



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**NOTICE OF PUBLIC HEARING**  
**Minor Variance**

**You are receiving this notice because you are either:**

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

<b>APPLICATION NO.:</b>	<b>A-24:146</b>	<b>SUBJECT PROPERTY:</b>	101 Westfield Crescent, Flamborough
<b>ZONE:</b>	“R1-64” (Urban Residential Single Detached)	<b>ZONING BY-LAW:</b>	Zoning By-law former Town of Flamborough 90-145-Z, as Amended

**APPLICANTS:**      Owner: Zain Ahmad  
                                 Agent: Malav Shah

The following variances are requested:

1. To permit tandem parking for the parking space located in the attached garage and the space located on the driveway whereas tandem parking is not permitted.

**PURPOSE & EFFECT:**      To facilitate the development of an additional dwelling unit.

**Notes:** N/A

**This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.**

This application will be heard by the Committee as shown below:

<b>DATE:</b>	<b>Tuesday, July 23, 2024</b>
<b>TIME:</b>	<b>2:55 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>

For more information on this matter, including access to drawings illustrating this request and other information submitted:

## A-24:146

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton

### **PUBLIC INPUT**

**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon July 19, 2024

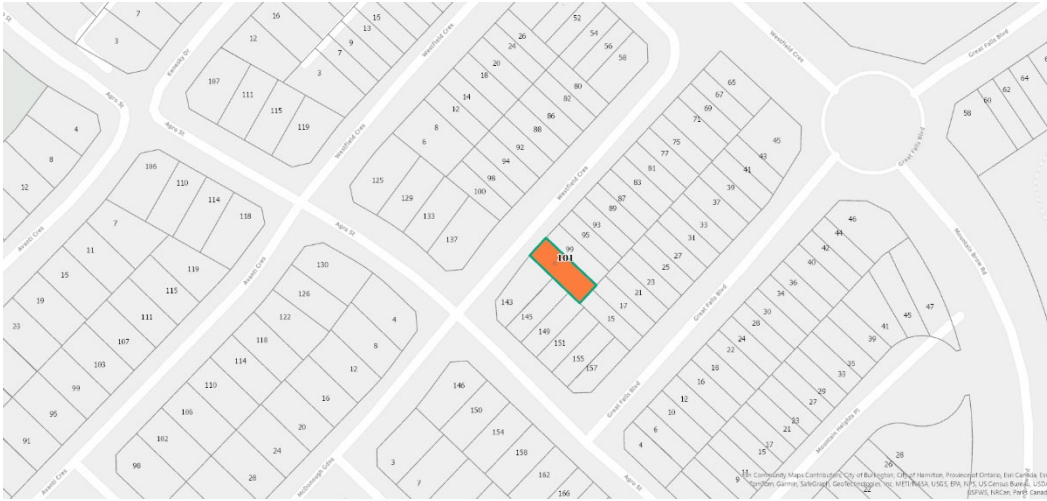
**Orally:** If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon July 22, 2024

### **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:146, you must submit a written request to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

 Subject Lands



DATED: July 4, 2024

---

Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

### PARTICIPATION PROCEDURES

#### Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)

#### Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

##### 1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email [cofa@hamilton.ca](mailto:cofa@hamilton.ca). The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

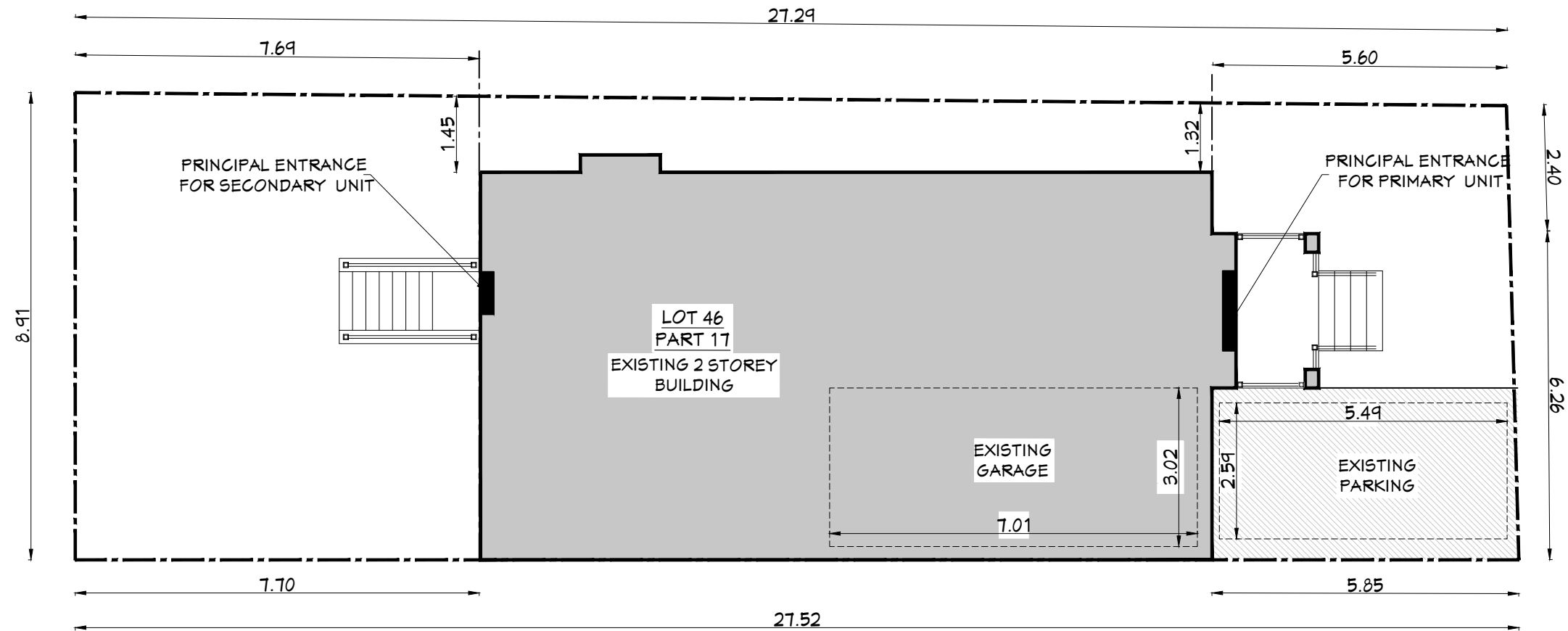
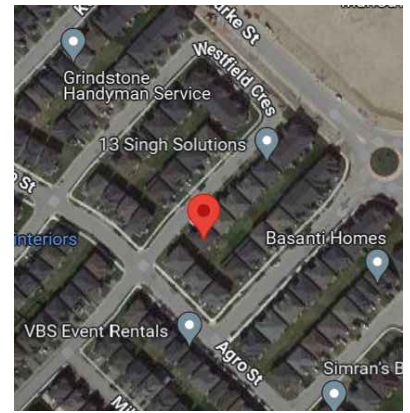
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

##### 2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email [cofa@hamilton.ca](mailto:cofa@hamilton.ca).

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



**SITE LAYOUT**  
(SCALE : 1/16" = 1'-0")

SITE STATISTICS	
BASEMENT GFA	: 792.30 SQFT
MAIN FLOOR	: 1003.86 SQFT
SECOND FLOOR	: 900.46 SQFT

TITLE  
**101 WESTFIELD CRES, ON**  
**SITE PLAN**

PROJECT INFORMATION  
PROJECT NO: **24-080**  
CUSTOMER: **ZAIN AHMAD**  
PROJECT: **101 WESTFIELD CRES**

DESIGNER INFORMATION

BY	ENGINEER STAMPS
BPP	
TITLE	
SCALE	1/16" = 1'-0"
REV	DATE
0	2024.04.30
1	
2	--
ENGINEER	MS
DRAFTED BY	SM
CHECKED BY	--

ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.  
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.  
UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

SHEET  
**A104**  
REV  
**00**

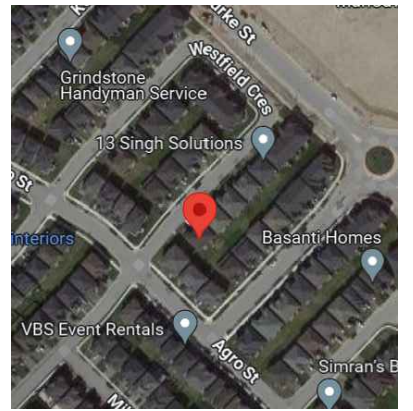


688 Hespeler Road, Unit 2B-5  
Cambridge, ON, Canada, N1R8N7  
M: 647-770-2466 O: 405-566-4690  
Email: info@blueprintspermit.com  
Website: www.blueprintspermit.com



## 101 WESTFIELD CRESCENT, ON SECOND UNIT DWELLING (BELOW GRADE ENTRANCE FROM REAR YARD)

DRAWING INDEX	
SHEET	DESCRIPTION
A101	COVER PAGE
A102	LEGEND & SCHEDULES
A103	GENERAL NOTES
A104	SITE PLAN
A105	EXISTING BASEMENT
A106	PROPOSED BASEMENT
A107	EXISTING FIRST FLOOR
A108	PROPOSED FIRST FLOOR
A109	EXISTING SECOND FLOOR
A110	RIGHT SIDE ELEVATION
A111	EGRESS WINDOW DETAIL
A112	WALKOUT PLAN
A113	SECTION AA
A114	SECTION BB
A115	GUARDRAIL DETAILS AND NOTES



TITLE  
**101 WESTFIELD CRES, ON  
COVER PAGE**



































PROJECT INFORMATION  
PROJECT NO: 24-080  
CUSTOMER: ZAIN AHMAD  
PROJECT: 101 WESTFIELD CRES

DESIGNER INFORMATION	
BY: BPP	ENGINEER STAMPS
TITLE: N.T.S.	
SCALE: N.T.S.	
REV 0 DATE 2024.04.30	
1	
2	
ENGINEER: MS	
DRAFTED BY: SM	
CHECKED BY: --	

ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.  
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.  
UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

SHEET: A101	
REV: 00	
688 Hespeler Road, Unit 2B-5 Cambridge, ON, Canada, N1R8N7 M: 647-770-2966 O: 905-566-9690 Email: info@blueprintspermit.com Website: www.blueprintspermit.com	

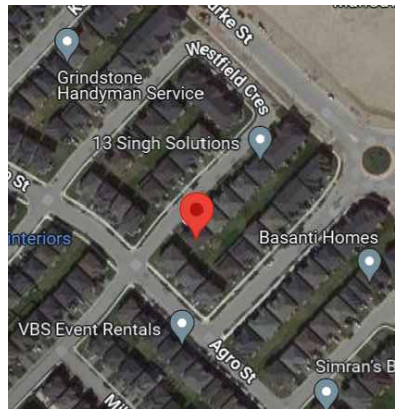
# DOOR SCHEDULE

-  EXHAUST
-  SPRINKLER
-  SUPPLY VENT
-  RETURN GRILLE
-  LIGHT FIXTURE
-  POT LIGHT
-  30 MIN FRR
-  EXISTING WALL
-  NEW WALL
-  DEMOLISHED WALL
-  9.10.19 LOCATION OF PROPOSED INTERCONNECTED SMOKE ALARMS & CARBON MONOXIDE ALARMS (CONNECTED TO A DUCT TYPE SMOKE DETECTOR)
-  DUCT TYPE SMOKE DETECTOR
-  EXISTING CONC. WALL  
2"X4 STUDS @24 O.C. WALL  
W/ 6MIL POLY  
R-EXISTING BATT EXISTING INSULATION  
6MIL VAPOR BARRIER  
1/2" GYPSUM BOARD
-  INTERIOR DRYWALL PARTITION  
1/2" GYP. BOARD  
2"X4 SPRUCE STUD @16 O.C.  
1/2" GYPSUM BOARD
-  PROVIDE 45 MIN. F.R.R. AND 53 STC TO NEW WALL TABLE-1 AS PER SB-3(W4d) 38 mmx89mm WOOD STUDS SPACED 600mm O.C., TWO LAYERS OF 12.7 mm TYPE X GYPSUM BOARD ON RESILIENT METAL CHANNELSIDE AND ONE LAYER OF 12.7 mm TYPE X GYPSUM BOARD ON OTHER SIDE MIN. 89 mm ABSORPTIVE MATERIAL REQ'D
-  PROVIDE 30 MIN. F.R.R AND 50 STC FOR THE CEILING WITH FOLLOWING SPECIFICATIONS TABLE-2 AS PER SB-3 (F8d) ABSORPTIVE MATERIAL BETWEEN EXISTING JOISTS, RESILIENT METAL CHANNELS SPACED 600mm O.C. ONE LAYER OF 15.9mm TYPE X GYPSUM BOARD ON CEILING SIDE.
-  DUPLEX RECEPTACLE OUTLET
-  SINGLE POLE SWITCH
-  3 WAY SWITCH AT TOP AND BOTTOM OF THE STAIR TO A LIGHT FIXTURE
-  DOOR SIZE 24" W X 80" H
-  DOOR SIZE 26" W X 80" H
-  DOOR SIZE 30" W X 80" H
-  DOOR SIZE 32" W X 80" H
-  DOOR SIZE 34" W X 80" H
-  DOOR SIZE 36" W X 80" H
-  SLIDING DOOR SIZE 60" W X 80" H
-  COLUMN - 15 MIN FIRE RESISTING RATING
-  EMERGENCY LIGHT
-  EXTERIOR LIGHT
-  20 MIN FIRE RATED LOCKABLE & SELF-CLOSING DOOR
-  UNDERSIDE & CEILING OF STAIRS - FIRE RATING 1 LAYER 5/8" TYPE X GYP. BOARD
-  DIRECTION OF FILTER CHANGE
-  WATER METER
-  PLUMBING STACK

TAG	DOOR TYPE				
	FLUSH	FRR	SLIDING	DBL DOOR	EXTERIOR
D24					
D26	1				
D30					
D32	3	2			1
D48			1		
D60					


# GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS, SITE CONDITION AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS AND RESOLVE ANY DISCREPANCIES WITH THE ENGINEER PRIOR TO START OF THE WORK.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 9 AND 4 OF THE ONTARIO BUILDING CODE 2012, AND THE CITY BYLAWS AND STANDARDS.
3. IT IS ASSUMED THAT ALL THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN HAVING WORKING KNOWLEDGE OF THE APPLICABLE CODE, STANDARDS, INSURANCE REQUIREMENTS OF INDUSTRY ACCEPTED STANDARD, AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS.
4. BY COMMENCING THE CONSTRUCTION OF A BUILDING FROM THESE DRAWINGS, THE OWNER AND/OR BUILDER ACKNOWLEDGE THAT THE GENERAL NOTES HAVE BEEN UNDERSTOOD.




**TITLE**  
101 WESTFIELD CRES, ON  
LEGEND & GENERAL NOTES

**PROJECT INFORMATION**  
PROJECT NO: 24-080  
CUSTOMER: ZAIN AHMAD  
PROJECT: 101 WESTFIELD CRES

**DESIGNER INFORMATION**  
BY: BPP  
ENGINEER STAMPS:  


**ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER. UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE**

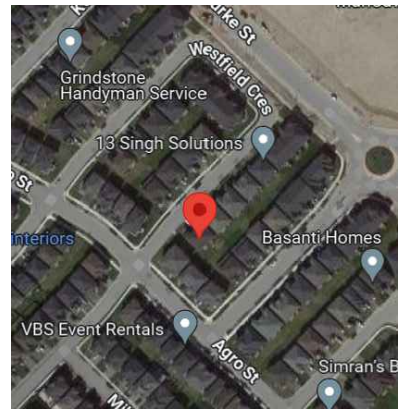
**SHEET** A102  
**REV** 00  
  
688 Hespeler Road, Unit 2B-5  
Cambridge, ON, Canada, N1R8N7  
M: 647-770-2966 O: 905-566-9690  
Email: info@blueprintspermit.com  
Website: www.blueprintspermit.com

## GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO • BUILDING CODE, O.REG. 332/12; AND ANY CONSTRUCTION CHANGES MADE THAT ARE NOT A PART OF THE ISSUED REVIEWED PERMIT DRAWINGS WILL REQUIRE AN ADDITIONAL REVISION PERMIT.
- EXCEPT FOR PERMITTED OPENINGS SUCH AS TIGHTLY FITTER ELECTRICAL OUTLET BOXES, CERTAIN DUCT; FIRE SEPARATION SHALL BE CONTINUOUS TO ANOTHER FIRE SEPARATION, EXTERIOR WALL OR ROOF.
- DOORS IN A FIRE SEPARATION MUST BE 20 MINUTE RATED OR BE 45mm SOLID CORE WOOD DOORS WITH A SELF CLOSING DEVICE. UNRATED WOOD DOOR FRAMES MUST BE A MINIMUM OF 38mm THICK. DOOR FRAME INSTALLATION MUST BE SMOKE TIGHT.
- FIRE BLOCKS SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES IN INTERIOR COVED CEILINGS, DROP CEILINGS AND SOFFITS WHERE THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE CONCEALED SPACES HAVE A SURFACE FLAME-SPREAD RATING GREATER THAN 25.
- EXCEPT FOR BATHROOMS, PUBLIC CORRIDORS AND EXITS, INTERIOR WALL AND CEILING FINISHES SHALL HAVE A SURFACE FLAME SPREAD RATING OF NOT MORE THAN 150.
- NEW SPRINKLERS IN THE FURNACE ROOM MUST BE INSTALLED IN ACCORDANCE WITH THEIR LISTING, SPRINKLER PIPING SHALL BE A RESIDENTIAL FULL FLOW-THROUGH SYSTEM CONSISTING OF MIN. 3/4" COPPER OR PEX SUPPLY PIPE AND FITTINGS.
- SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING AND IN CONFORMANCE WITH CAN/ULC-S553, "INSTALLATION OF SMOKE ALARMS". SMOKE SHALL INCLUDE A VISUAL SIGNALING COMPONENT AND BE HARDWIRED AND INTERCONNECTED IN ACCORDANCE WITH THE REVIEWED DRAWINGS. SMOKE ALARMS SHALL HAVE BATTERY BACKUP POWER CAPABLE OF LASTING FOR 7 DAYS WHILE IN THE NORMAL CONDITION, FOLLOWED BY 4M MINUTES OF ALARM SIGNALING.
- BATTERY POWERED EMERGENCY LIGHTING UNITS CONFORMING TO CSA C22.2 NO. 14. EMERGENCY LIGHTING EQUIPMENT SHALL BE PROVIDED IN ALL COMMON MEANS OF ESCAPE.
- PROVIDE CARBON MONOXIDE ALARMS CONFORMING TO CAN/CSA-6.19,"RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES" ADJACENT TO EACH SLEEPING AREA WITHIN EACH DWELLING UNIT. CARBON MONOXIDE ALARMS MAY BE HARDWIRED BATTERY OPERATED OR THE TYPE THAT CAN BE PLUGGED INTO AN ELECTRICAL OUTLET.
- WHERE NEW CONSTRUCTION COULD RESTRICT THE SUPPLY OF COMBUSTION AIR OF ANY EXISTING FUEL-FIRE APPLIANCE, AN ADEQUATE COMBUSTION AIR SUPPLY SHALL BE PROVIDED TO ENSURE PROPER COMBUSTION AND SAFE OPERATION OF THE FURNACE AND/OR SERVICE WATER SUPPLY.
- PROVISIONS SHALL BE MADE FOR RETURN-AIR FROM ALL ROOMS BY LEAVING GAPS BENEATH DOORS, USING LOUVERED DOORS OR INSTALLING RETURN-AIR INLETS SHALL NOT BE INSTALLED IN AN ENCLOSED ROOM OR CRAWL SPACE THAT PROVIDES COMBUSTION AIR TO THE FURNACE OR SERVICE WATER HEATER.
- NATURAL VENTILATION FOR LIVING ROOM, DINING ROOM, BEDROOMS AND KITCHEN MUST BE PROVIDED BY MEANS OF AN OPENABLE WINDOW AREA OF 0.28M2 PER ROOM OR COMBINATION OF ROOMS. NATURAL VENTILATION FOR BATHROOMS OR WATER CLOSET ROOMS MUST BE PROVIDED BY MEANS OF AN OPENABLE WINDOW AREA OF 0.09M2. WHERE A ROOM OR SPACE IS NOT PROVIDED WITH NATURAL VENTILATION, MECHANICAL VENTILATION SHALL BE PROVIDED. EXHAUST FANS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR.
- ELECTRICAL WORK MUST BE INSPECTED BY THE ELCTRICAL SAFETY AUTHORITY.

## NOTES

- MINIMUM HEADROOM : 6'5" (1950mm)
- MIN. 30 MIN. FIRE SEPARATION FOR ALL CEILINGS
- TWO SPRINKLERS REQUIRED IN THE FURNACE ROOM
- INSTALL MECHANICAL VENTILATION AS PER OBC DIV B 9.32.1.3(3) REQ'S.
- EXHAUST FAN SHALL DISCHARGE DIRECTLY TO OUTSIDE.
- RETURN AIR FROM A DWELLING UNIT SHALL NOT BE RECIRCULATED TO ANY OTHER DWELLING UNIT - 6.2.4.7 (10).
- EXIT STAIR IS TO BE PROTECTED FROM FIRE EXPOSURE.



## PLUMBING NOTES

- ONLY A LICENSED, INSURED, CERTIFIED PLUMBER SHALL BE USED FOR THE WORK.
- THE MAXIMUM HOT WATER TEMPERATURE SUPPLIED TO FIXTURES IN RESIDENTIAL OCCUPANCIES SHALL NOT EXCEED 49° C (120° F) AS PER OBC ARTICLE 7.6.5.1.
- DISHWASHERS AND CLOTHES WASHERS ARE EXEMPT FROM THIS REQUIREMENT.
- ALL THERMOSTATIC MIXING VALVES SHALL CONFORM TO CAN/CSA-B125,"PLUMBING FIXTURES" AND SHALL BE LABELED ACCORDINGLY.
- ALL SOLDER JOINTS MUST BE LEAD FREE AND MEET ALL REGULATORY REQUIREMENTS.
- ALL SANITARY PIPING TO HAVE CLEANOUTS TO SUIT OBC & PLUMBING CODES.
- SUPPLY AND INSTALL CLEAN OUTS WHETHER SHOWN OR NOT, AS REQUIRED BY CODE OR BY AUTHORITIES HAVING JURSDICTION ON SANITARY DRAINS.
- VENT ALL SANITARY FIXTURES AS REQUIRED BY THE ONTARIO BUILDING CODE.
- PROVIDE ONE PIECE CHROME PLATE ESCUTCHEONS ON ALL PIPING PASSING INTO EXPOSED AREAS.
- REFER TO OBC 2012 DIV. B 9.23.5 FOR NOTCHING AND DRILLING OF WOOD STRUCTURAL MEMBERS.

TITLE  
101 WESTFIELD CRES, ON  
GENERAL NOTES

### PROJECT INFORMATION

PROJECT NO: 24-080  
CUSTOMER: ZAIN AHMAD  
PROJECT: 101 WESTFIELD CRES

### DESIGNER INFORMATION

BY: BPP

ENGINEER STAMPS

TITLE: BPP

SCALE: N.T.S.

REV: 0 DATE: 2024.04.30

1

2

ENGINEER: MS

DRAFTED BY: SM

CHECKED BY: --



ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER. UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

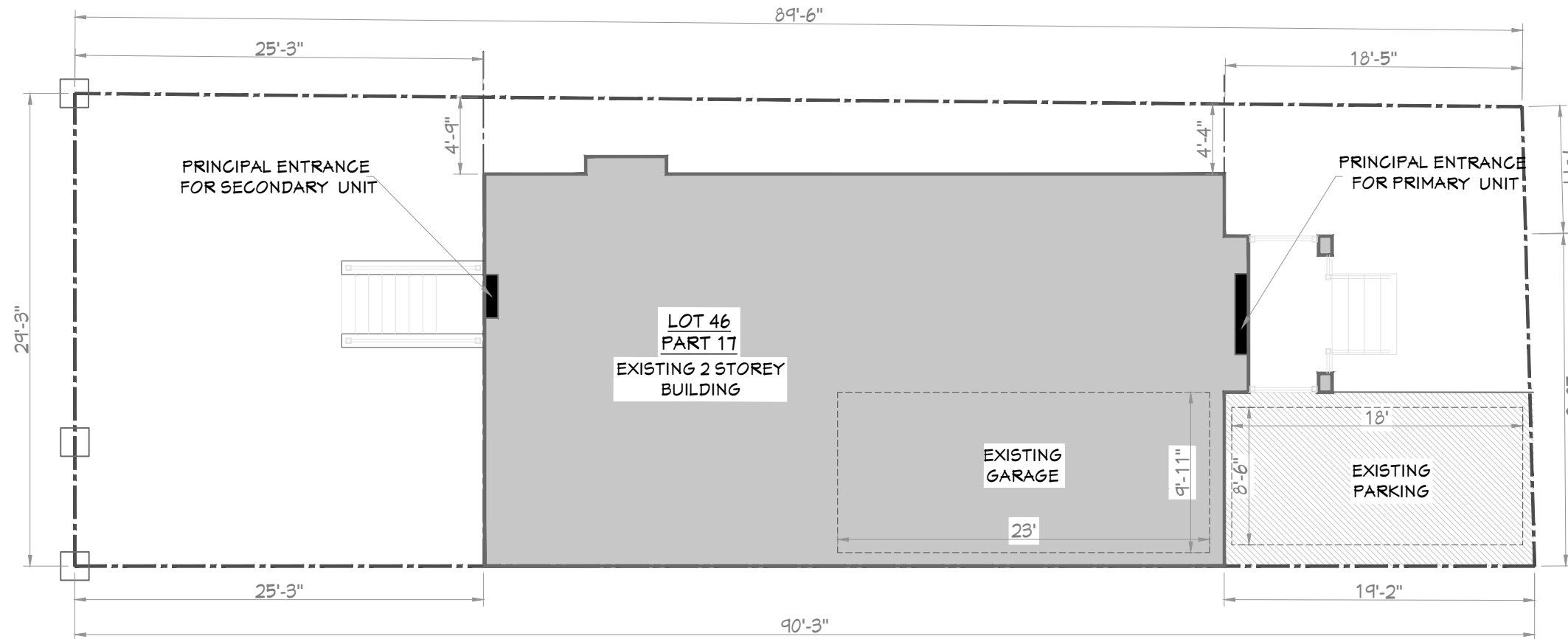
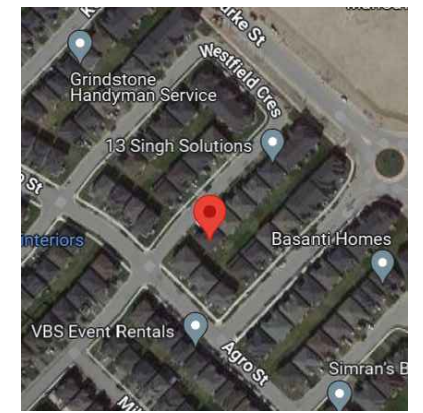
SHEET: A103

REV: 00



688 Hespeler Road, Unit 2B-5  
Cambridge, ON, Canada, N1R8N7  
M: 647-770-2966 O: 905-566-9690  
Email: info@blueprintspermit.com  
Website: www.blueprintspermit.com





**SITE LAYOUT**  
(SCALE : 1/16" = 1'-0")

**SITE STATISTICS**

BASEMENT GFA	: 792.30 SQFT
MAIN FLOOR	: 1003.86 SQFT
SECOND FLOOR	: 900.46 SQFT

TITLE  
**101 WESTFIELD CRES, ON**  
SITE PLAN

PROJECT INFORMATION  
PROJECT NO: 24-080  
CUSTOMER: ZAIN AHMAD  
PROJECT: 101 WESTFIELD CRES

DESIGNER INFORMATION

BY	BPP
TITLE	
SCALE	1/16" = 1'-0"
REV	DATE
0	2024.04.30
1	
2	--
ENGINEER	MS
DRAFTED BY	SM
CHECKED BY	--

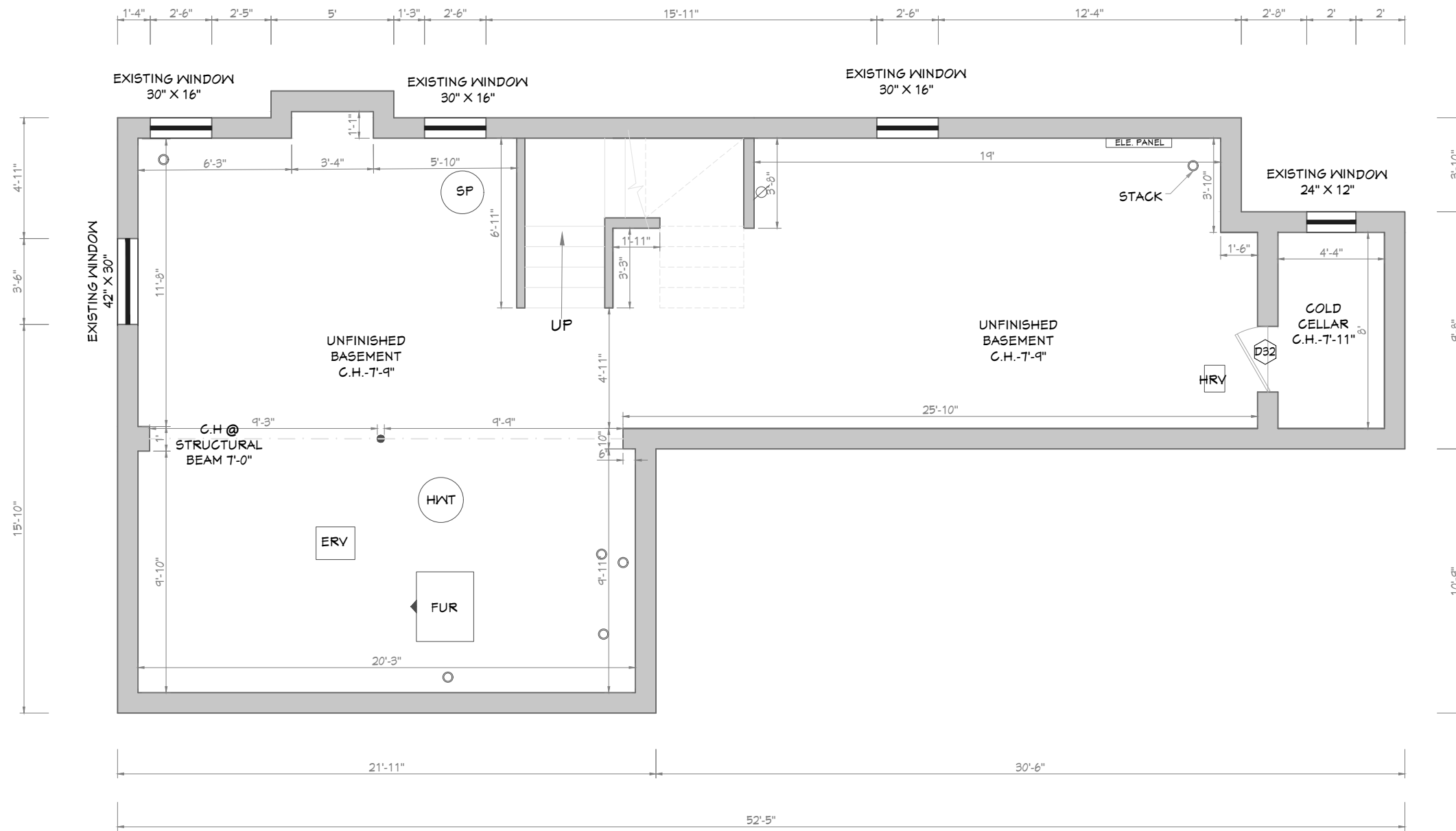
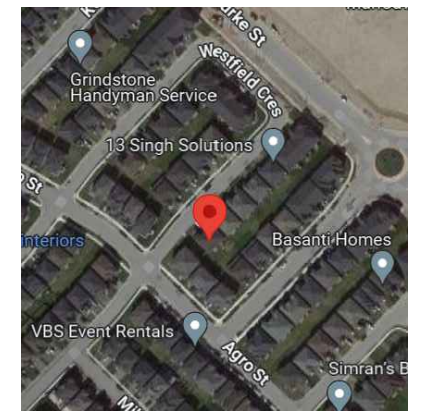


ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.  
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.  
UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

SHEET  
**A104**  
REV  
**00**



688 Hespeler Road, Unit 2B-5  
Cambridge, ON, Canada, N1R8N7  
M: 647-770-2966 O: 905-566-9690  
Email: info@blueprintspermit.com  
Website: www.blueprintspermit.com



**LEGEND :**

	EXISTING WALLS
	FIRE RATED WALLS
	NEW WALLS
	EXISTING TO BE REMOVED
	EXISTING COLUMNS

**EXISTING BASEMENT**  
(SCALE : 3/16" = 1'-0")

TITLE  
**101 WESTFIELD CRES, ON**  
**EXISTING BASEMENT**

**PROJECT INFORMATION**

PROJECT NO	24-080
CUSTOMER	ZAIN AHMAD
PROJECT	101 WESTFIELD CRES

**DESIGNER INFORMATION**

BY	BPP
TITLE	BPP
SCALE	3/16" = 1'-0"
REV	DATE
0	2024.04.30
1	--
2	--
ENGINEER	MS
DRAFTED BY	SM
CHECKED BY	--



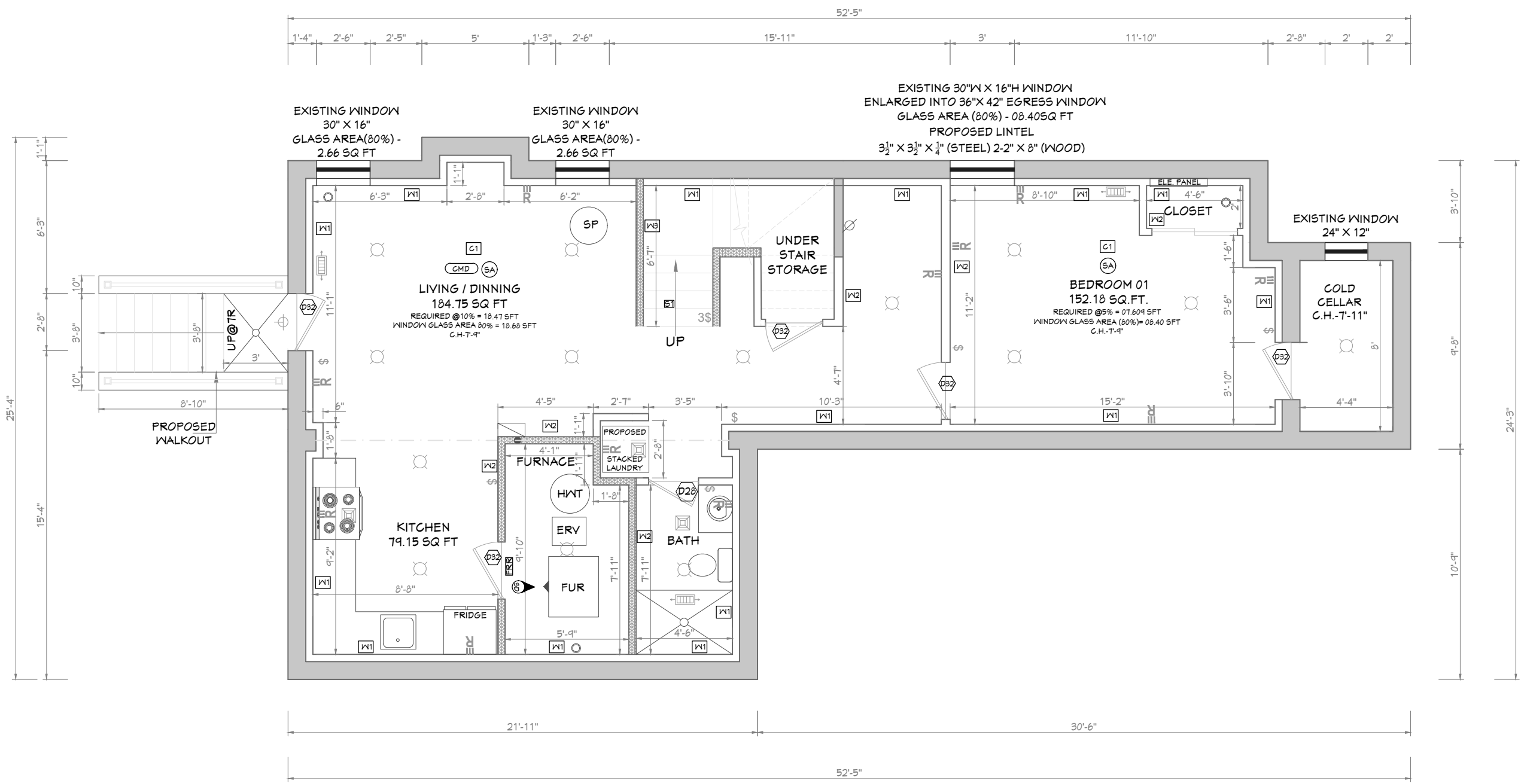
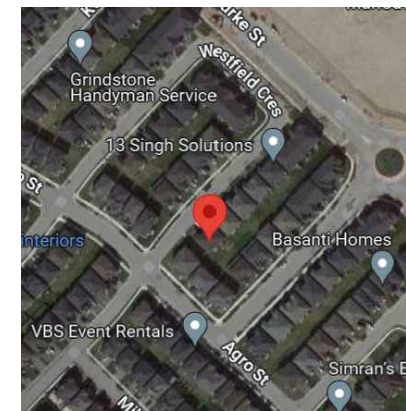
ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.  
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.  
UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

**SHEET**  
**A105**

**REV**  
**00**



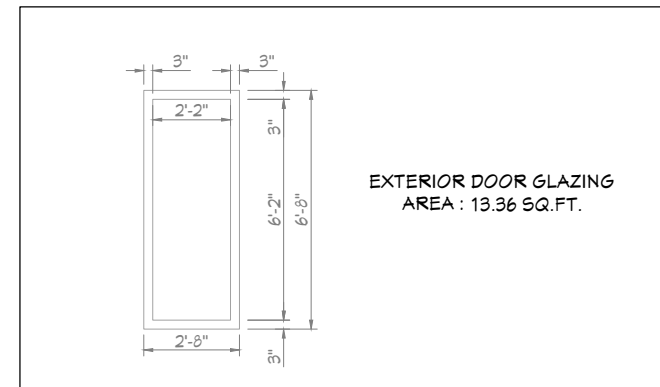
688 Hespeler Road, Unit 2B-5  
Cambridge, ON, Canada, N1R8N7  
M: 647-770-2966 O: 905-566-9690  
Email: info@blueprintspermit.com  
Website: www.blueprintspermit.com



**LEGEND :**

- EXISTING WALLS
- FIRE RATED WALLS
- NEW WALLS
- EXISTING TO BE REMOVED
- EXISTING COLUMNS

**PROPOSED BASEMENT**  
(SCALE : 3/16" = 1'-0")



**TITLE**  
101 WESTFIELD CRES, ON  
PROPOSED BASEMENT

**PROJECT INFORMATION**

PROJECT NO	24-080
CUSTOMER	ZAIN AHMAD
PROJECT	101 WESTFIELD CRES

**DESIGNER INFORMATION**

BY	BPP
TITLE	
SCALE	3/16" = 1'-0"
REV	DATE
0	2024.04.30
1	
2	--
ENGINEER	MS
DRAFTED BY	SM
CHECKED BY	--

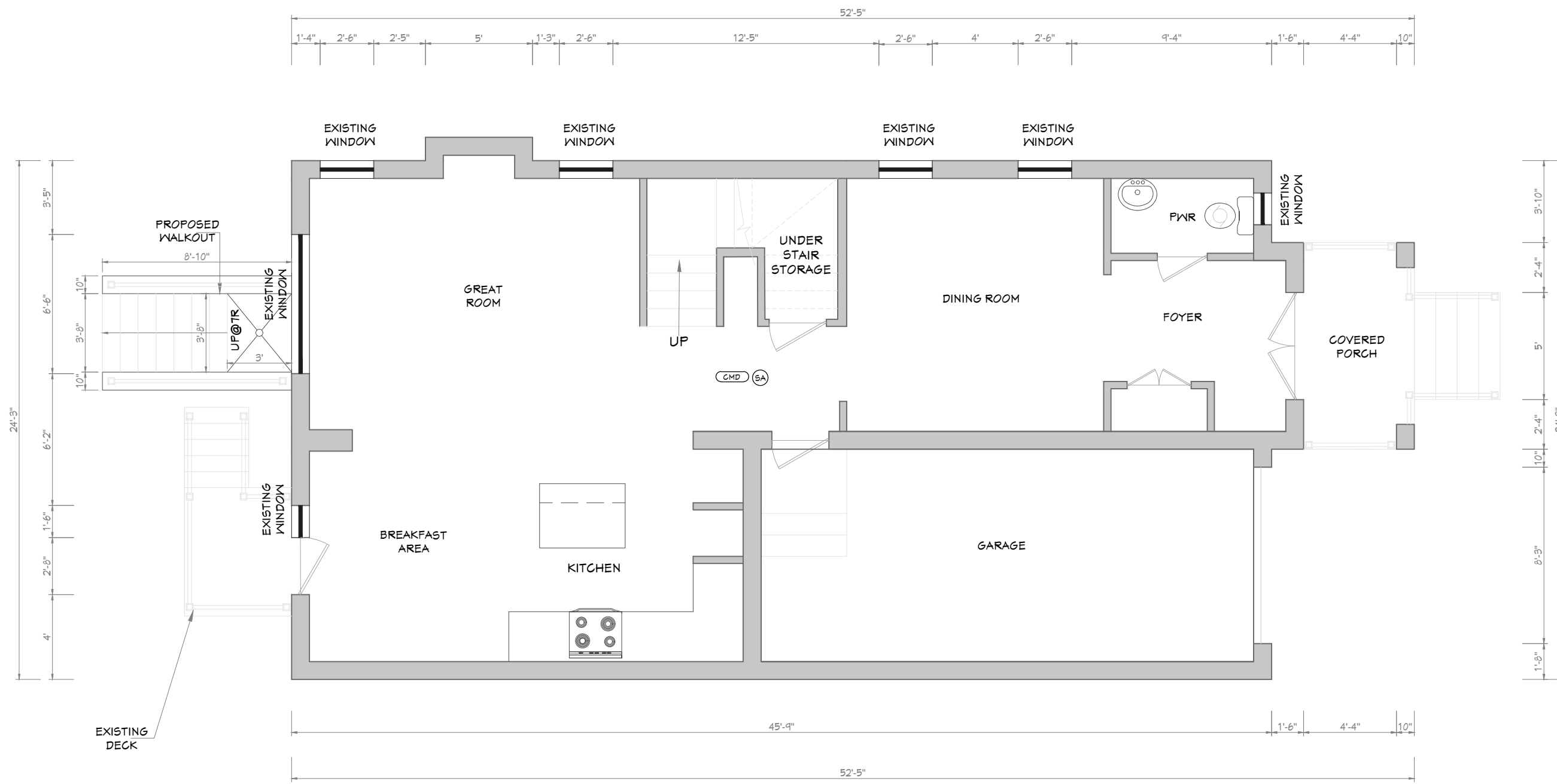
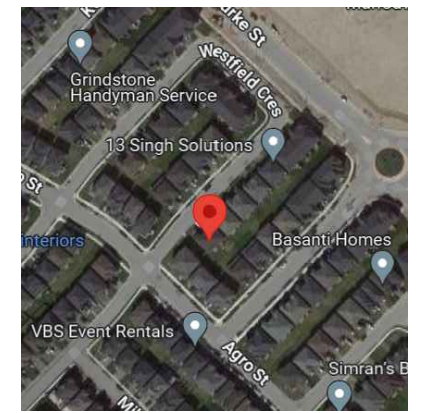


ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.  
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.  
UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

SHEET	A106
REV	00



688 Hespeler Road, Unit 2B-5  
Cambridge, ON, Canada, N1R8N7  
M: 647-770-2966 O: 905-566-9690  
Email: info@blueprintspermit.com  
Website: www.blueprintspermit.com



**TITLE**  
**101 WESTFIELD CRES, ON**  
**EXISTING FIRST FLOOR**

**PROJECT INFORMATION**

PROJECT NO	24-080
CUSTOMER	ZAIN AHMAD
PROJECT	101 WESTFIELD CRES

**DESIGNER INFORMATION**

BY	BPP
TITLE	
SCALE	3/16" = 1'-0"
REV	DATE
0	2024.04.30
1	--
2	--
ENGINEER	MS
DRAFTED BY	SM
CHECKED BY	--



ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.  
 CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.  
 UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

SHEET	A107
REV	00

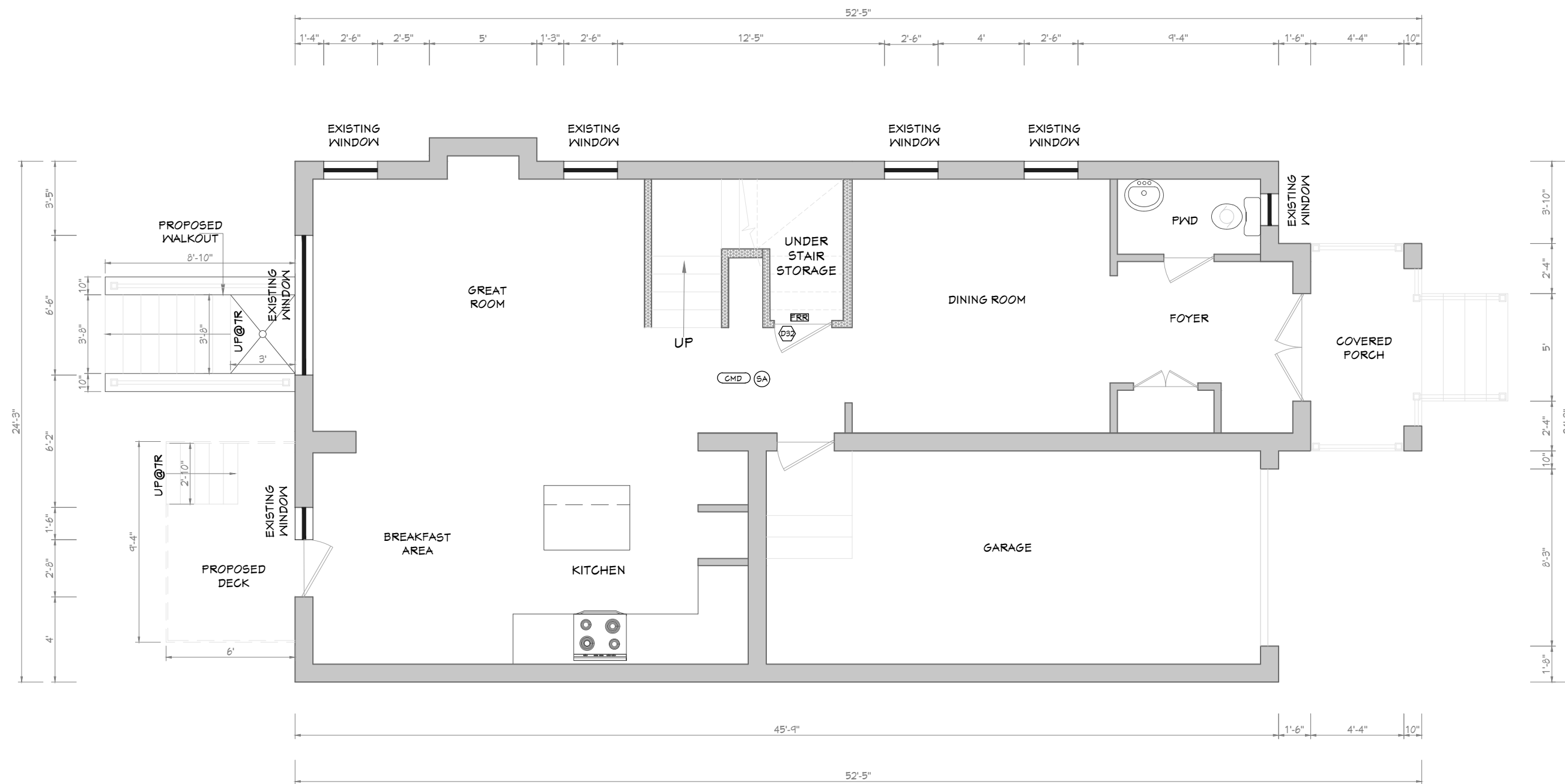
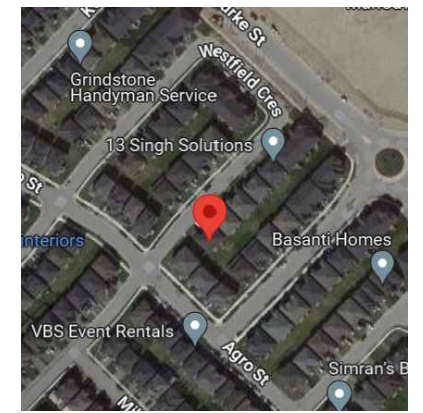


688 Hespeler Road, Unit 2B-5  
 Cambridge, ON, Canada, N1R8N7  
 M: 647-770-2966 O: 905-566-9690  
 Email: info@blueprintspermit.com  
 Website: www.blueprintspermit.com

**LEGEND :**

	EXISTING WALLS
	FIRE RATED WALLS
	NEW WALLS
	EXISTING TO BE REMOVED
	EXISTING COLUMNS

**EXISTING FIRST FLOOR**  
 (SCALE : 3/16" = 1'-0")



**LEGEND :**

	EXISTING WALLS
	FIRE RATED WALLS
	NEW WALLS
	EXISTING TO BE REMOVED
	EXISTING COLUMNS

**PROPOSED FIRST FLOOR**  
(SCALE : 3/16" = 1'-0")

**TITLE**  
101 WESTFIELD CRES, ON  
PROPOSED FIRST FLOOR

**PROJECT INFORMATION**

PROJECT NO: 24-080  
CUSTOMER: ZAIN AHMAD  
PROJECT: 101 WESTFIELD CRES

**DESIGNER INFORMATION**

BY: BPP

ENGINEER STAMPS

TITLE SCALE

3/16" = 1'-0"

REV DATE

0 2024.04.30

1 --

2 --

ENGINEER

MS

DRAFTED BY

SM

CHECKED BY

--



ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.

UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

SHEET

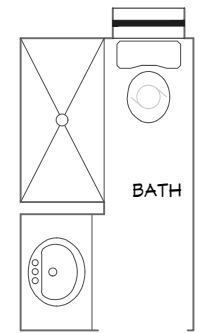
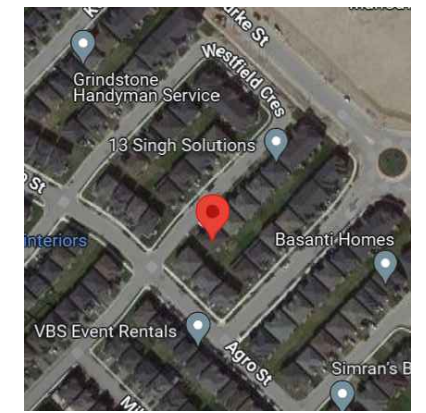
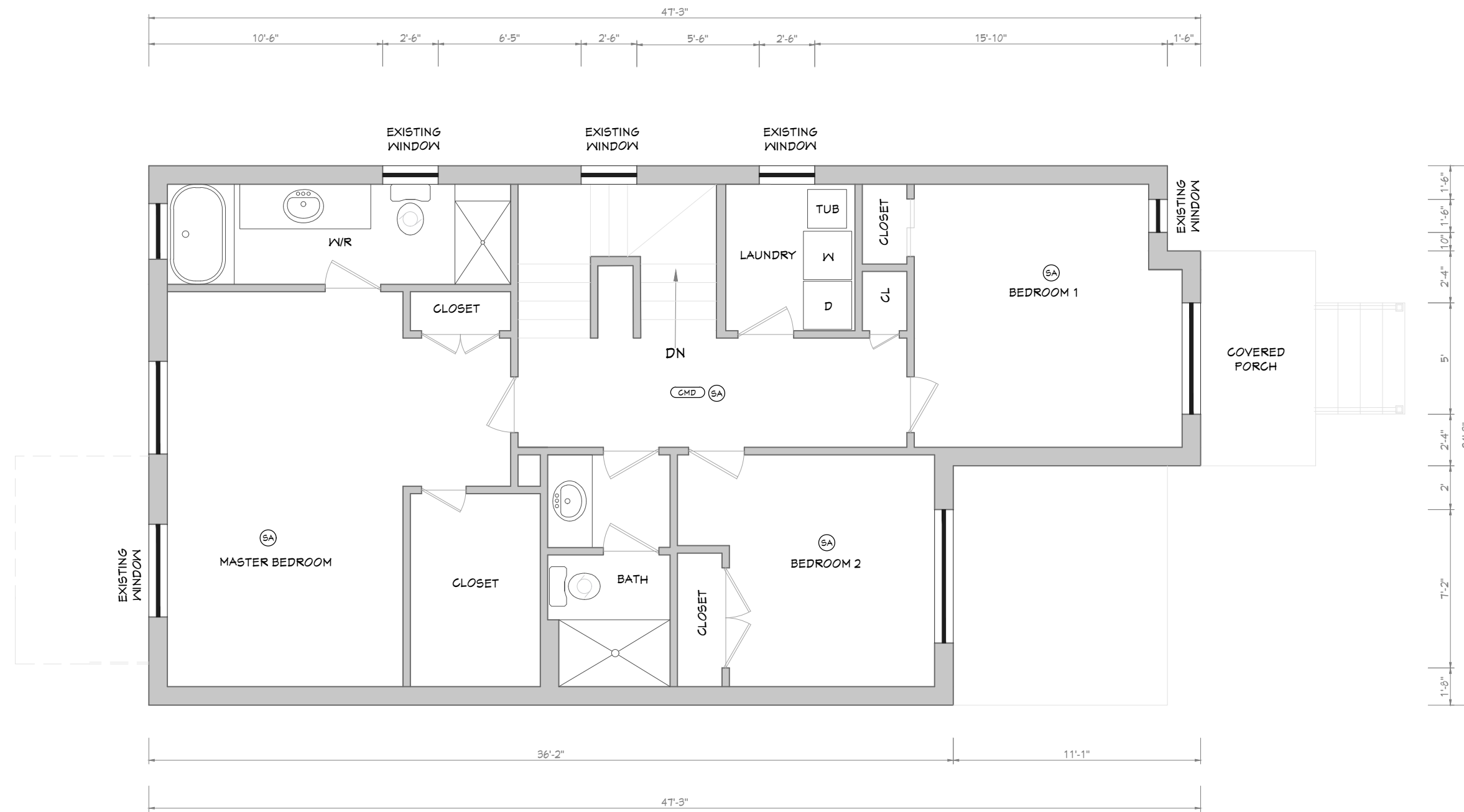
A108

REV

00



688 Hespeler Road, Unit 2B-5  
Cambridge, ON, Canada, N1R8N7  
M: 647-770-2966 O: 905-566-9690  
Email: info@blueprintspermit.com  
Website: www.blueprintspermit.com



TITLE  
**101 WESTFIELD CRES, ON  
 EXISTING SECOND FLOOR**

PROJECT INFORMATION  
 PROJECT NO: **24-080**  
 CUSTOMER: **ZAIN AHMAD**  
 PROJECT: **101 WESTFIELD CRES**

DESIGNER INFORMATION

BY	ENGINEER STAMPS
BPP	
TITLE	
SCALE	3/16" = 1'-0"
REV	DATE
0	2024.04.30
1	
2	--
ENGINEER	MS
DRAFTED BY	SM
CHECKED BY	--



ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.  
 CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.  
 UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

SHEET **A109**  
 REV **00**

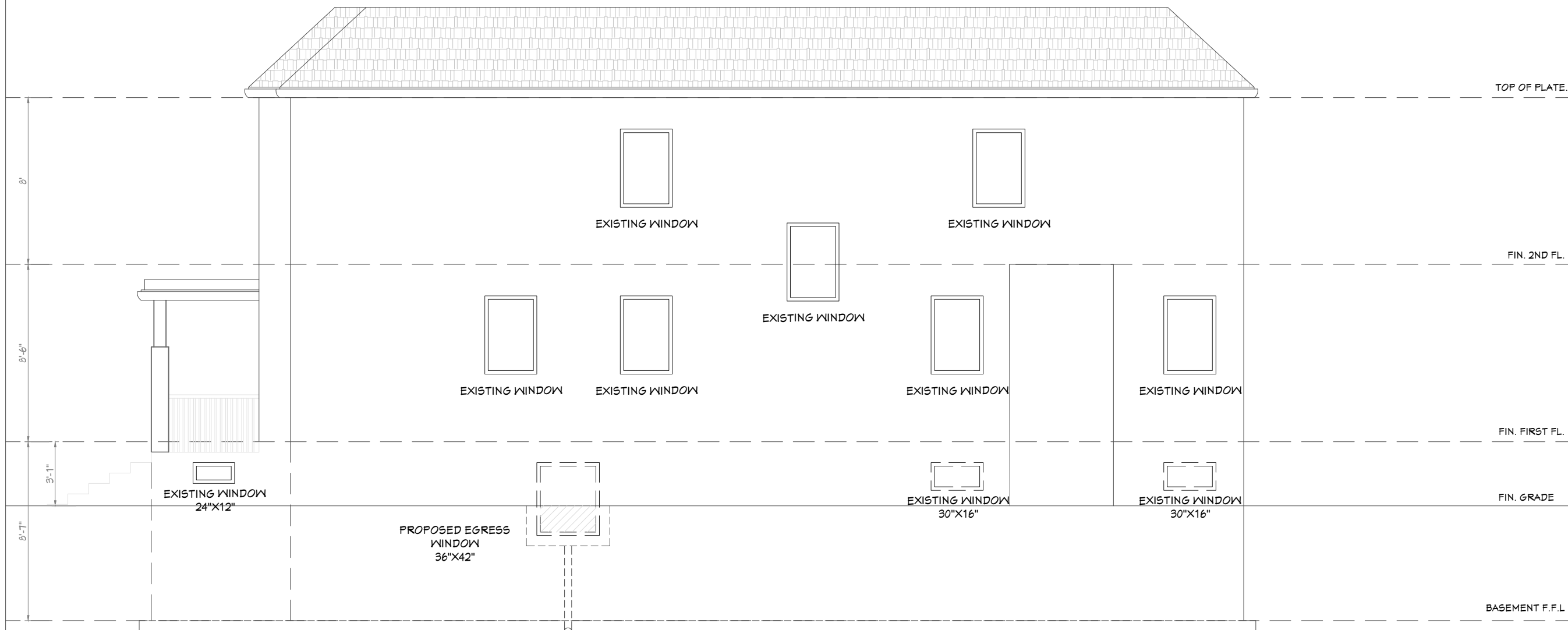
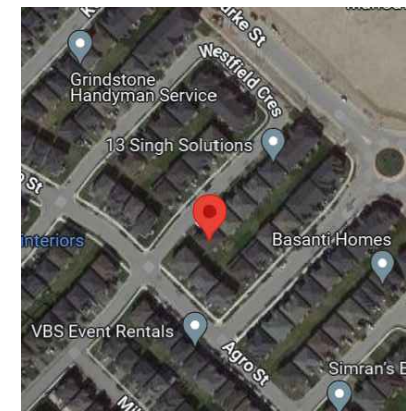


688 Hespeler Road, Unit 2B-5  
 Cambridge, ON, Canada, N1R8N7  
 M: 647-770-2966 O: 905-566-9690  
 Email: info@blueprintspermit.com  
 Website: www.blueprintspermit.com

**LEGEND :**

	EXISTING WALLS
	FIRE RATED WALLS
	NEW WALLS
	EXISTING TO BE REMOVED
	EXISTING COLUMNS

**EXISTING SECOND FLOOR**  
 (SCALE : 3/16" = 1'-0")



**RIGHT SIDE ELEVATION**  
SCALE 3/16"=1'-0"

UNPROTECTED OPENINGS (GLASS AREA)	
WALL AREA	= 942.82 SQ.FT
LIMITING DISTANCE	= 1.20 M
OPENING ALLOWED @ 7%	= 65.99 SQ.FT
ACTUAL OPENINGS	= 65.59 SQ.FT

TITLE  
**101 WESTFIELD CRES, ON  
LEFT SIDE ELEVATION**

PROJECT INFORMATION

PROJECT NO: 24-080  
CUSTOMER: ZAIN AHMAD  
PROJECT: 101 WESTFIELD CRES

DESIGNER INFORMATION

BY: BPP

ENGINEER STAMPS

TITLE SCALE  
3/16" = 1'-0"

REV	DATE
0	2024.04.30

1	--
2	--

ENGINEER

MS

DRAFTED BY

SM

CHECKED BY

--



ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.

UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

SHEET

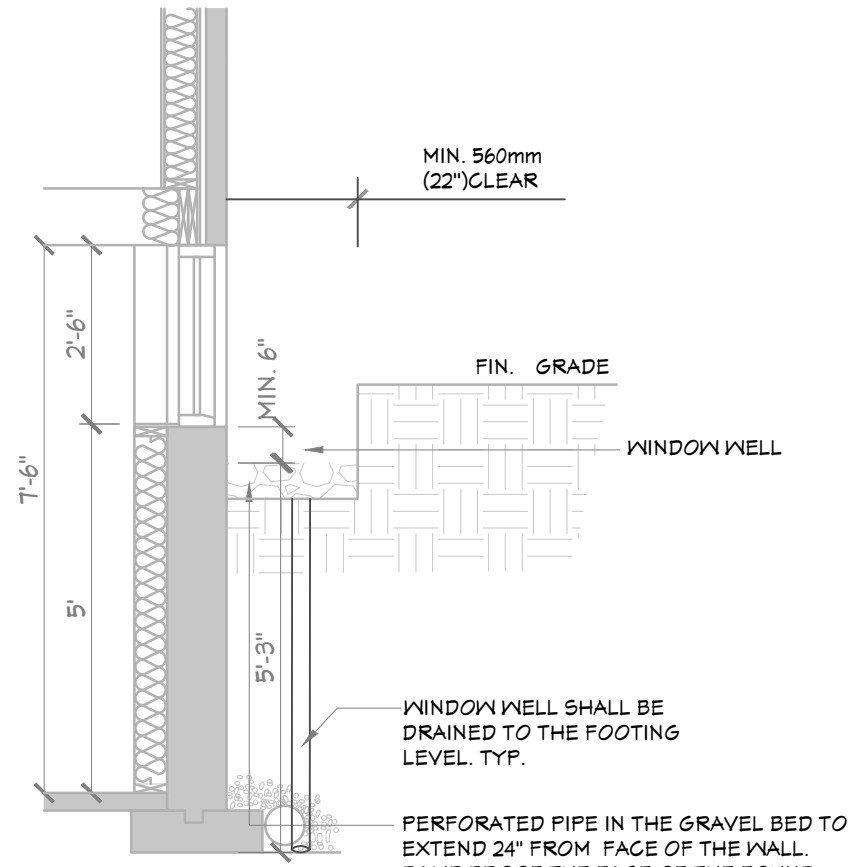
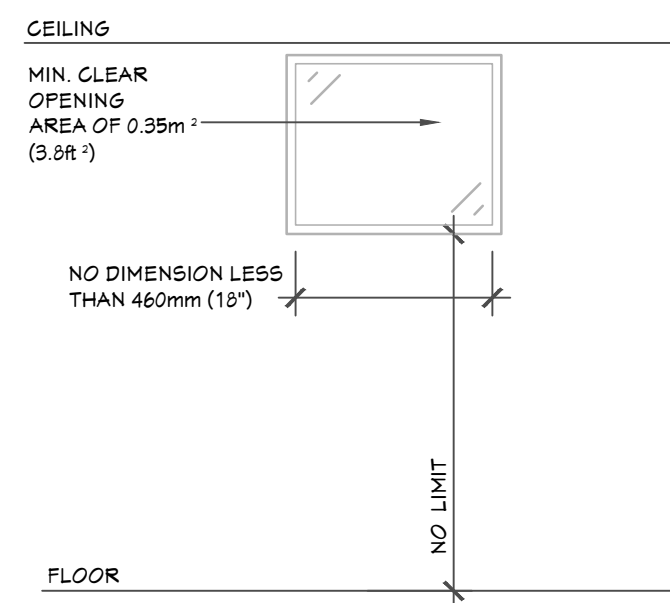
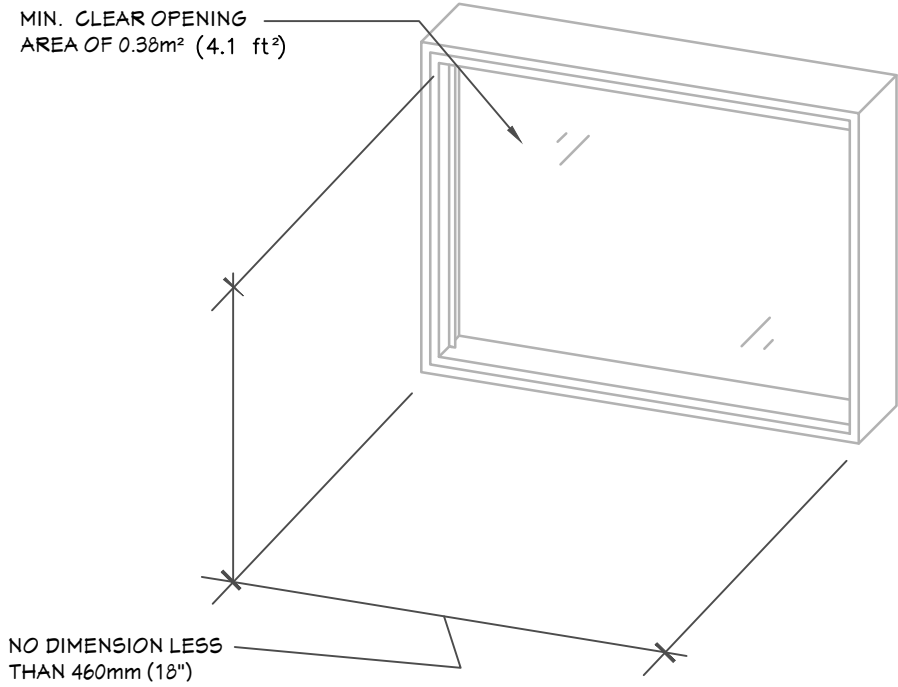
A110

REV

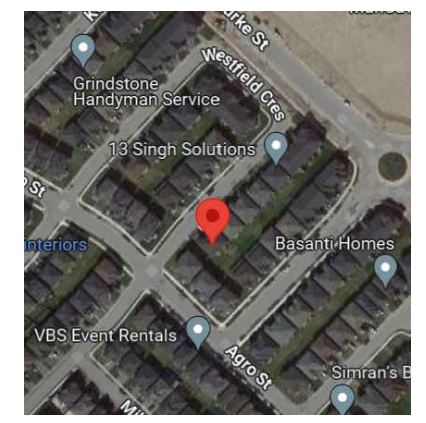
00



688 Hespeler Road, Unit 2B-5  
Cambridge, ON, Canada, N1R8N7  
M: 647-770-2966 O: 905-566-9690  
Email: info@blueprintspermit.com  
Website: www.blueprintspermit.com



SECTION A-A  
SCALE 3/8" = 1'



TITLE  
**101 WESTFIELD CRES, ON  
EGRESS WINDOW DETAILS**

PROJECT INFORMATION  
PROJECT NO: 24-080  
CUSTOMER: ZAIN AHMAD  
PROJECT: 101 WESTFIELD CRES

DESIGNER INFORMATION  
BY: BPP  
ENGINEER STAMPS

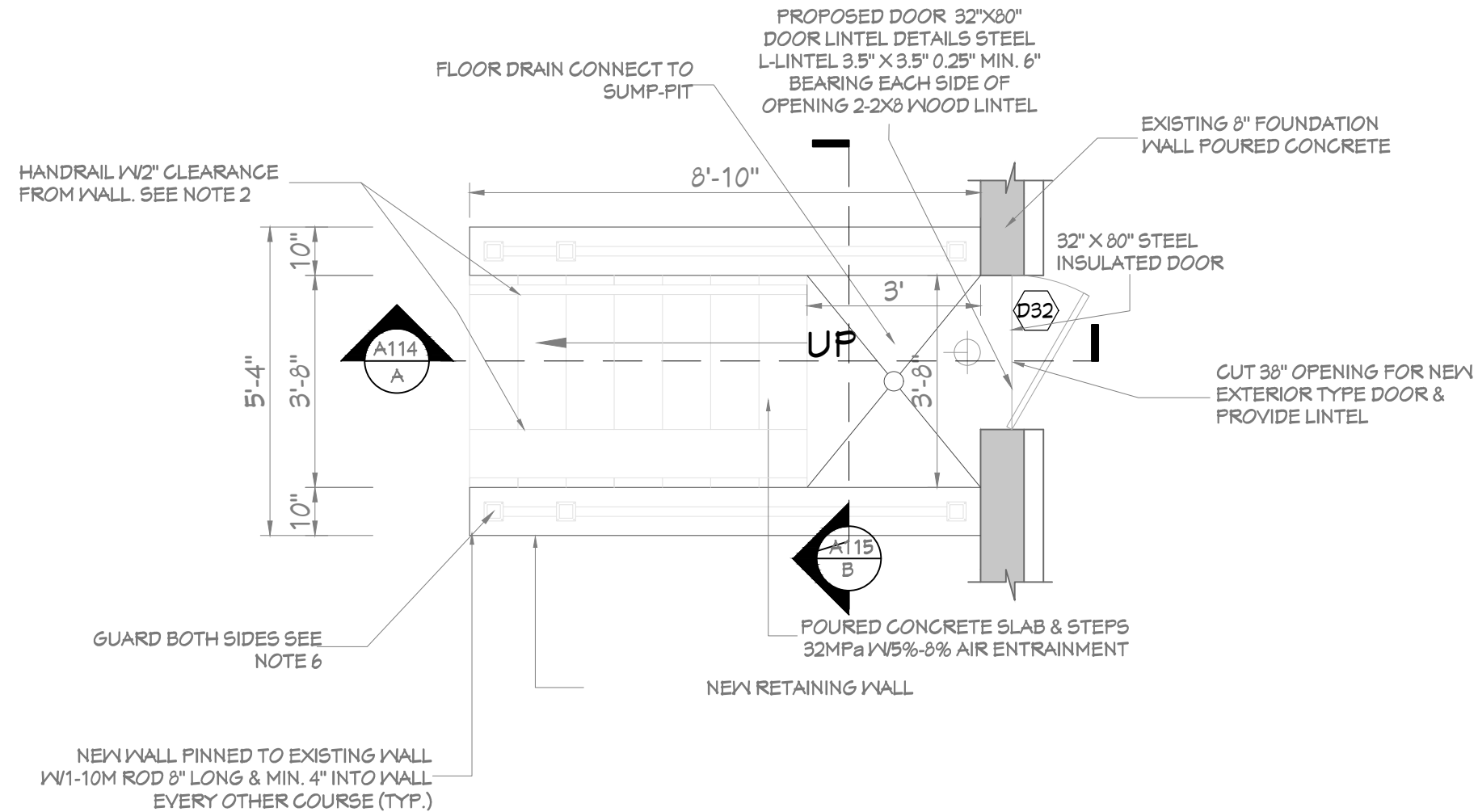
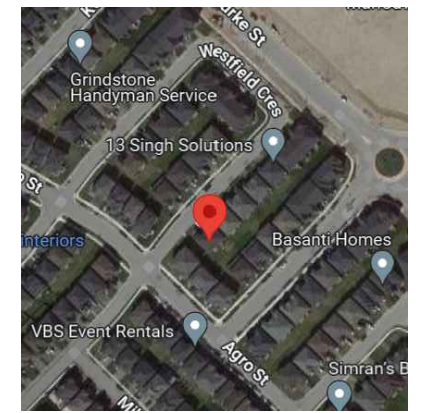
TITLE	
SCALE	3/8" = 1'-0"
REV	DATE
0	2024.04.30
1	--
2	--
ENGINEER	MS
DRAFTED BY	SM
CHECKED BY	--

ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.  
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.  
UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

SHEET A111  
REV 00

688 Hespeler Road, Unit 2B-5  
Cambridge, ON, Canada, N1R8N7  
M: 647-770-2966 O: 905-566-9690  
Email: info@blueprintspermit.com  
Website: www.blueprintspermit.com





**WALKOUT PLAN**  
(SCALE : 3/8" = 1'-0")

**NOTES :**

DOOR MUST COMPLY WITH OBC 2012 - DIV. B - 9.7.5.2. TO PROVIDE RESISTANCE TO FORCED ENTRY

LINTELS SHALL HAVE AN EVEN AND LEVEL BEARING AND SHALL HAVE MIN. 6" (152mm) OF BEARING @ END SUPPORTS AS PER OBC 2012 - DIV. B - 9.20.5.2.

EXTERIOR LIGHT SHALL COMPLY WITH THE OBC 2012 - DIV. B - 9.34.2.1.

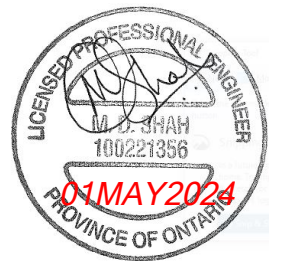
THE CONSTRUCTION OF GUARDS SHALL CONFORM TO THE LOADING CRITERIA IN OBC 2012 - DIV. B - 4.1.5.14.

TITLE  
**101 WESTFIELD CRES, ON**  
**WALKOUT PLAN**

PROJECT INFORMATION  
PROJECT NO: 24-080  
CUSTOMER: ZAIN AHMAD  
PROJECT: 101 WESTFIELD CRES

DESIGNER INFORMATION

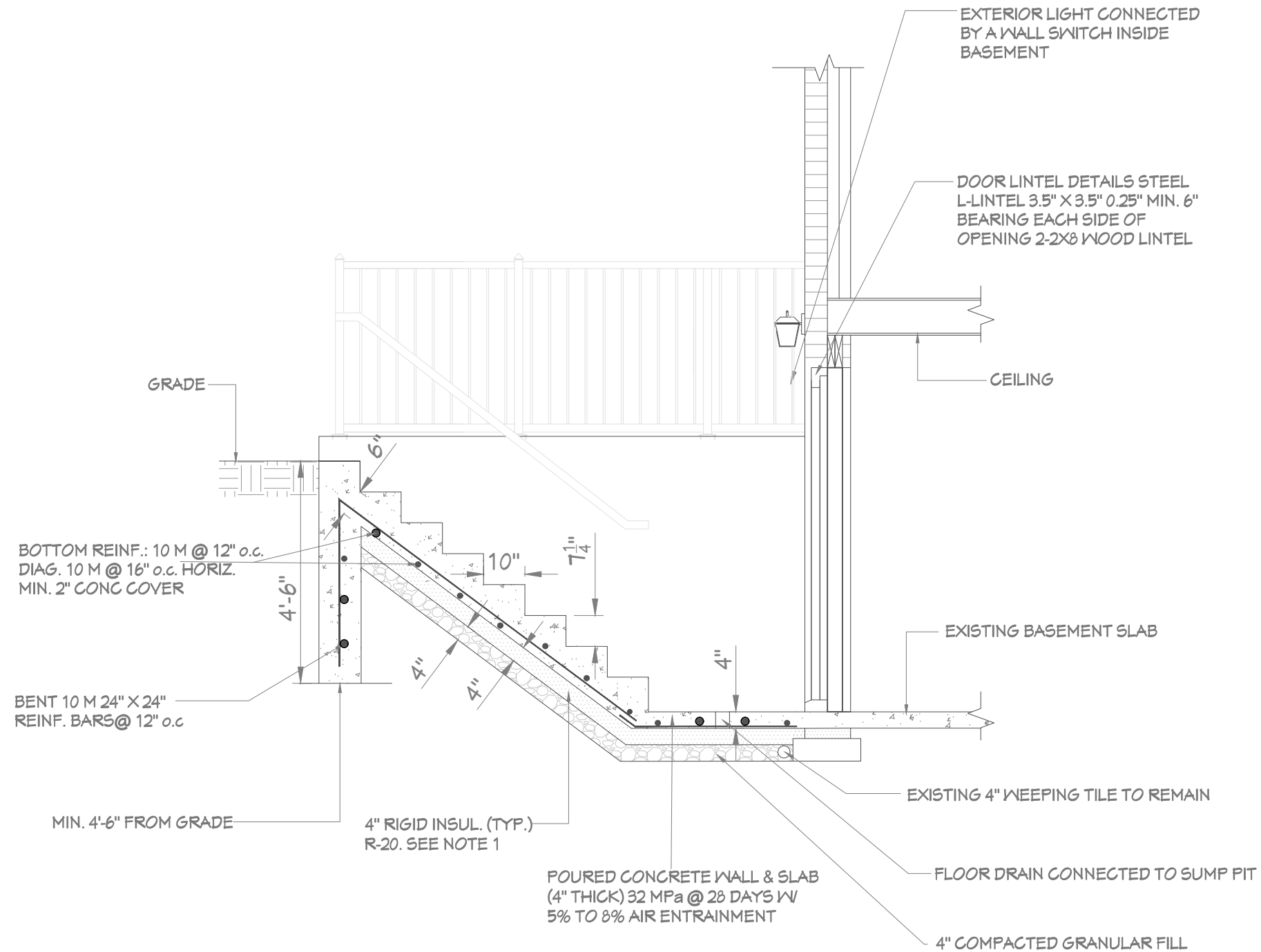
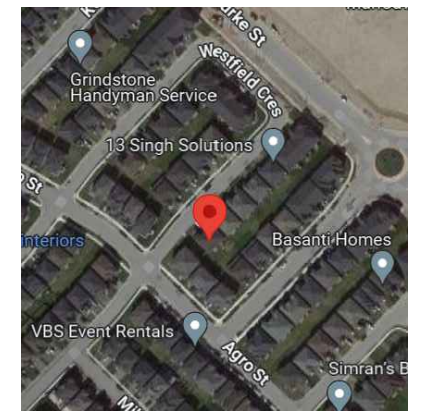
BY	BPP
TITLE	
SCALE	3/8" = 1'-0"
REV	DATE
0	2024.04.30
1	--
2	--
ENGINEER	MS
DRAFTED BY	SM
CHECKED BY	--



ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.  
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.  
UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE



688 Hespeler Road, Unit 2B-5  
Cambridge, ON, Canada, N1R8N7  
M: 647-770-2966 O: 905-566-9690  
Email: info@blueprintspermit.com  
Website: www.blueprintspermit.com



**SECTION -AA**  
**(SCALE : 3/8" = 1'-0")**

TITLE  
**101 WESTFIELD CRES, ON**  
**SECTION A-A**

PROJECT INFORMATION  
PROJECT NO. **24-080**  
CUSTOMER **ZAIN AHMAD**  
PROJECT **101 WESTFIELD CRES**

DESIGNER INFORMATION

BY	BPP
TITLE	
SCALE	3/8" = 1'-0"
REV	DATE
0	2024.04.30
1	
2	--
ENGINEER	MS
DRAFTED BY	SM
CHECKED BY	--



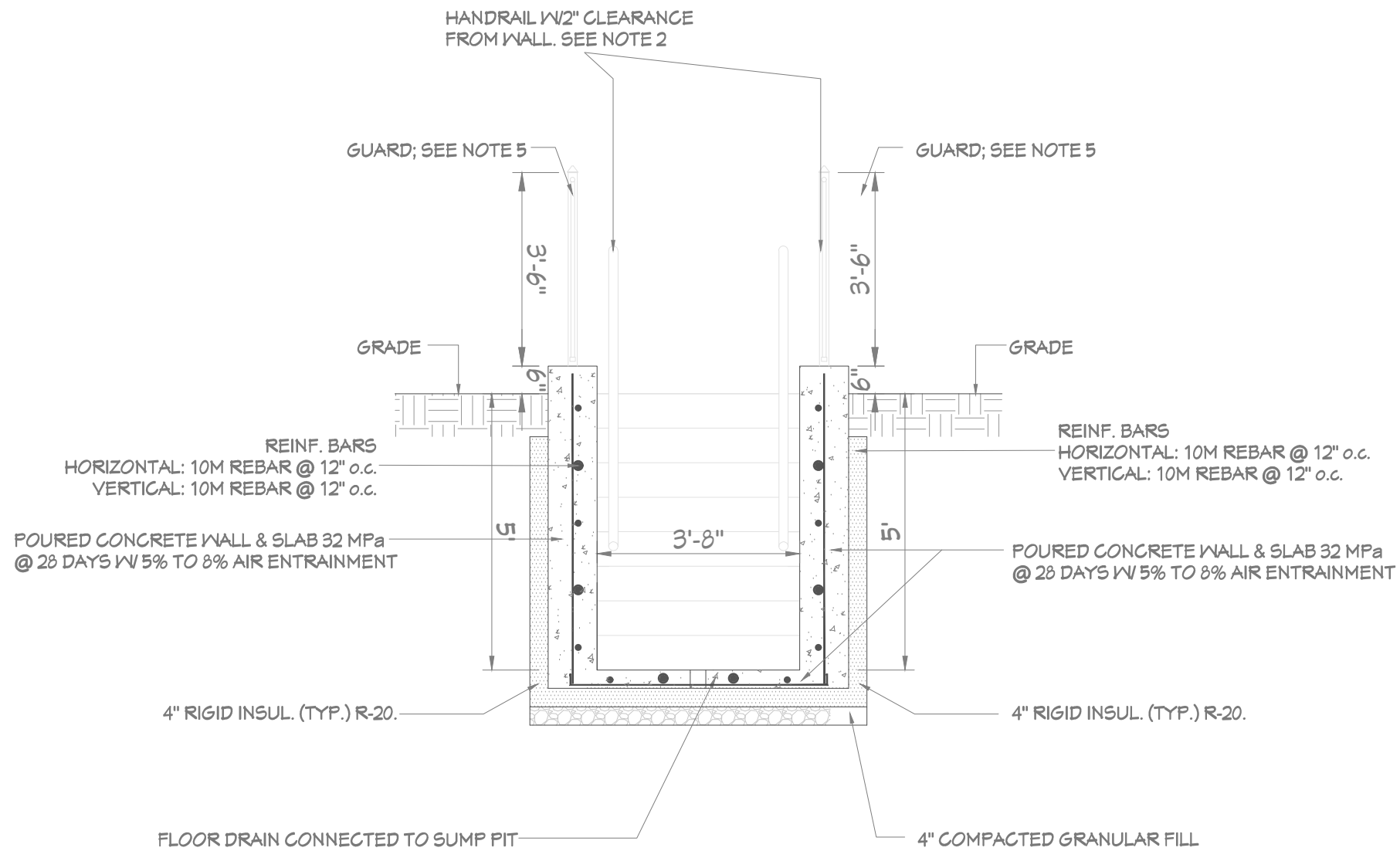
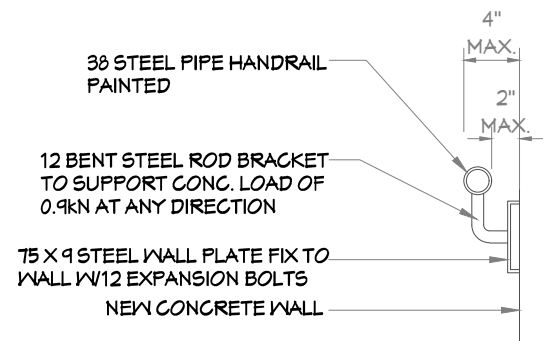
ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.  
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.  
UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

SHEET **A113**  
REV **00**

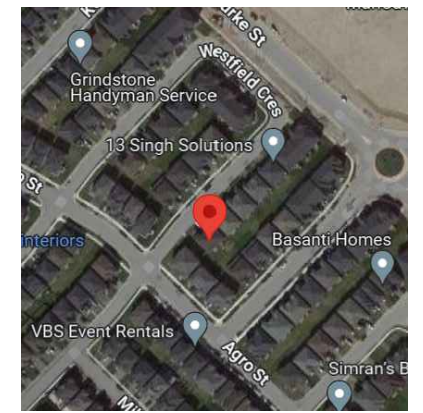
Blue Prints Permit  
PERMIT ENGINEERS

688 Hespeler Road, Unit 2B-5  
Cambridge, ON, Canada, N1R8N7  
M: 647-770-2966 O: 905-566-9690  
Email: info@blueprintspermit.com  
Website: www.blueprintspermit.com

STEP DIMENSIONS		
	MIN.	MAX.
RUN	255mm	355mm
RIDE	125mm	200mm



**SECTION -BB**  
**(SCALE : 3/8" = 1'-0")**



TITLE  
**101 WESTFIELD CRES, ON**  
**SECTION B-B**

PROJECT INFORMATION  
PROJECT NO: **24-080**  
CUSTOMER: **ZAIN AHMAD**  
PROJECT: **101 WESTFIELD CRES**

DESIGNER INFORMATION

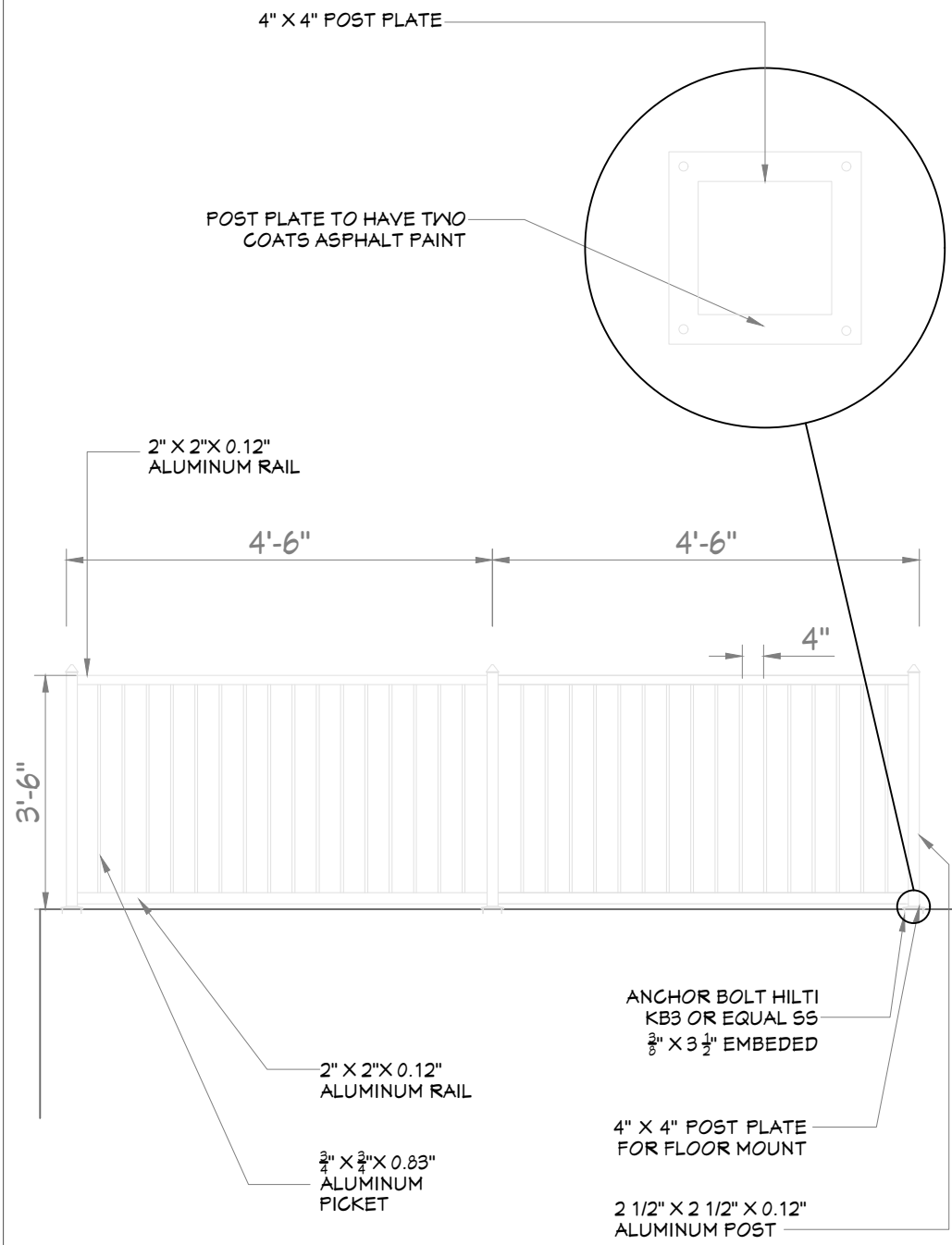
BY	BPP
TITLE	BPP
SCALE	3/8" = 1'-0"
REV	DATE
0	2024.04.30
1	--
2	--
ENGINEER	MS
DRAFTED BY	SM
CHECKED BY	--



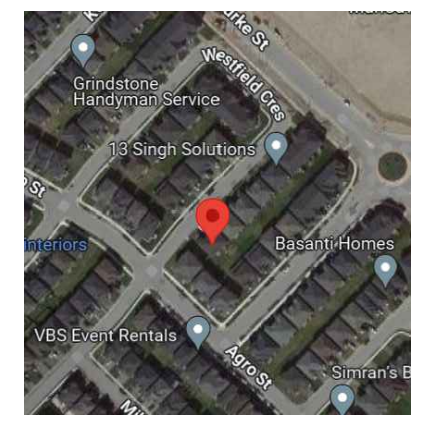
ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.  
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.  
UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

SHEET **A114**  
REV **00**

688 Hespeler Road, Unit 2B-5  
Cambridge, ON, Canada, N1R8N7  
M: 647-770-2966 O: 905-566-9690  
Email: info@blueprintspermit.com  
Website: www.blueprintspermit.com



**GUARDRAIL DETAILS**  
(SCALE : 3/8" = 1'-0")



- 1 FOOTINGS:**  
FOOTINGS SHALL REST ON NATURAL UNDISTRUBED SOIL OR COMPACTED GRANULAR FILL WITH A MINIMUM SOIL BEARING CAPACITY OF 75 kPa
- 2 HANDRAILS**  
HANDRAILS SHOULD BE BETWEEN 34 TO 42 IN ABOVE THE TREAD AT THE LEADING EDGE LINE.  
2 IN CLEARANCE FROM THE WALL IS REQUIRED  
START AND END POINT OF HANDRAILS MUST NOT OBSTRUCT PEDESTRIAN TRAFFIC OR CREATE A HAZARD  
BOTH SIDE HANDRAILS REQUIRED IF STAIRS ARE 43 IN OR WIDER.
- 3 EXTERIOR STAIRS**  

7 7/8" RISE MAXIMUM	4 7/8" MINIMUM
10" RUN MINIMUM	14" MAXIMUM
10"(NO NOSING), 11"(NOSING) TREAD MINIMUM	15" MAXIMUM
- 4 RETAINING WALL**  
10" POURED CONCRETE WALL DOES NOT REQUIRE REBAR IF BACKFILL HEIGHT DOES NOT EXCEED 4'-7". PROVIDE 10M REBAR @ 12" o.c. EACH WAY FOR BACKFILL HEIGHTS EXCEEDING 4'-7".
- 5 GUARDS (PRE-ENGINEERED)**  
42 INCH HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"  
36" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.
- 6 LIGHT**  
ELECTRIC FEED FOR THE LIGHT TO BE SEPARATE FROM ANY OTHER SWITCHED CIRCUIT.
- 7 EXTERNAL DOOR**  
EXTERIOR DOOR GENERAL PERFORMANCE CRITERIA AND THERMAL RESISTANCE TO COMPLY WITH OBC 9. 7.3  
INSTALLATION OF MANUFACTURED AND PRE-ASSEMBLED DOORS SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS.  
ALL UNFINISHED PORTIONS OF THE FRAME AND OTHER COMPONENTS OF DOORS IN CONTACT WITH THE EDGES OF MASONRY OR CONCRETE SHALL BE PROTECTED WITH CAULKING.
- 8 INSULATION DETAILS**  
RIGID INSULATION TO HAVE FOLLOWING SPECIFICATIONS:  
  - STYROFOAM™ Brand SM Extruded Polystyrene Foam Insulation
  - RSI value of 0.87/25 mm [R-5 PER 1 INCH]
  - Board Size: [as indicated on Drawings].
  - Compressive Strength: 210 kPa
  - Draining Capacity: > 0.72 m<sup>3</sup>/hr/m
- 9 INSULATION FINISHING**  
INSTALL RIGID INSULATION ON EXISTING FOUNDATION WALL MIN 4 FT ABOVE EXISTING FOOTING  
INSULATIONS TO BE INSTALLED ON EXPOSED FOUNDATION WALL ONLY STARTING FROM GRANULAR FILL UNDER STEPS COVER INSULATION WITH 1/2" CEMENT BOARD  
INSTALL 2 1/2" GALVANIZED 'J' TRACK TO SECURE AND PROTECT ALL EXPOSED EDGES  
ALL JOINTS TO THE EXISTING WALL AND NEW STEPS MUST BE CAULKED  
APPLY SEAL GUARD TO ALL JOINTS ON CEMENT BOARD PARGE CEMENT BOARD OR APPLY ACRYLIC FINISH

TITLE  
**101 WESTFIELD CRES, ON  
GUARDRAIL DETAILS AND NOTES**

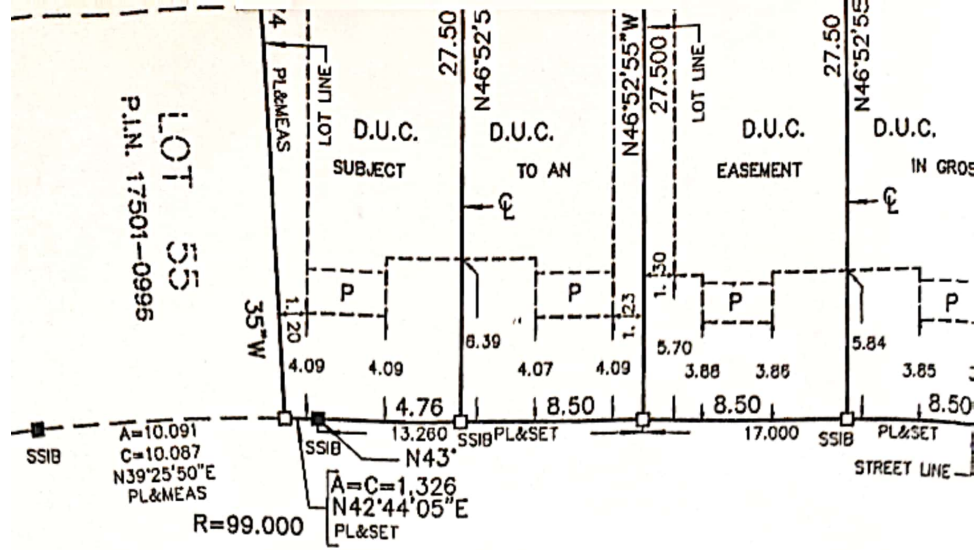
PROJECT INFORMATION	
PROJECT NO	24-080
CUSTOMER	ZAIN AHMAD
PROJECT	101 WESTFIELD CRES

DESIGNER INFORMATION	
BY	BPP
ENGINEER STAMPS	
TITLE	BPP
SCALE	3/8" = 1'-0"
REV	DATE
0	2024.04.30
1	
2	--
ENGINEER	MS
DRAFTED BY	SM
CHECKED BY	--

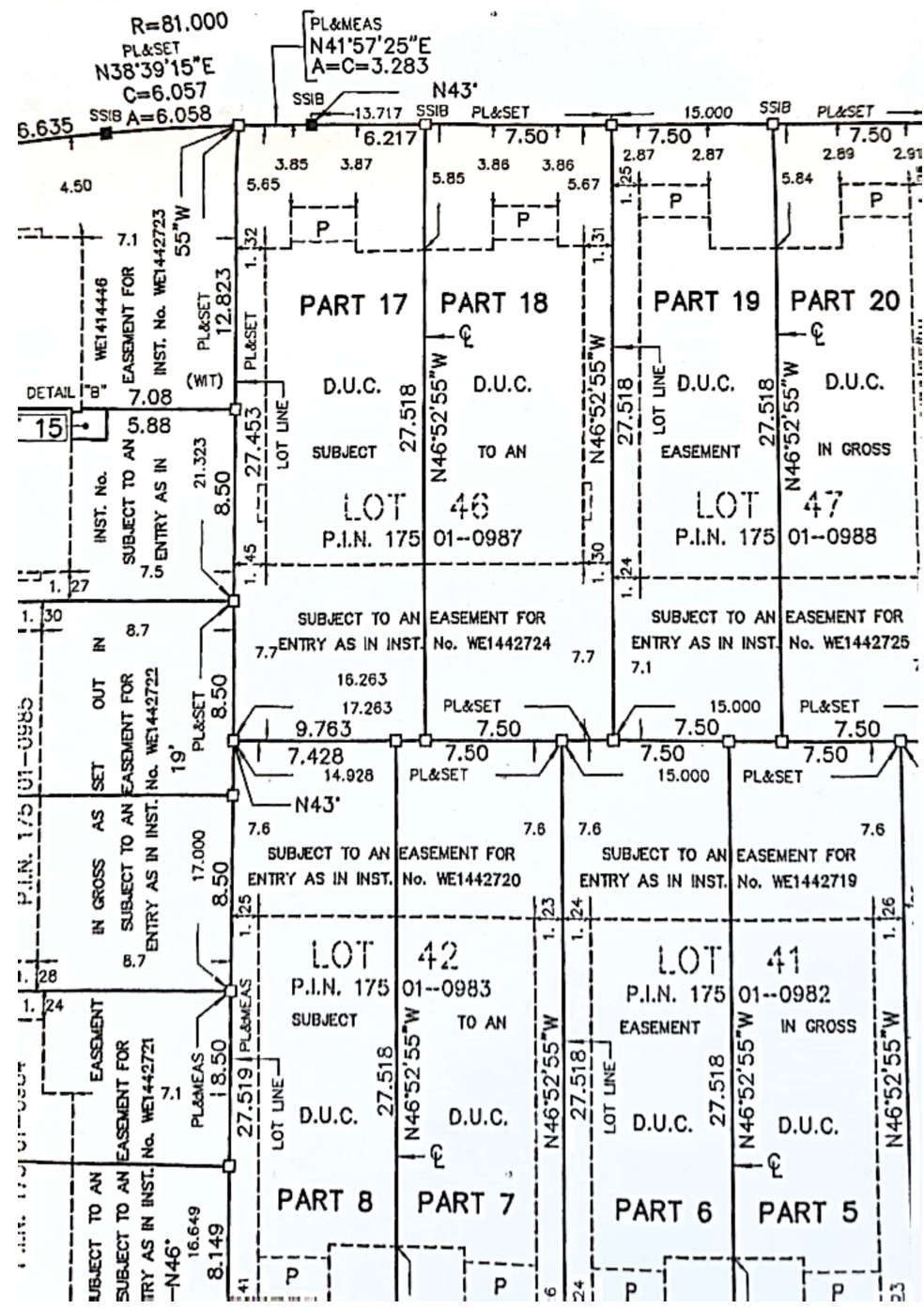
ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.  
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.  
UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

SHEET	
<b>A115</b>	
REV	00

688 Hespeler Road, Unit 2B-5  
Cambridge, ON, Canada, N1R8N7  
M: 647-770-2966 O: 905-566-9690  
Email: [info@blueprintspermit.com](mailto:info@blueprintspermit.com)  
Website: [www.blueprintspermit.com](http://www.blueprintspermit.com)

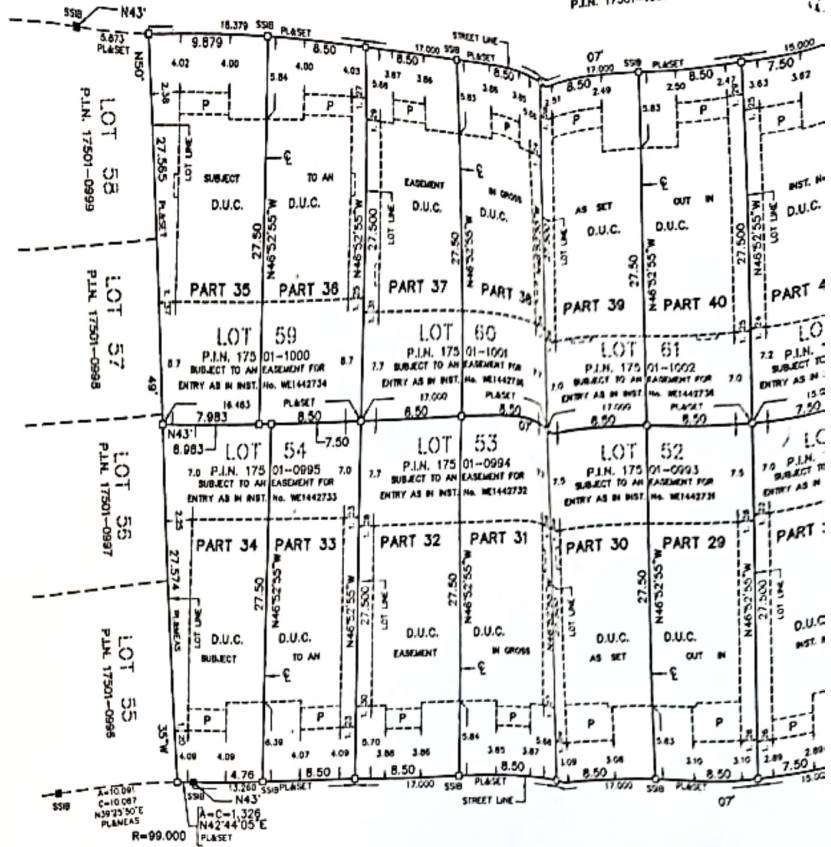


WESTFIELD



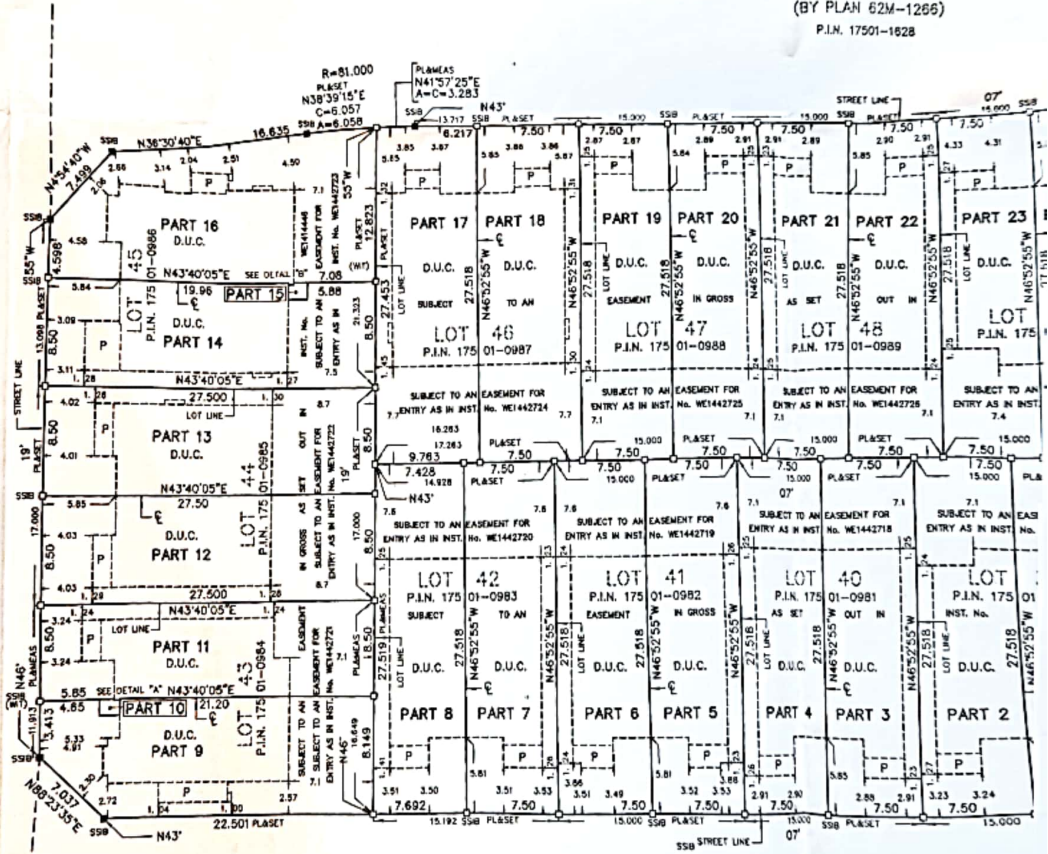
WESTFIELD

(BY PLAN 62M-1266)  
P.I.N. 17501-1628



WESTFIELD

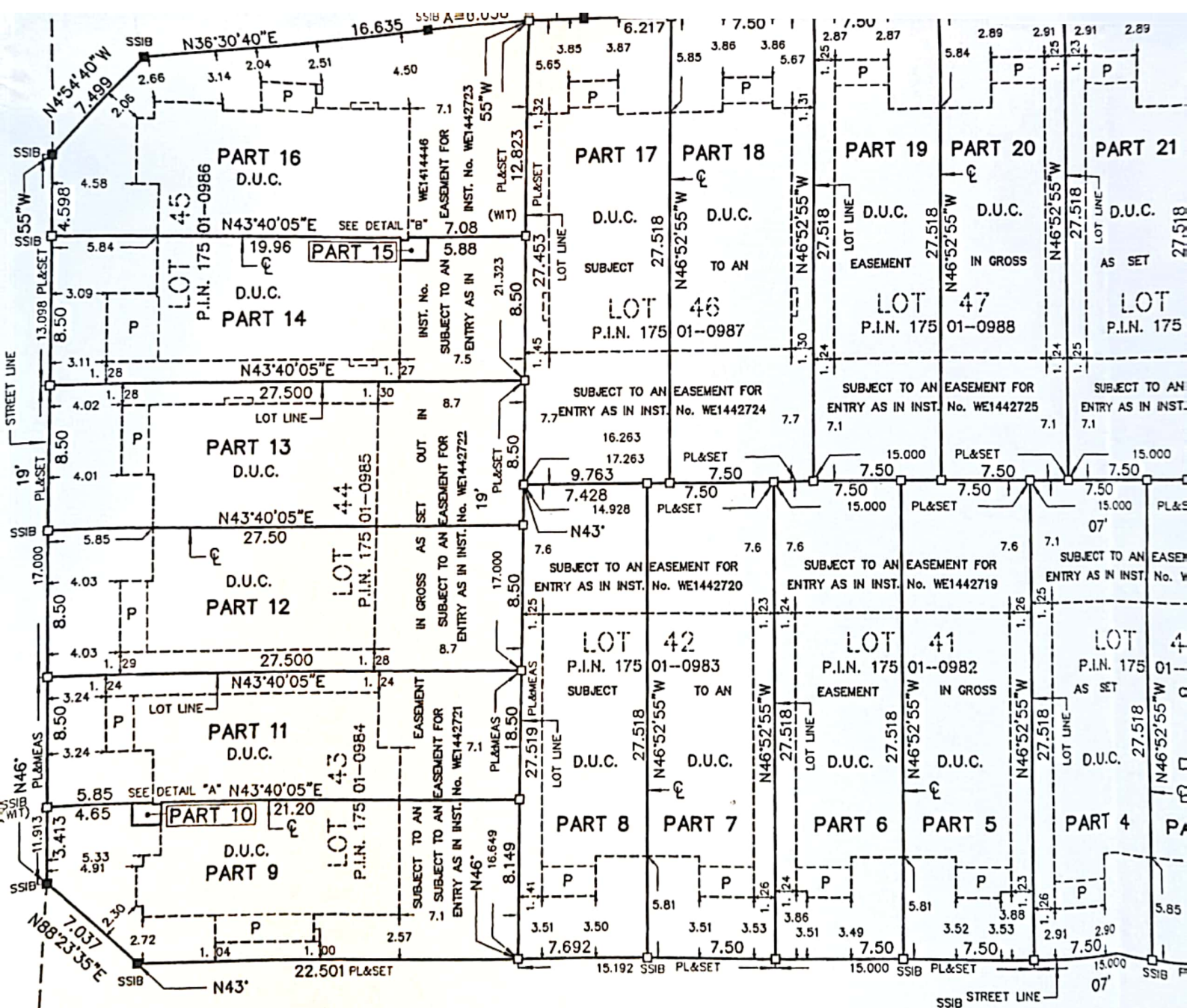
(BY PLAN 62M-1266)  
P.I.N. 17501-1628



GREAT FALLS BOULEVARD

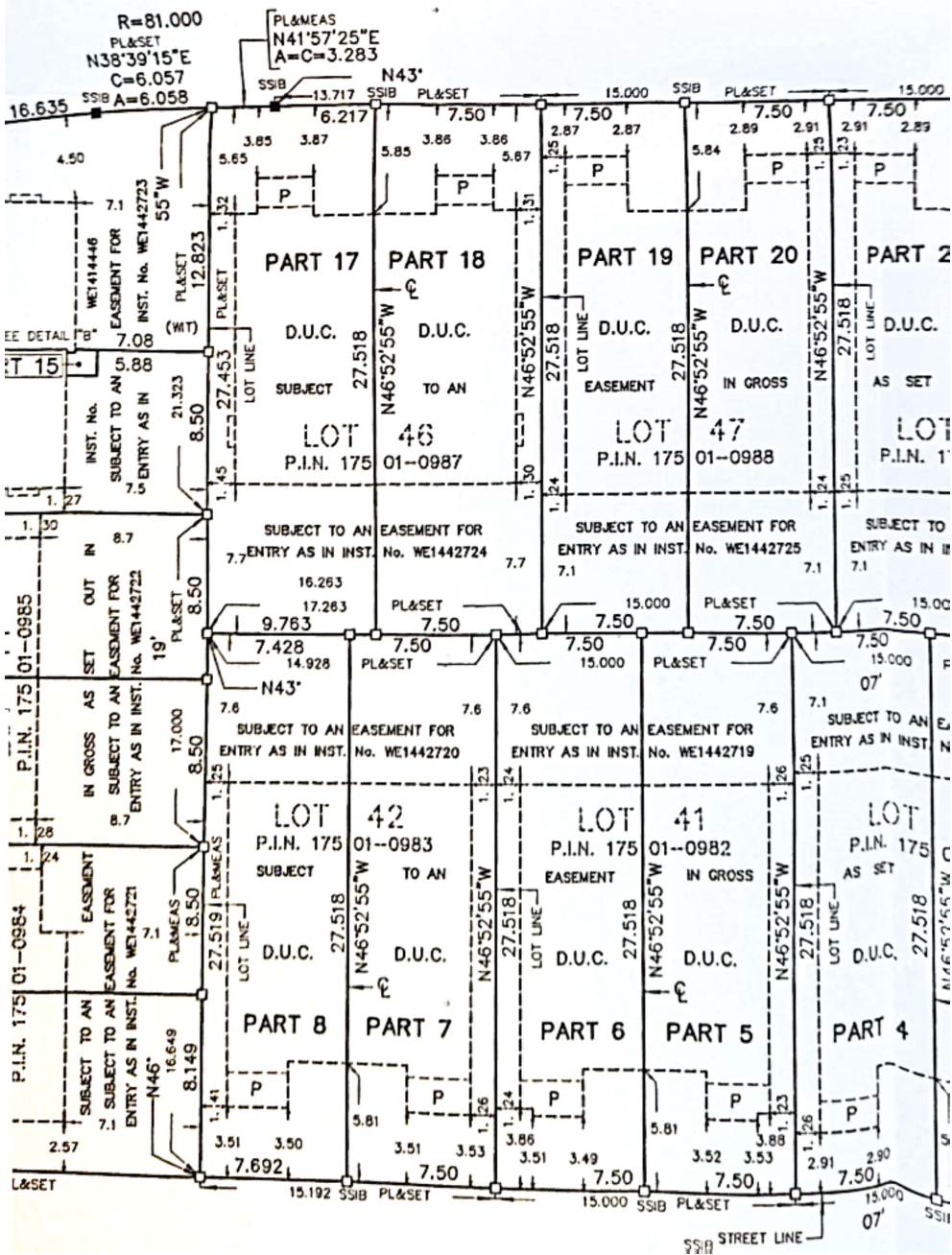
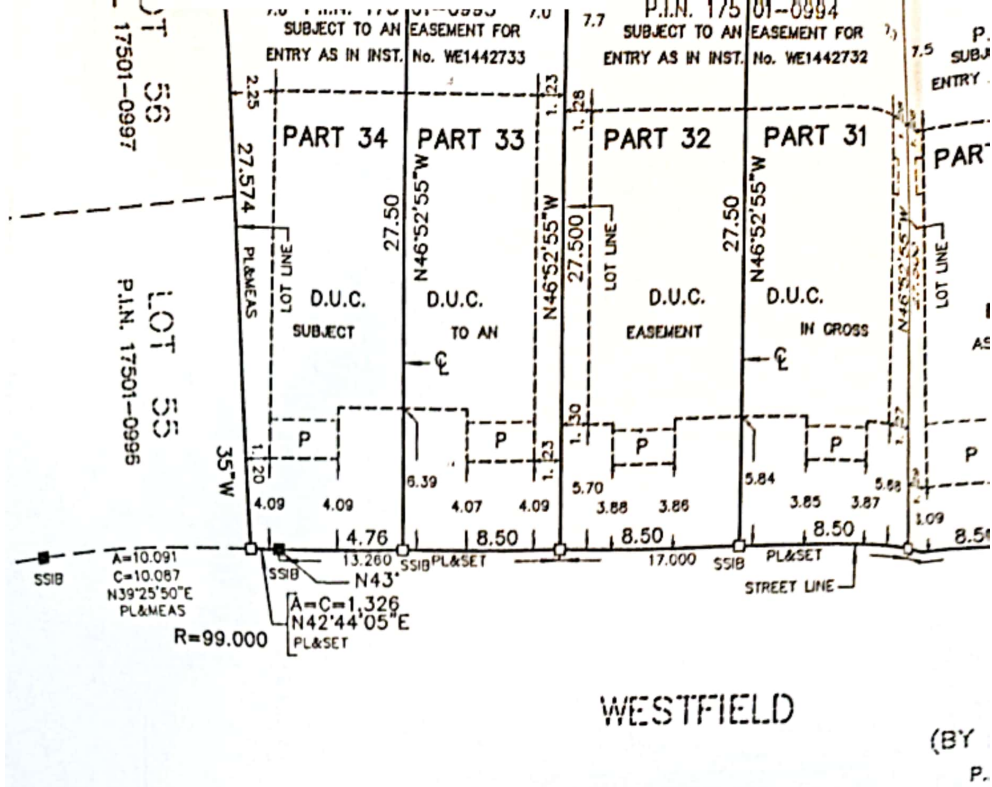
(BY PLAN 62M-1266)  
P.I.N. 17501-1633

PLAN



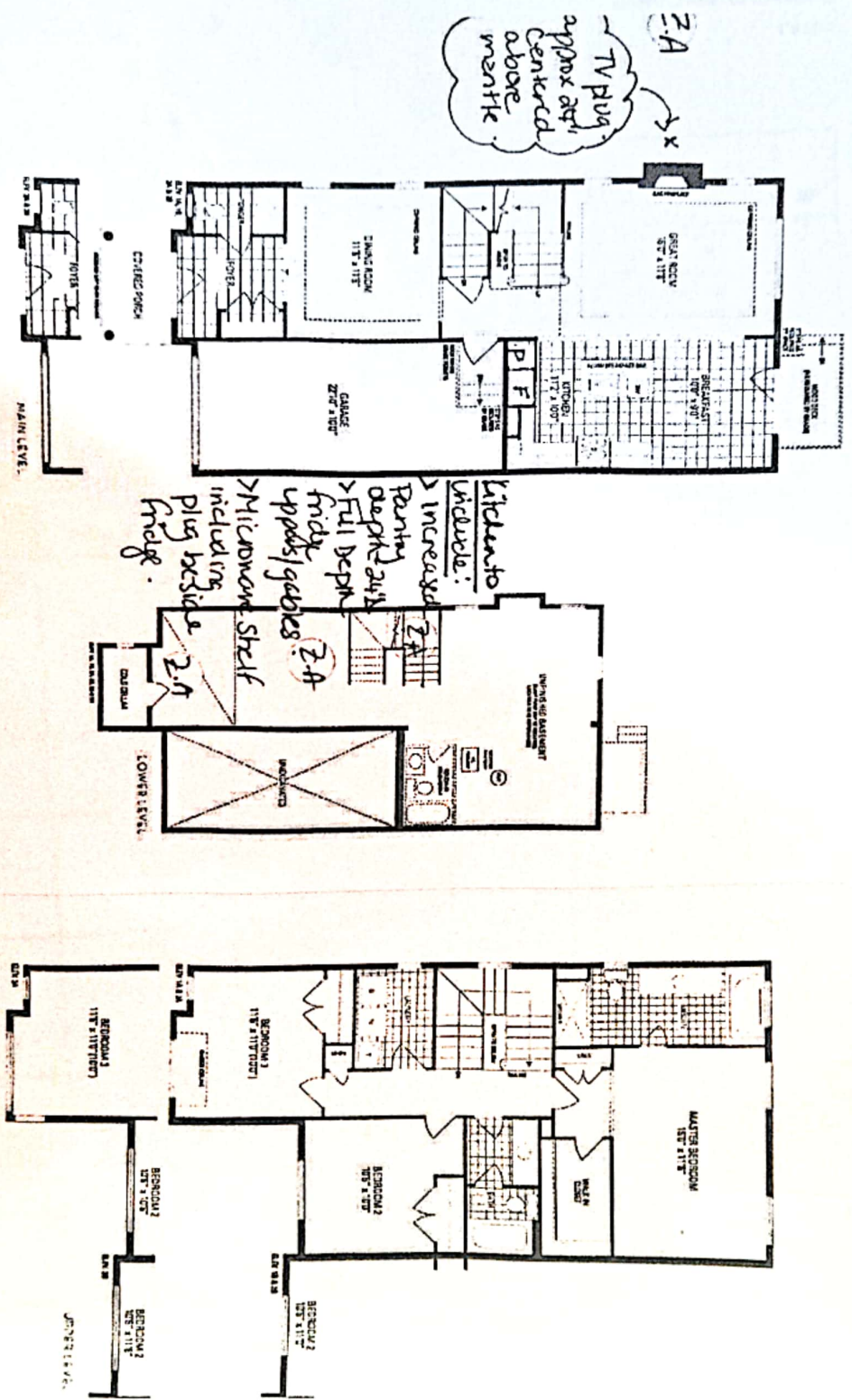
PLAN

GREAT FALLS BO  
 (BY PLAN 62M-1266  
 P.I.N. 17501-1633

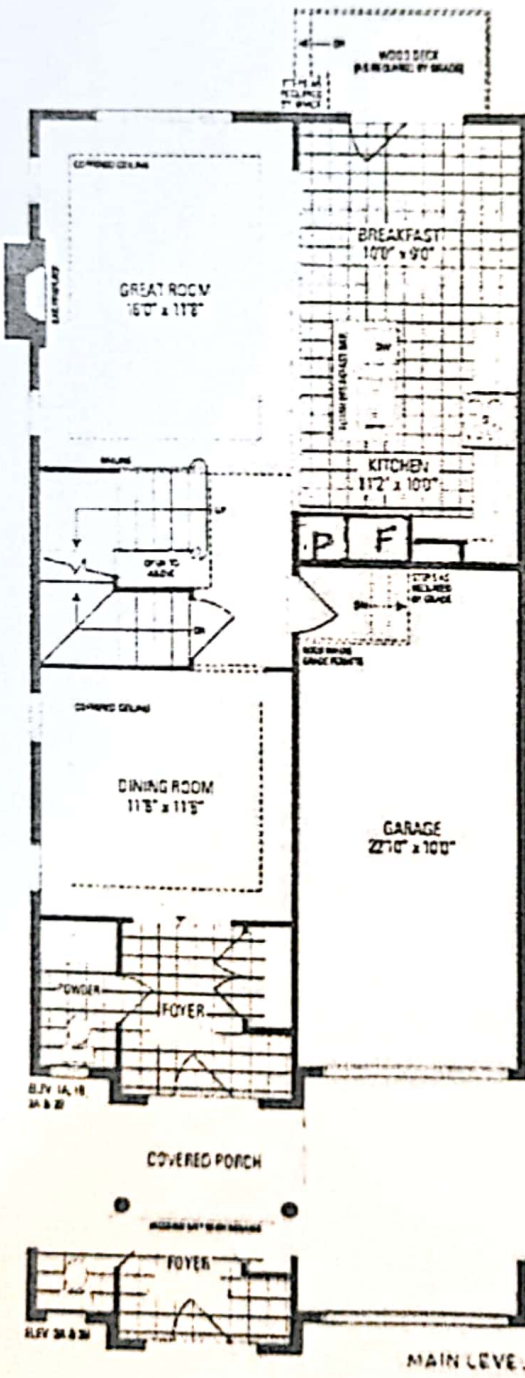




LOT 46R, AHMAD  
HERITAGE 2 ELEV 3B  
BUCKINGHAM GATE - PHASE 3

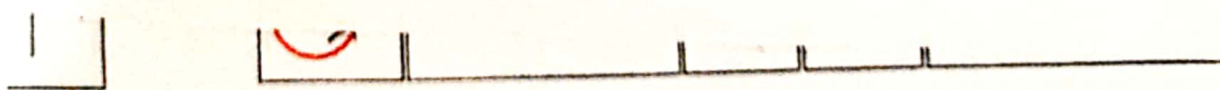
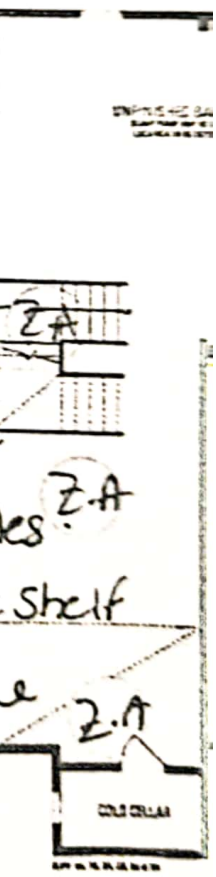


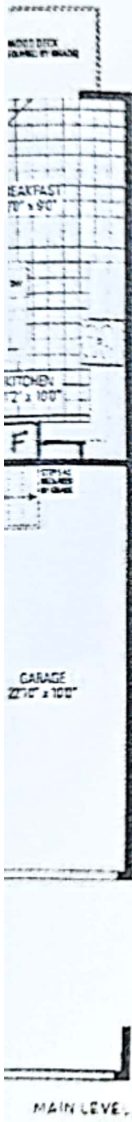
Z.A. → x  
 TV plug  
 approx at  
 centered  
 above  
 mantle.



Kitchen to include:

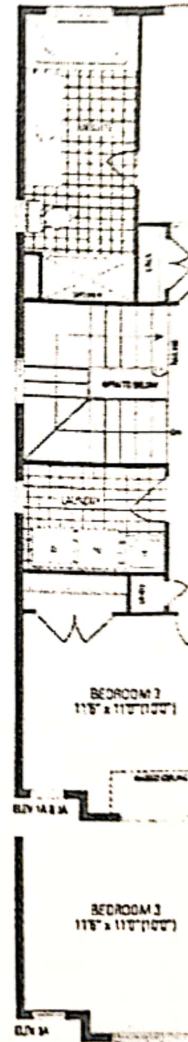
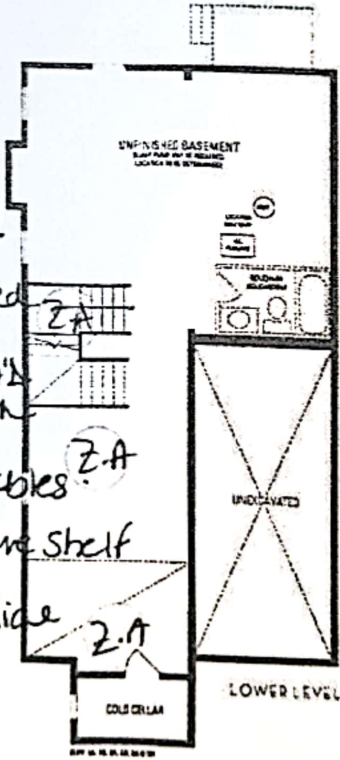
- > Increased Pantry depth 24"
- > Full Depth fridge uppers/gables
- > Microwave shelf including plug beside fridge.



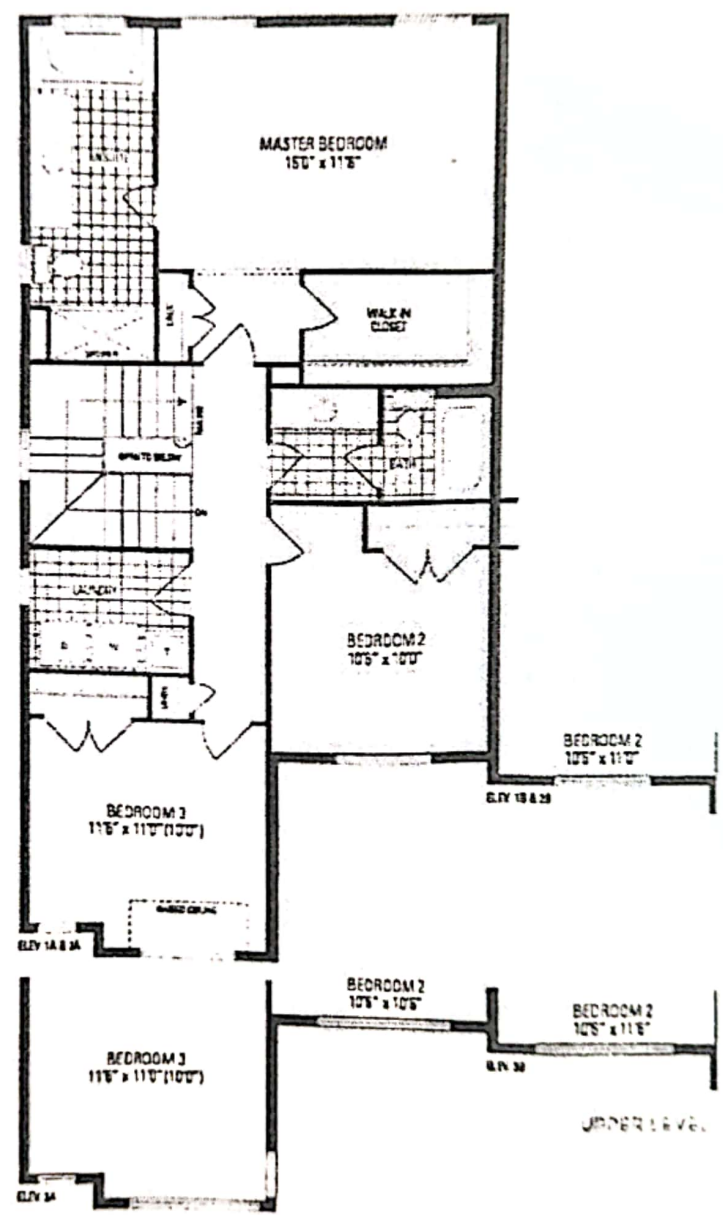
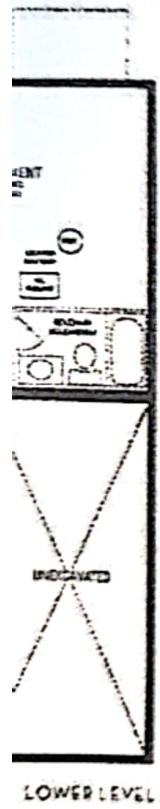


Kitchen to  
Unicicle:

- > Increased Pantry depth 24"
- > Full Depth fridge uppers/gables
- > Microwave shelf including plug beside fridge.



BUCKINGHAM GATE - PHASE 3





Hamilton

Committee of Adjustment  
City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221  
Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**APPLICATION FOR A MINOR VARIANCE/PERMISSION**  
UNDER SECTION 45 OF THE *PLANNING ACT*

**1. APPLICANT INFORMATION**

	NAME	
Registered Owners(s)	Zain Ahmad	
Applicant(s)	Malav Shah	
Agent or Solicitor		
		Phone:
		E-mail:

1.2 Primary contact  Applicant  Owner  Agent/Solicitor

1.3 Sign should be sent to  Applicant  Owner  AgentSolicitor

1.4 Request for digital copy of sign  Yes\*  No

If YES, provide email address where sign is to be sent

1.5 All correspondence may be sent by email  Yes\*  No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type  In person  Cheque  Credit over phone\*

\*Must provide number above

## 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	101 Westfield Drive		
Assessment Roll Number			
Former Municipality	Hamilton		
Lot	46	Concession	
Registered Plan Number	62M-1266	Lot(s)	46
Reference Plan Number (s)		Part(s)	

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

Yes  No

If YES, describe the easement or covenant and its effect:

## 3. PURPOSE OF THE APPLICATION

**Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled**

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

Reduction in parking requirements. Tandem parking is not permitted for proposing additional dwelling unit on this property so trying to get relaxation to allow tandem parking permitted for one parking space on garage and one on drive way.

Second Dwelling Unit  Reconstruction of Existing Dwelling

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

Due to the limitation on how the property is built.

3.3 Is this an application 45(2) of the Planning Act.

Yes  No

If yes, please provide an explanation:

## 4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
7.50m	27.51	206.32m <sup>2</sup>	

4.2 Location of all buildings and structures on or proposed for the subject lands:  
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
semi detached house	3.85m/3.86m	7.7m	1.30m/1.31m	
Current Single Family Dwelling Unit				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
semi detached house	3.85m/3.86m	7.7m	1.30m/1.31m	
Current Single Family Dwelling Unit				

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
semi detached house	93.26m <sup>2</sup>	250.52m <sup>2</sup>	2	9.44
Current Single Family Dwelling Unit				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
semi detached house	93.26m <sup>2</sup>	250.52m <sup>2</sup>	2	9.44
Current Single Family Dwelling Unit				

- 4.4 Type of water supply: (check appropriate box)
- publicly owned and operated piped water system
  - privately owned and operated individual well

- lake or other water body
- other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
- publicly owned and operated storm sewers
  - swales

- ditches
- other means (specify)

- 4.6 Type of sewage disposal proposed: (check appropriate box)  
 publicly owned and operated sanitary sewage  
 system privately owned and operated individual  
 septic system other means (specify) \_\_\_\_\_
- 4.7 Type of access: (check appropriate box)  
 provincial highway  right of way  
 municipal road, seasonally maintained  other public road  
 municipal road, maintained all year \_\_\_\_\_
- 4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):  
 Two Dwelling Unit
- 4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):  
 Single Family Dwelling Unit

**7 HISTORY OF THE SUBJECT LAND**

- 7.1 Date of acquisition of subject lands: DEC. 2022.
- 7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)  
SINGLE DETACHED DWELLING UNIT.
- 7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)  
 Single Family Dwelling Unit W
- 7.4 Length of time the existing uses of the subject property have continued: 34rs.

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): \_\_\_\_\_

Rural Settlement Area: \_\_\_\_\_

Urban Hamilton Official Plan designation (if applicable) Schedule 1 - NEIGHBOURHOOD.

Please provide an explanation of how the application conforms with the Official Plan.

Neighbourhood

7.6 What is the existing zoning of the subject land? ~~R1-64~~ R1-64.

7.8 Has the owner previously applied for relief in respect of the subject property?  
 (Zoning By-law Amendment or Minor Variance)

Yes  No

If yes, please provide the file number: \_\_\_\_\_



---

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes       No

If yes, please provide the file number: \_\_\_\_\_

**8 ADDITIONAL INFORMATION**

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 2

8.3 Additional Information (please include separate sheet if needed):

Proposing secondary unit in basement

## 11 COMPLETE APPLICATION REQUIREMENTS

### 11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

### 11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
  - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
  - Minimum Distance Separation Formulae (data sheet available upon request)
  - Hydrogeological Assessment
  - Septic Assessment
  - Archeological Assessment
  - Noise Study
  - Parking Study
- 
-