²)
- PLYWOOD SHEATHING 3/8" (9.5MM) WITH "H" CLIPS.
- ROOF RAFTER FOR SIZES REF. TO ROOF PLAN
- APPROVED WAVES PROTECTION TO EXTEND 3'-0" (915MM) FROM EDGE OF ROOF AND MIN. 12"(305MM) BEYOND INNER FACE OF EXTERIOR WALL.
- TRUSS BRACING AS PER TRUSS MANUFACTURER.
- PREFIN. ALUM. EAVETROUGH, FASCIA, R.W.L. &VENTED SOFFIT.
- ATTIC VENTILATION (ARTICLE 9.19.1.2)
- ROOF WITH SLOPE MORE THAN 1 IN 6 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.

2 SIDING WALL CONSTRUCTION (2" X 6")

-
- SIDING AS PER ELEVATION. (ATTACH SIDING TO FRAMING MEMBERS, FURRING OR BLOCKING BETWEEN FRAMING MEMBERS.)
- APPROVD SHEATHING PAPER ON APPROVED EXTERIOR GRADE SHEATHING ON 2" X 6" (38 X 140MM) SPRUCE STUDES @ 16"(400 MM) O.C.
- WITH APPROVED R22 (RSI 3.87) MIN. BATT INSULATION.
- WITH APPROVED CONTINUOUS 6 MIL POLYETHYLYNE AIR/VAPOUR BARRIER(O.B.C. SECTION 9.25.3 / 9.25.4.).
- 1/2" (12.7MM) GYPSUM WALLBOARD IINT. FINISH. ATTACHEMENT SHALL CONFORMB TO O.B.C SENTEENCE 9.233..16..(1).

(MIN. ASSEMBLY R-22 / RSI 3.81)

3 INTERIOR STUD PARTITION

-
- 2" X 4" (38 X 89MM) WOOD STUDS@16" (400MM) O.C.
- 2" X 6" (38 X 140MM) WOOD STUDS@16" (400MM) O.C.
- WITH DOUBLE 2" X 4" (38 X 89MM) OR 2" X 6" (38 X 140MM).
- TOP PLATES AND SINGLE BOTTOM PLATE.
- AND 1/2" (12.7MM) INTERIOR GYPSUM BOARD ON BOTH SIDES (NOTE: O.B.C. ARTICLE 9.23.11.3. SINGLE TOP PLATE FOR NON-LOAD BEARING WALL).

48 SMOKE ALARM & CARBON MONOXIDE DETECTOR

SMOKE ALARM:
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.10.19.)

- PROVIDE ONE PER FLOOR NEAR THE STAIRS WITH AX 16'-5" (5.0M) FROM BEDROOMS.
- AND THE DISTANCE FROM ANY POINT ON A FLOOR LEVEL DOES NOT EXCEED 49'-2"(15M)
- ALL ALARMS TO BE CONNECTED IN CRCUIT AND INTER-CONNECTED SO ALL ALARMS WILL CAUSE ALL ALARMS WILL SOUND.
- BASEMENT/CRAWL SPACE THAT IS 25'-11" (900MM) OR MORE ABOVE OR BELOW AND ADJACENT FLOOR LEVEL AT LEAST ONE SMOKE ALARM IS REQUIRED.

MONOXIDE DETECTOR
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.33.4)

- REQUIREMENTS TO BE CHECKED AND INSTALLED WITH LOCAL BY-LAW.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNITS ADJACENT TO EACH SLEEPING AREA.
- ALL DETECTORS SHALL BE PERMANENTALY WIRED WITH OUT DISCONNECT SWITCH AND ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

4 MECHANICAL

- MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 AIR CHANGE PER HOUR I NOT AIR CONDITIONED 0.5 PER HOUR IF AIR CONDITIONED AVERAGED OVER 24 HOURS.
- SPACE HEATING EQUIPMENT TO HAVE MIN. 94% AFUE AND HRV 60% MIN. EFFICIENCY. DOMESTIC HOT WATER HEATER TO BE MIN. 0.67 EF.

6 EXHAUST DUCT VENT FOR DRYER AND COOK TOP

- LAUNDRY DRYING EQUIPMENT SHALL BE INDEPENDENT OF OTHER EXHAUST DUCT.
- DESIGNED AND INSTALLD SO THAT THE ENTIRE DUCT CAN BE CLEANED WITH A SMOOTH NON-CORROSION MATERIAL.
- DUCT TO BE PROTECTED Y THE WEATHER & INSECTS ALL SCREENING SALL BE OF RUST PROOF MATERIAL.
- EXHAUST DUCT FOR COOKING WQUIPMENT SHALL BE INDEPENDENT OF OTHER DUCTS.

7 BATHROOM OR WATER CLOSET ROOM

(IN COMPLIANCE WITH O.B.C. SENTENCE 9.32. AND PART 6)

- MECHANICALLY VENTED TO PROVIDE MIN. 2 AIR CHANGES PER HOUR.
- SHALL BE CONSTRUCTED TO PROVIDE PROTECTION FROM WEATHER AND INSECTS.
- SCREENING SHALL BE OR RUST PROOF MATERIAL.

SCHEDULE B

LEGEND

CMD	CARBON MONOXIDE DETECTOR
S.A.	SMOKE ALARM. INTERCONNECTED
WA	WARM AIR REGISTER
RA	RETURN AIR REGISTER
	EXHAUST FAN.
FD	FLOOR DRAIN
EP	ELECTRICAL PANEL
LHR	LOW HEAD ROOM AREA
	LIGHT FIXTURE
	THREE WAY SWITCH
	SPRINKLERS

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DESIGNER BCIN
Tanvir Rai 103482

FIRM BCIN
Noble Prime Solutions Ltd 118716

APR 01/26

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DATE: APR 01/26
SCALE: 3/16" = 1'-0"
DRAWING: N-1

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