



## Report Committee of Adjustment

**Filing Date:** November 16, 2023  
**Hearing Date:** December 19, 2023  
**File:** A-2023-0338  
**Owner/  
Applicant:** SUKHBINDER KAUR & SWARANJIT SINGH  
**Address:** 34 DELORAINE  
**Ward:** WARD 7  
**Contact:** Satwant Hothi, Planner I, Development

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### **Recommendations:**

That application A-2023-0338 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached herein as Appendix A;
  2. That drainage on adjacent properties shall not be adversely impacted; and
  3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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### **Background:**

Sketch attached to public notice reflects current site conditions only. Appendix A has been provided herein depicting the proposed changes and requested variance.

#### Existing Zoning:

The property is zoned 'Residential Semi-Detached A(1) - Special Section 100 (R2A(1)-100) and further subject to provisions of the Mature Neighbourhood by-law (69-2023)', according to By-law 270-2004, as amended.

#### Requested Variances:

The applicant is requesting the following variance:

1. To permit an interior side yard setback of 1.5m (4.92 ft) whereas the by-law requires a minimum interior side yard setback of 1.8m (5.91 ft).

**Current Situation:**

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Residential' in the Official Plan and 'Low Density 1 Residential' in the Bramalea Secondary Plan (Area 3). The requested variance is related to a proposed addition to be constructed on the existing residential dwelling and attached garage. The requested variance is not considered to have a significant impact within the context of the policies of the Official Plan. Subject to the recommended conditions of approvals, the requested variance is considered to maintain the general intent of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The property is zoned 'Residential Semi-Detached A(1) - Special Section 100 (R2A(1)-100) and further subject to provisions of the Mature Neighbourhood by-law (69-2023)', according to By-law 270-2004, as amended.

Variance 1 is requested to permit a reduced interior side yard setback of 1.5m (4.92 ft) to proposed addition whereas the by-law requires a minimum setback of 1.8m (5.91 ft). The intent of the by-law in requiring a minimum interior side yard setback to a dwelling is to ensure sufficient building separation is maintained and massing does not negatively impact adjacent properties. The proposed reduction in setback is consistent with existing ground floor setbacks and is found to be sufficient separation between the dwellings and the massing of the addition is not anticipated to negatively impact adjacent properties. Subject to the recommended conditions of approval, Variance 1 is considered to maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

Variance 1 relates to a proposed second storey addition being built vertically on top of the existing one storey dwelling and an attached garage. The intent of the homeowner is to build a second storey with setbacks consistent with the existing one-storey dwelling. Given the setbacks are consistent with existing dwelling, no further increased encroachments are anticipated and therefore, subject to the recommended conditions of approval, Variance 1 is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

Variance 1 represents a modest and often nominal relief from the Zoning By-law requirements. The nominal relief is not considered to contribute to an overdevelopment of the property and the requested variance, subject to the recommended conditions of approval, is considered minor in nature.

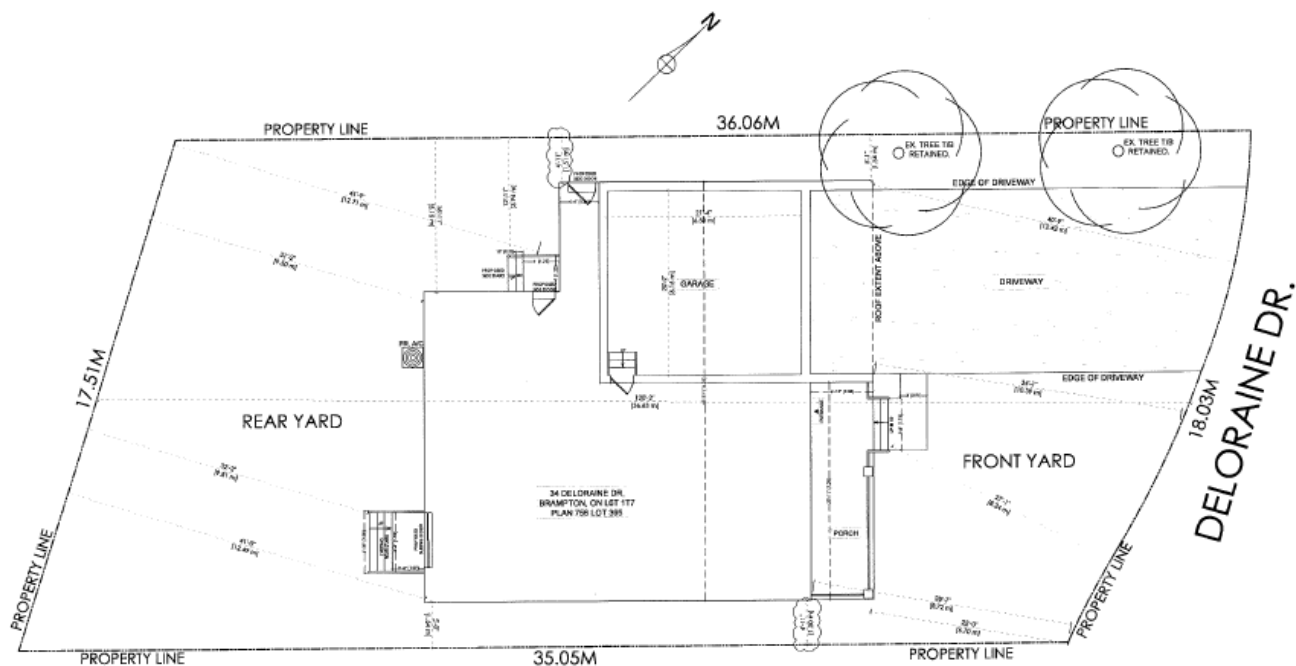
Respectfully Submitted,

*S. Hothi*

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Satwant Hothi  
Planner I, Development

APPENDIX A



SITE DATA					
ADDRESS : 34 Deloraine Dr, Brampton, ON L6T 1T7					
LOT AREA : 619.56 sq m (6668.96 sq ft.)					
	EXISTING	PROPOSED	DETAILED AREA STATISTICS		
LOT COVERAGE	113.7 sq m 18.36%	181.19 sq m 29.25%		EXISTING	PROPOSED
GROSS FLOOR AREA	113.7 sq m	288.06 sq m	MAIN FLOOR AREA	113.7 sq m	120.32 sq m
BUILDING HEIGHT	5.25 m	7.4 m	SECOND FLOOR AREA	N/A	167.74 sq m
LOT FRONTAGE	18.03m	SAME AS EXISTING	TOTAL GROSS FLOOR AREA	113.7 sq m	288.06 sq m
MIN. FRONT YARD SETBACK	8.72 m	8.72m	TOTAL FRONT YARD AREA	212.69 sq m	212.69 sq m
MIN. REAR YARD	9.50m	9.50m	DRIVEWAY AREA	39.29 sq m	86.33 sq m
SIDE YARD SETBACK (NORTH-WEST SIDE)	5.20 m	1.81 m	PORCH AREA	-	16.01 sq m
SIDE YARD SETBACK (SOUTH-EAST SIDE)	1.50 m	1.90 m	WALKWAY AREA	-	3.03 sq m
PARKING	-	2	TOTAL SOFT LANDSCAPE AREA	173.46 (81.4%)	107.32 (50.43%)

PROPOSED SITE PLAN  
SC: 3/32" = 1'-0"

General Notes

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE GROUND BEFORE PROCEEDING TO THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY OF THE ADJACENT LANDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY OF THE ADJACENT LANDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY OF THE ADJACENT LANDS.

LEGENDS:

REVISION

NO. DATE DESCRIPTION BY

1 11/15/23 FOR MINOR UNPAID

Form Name and Address

MEM ENGINEERING INC

2305 DERRY ROAD EAST

MISSISSAUGA, ON, L5S 1Y6

905-875-8100

Email: chery@memengineering.ca

LICENSING PROFESSIONAL ENGINEER

H. SINGH

100156164

2023/10/17

PROVINCE OF ONTARIO

PROJECT TITLE:

34 Deloraine Dr,  
Brampton, ON L6T 1T7

SHEET TITLE:

PR. SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:

DRAWING NO.:

PROJECT DATE:

DRAWN BY:

CHECKED BY:

DATE:

A100

## APPENDIX B

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