

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

FILE NUMBER: A-2023-0338

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION
Minor Variance or Special Permission
(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** Sukhbinder Kaur & Swaranjit Singh
Address 34 Deloraine Dr., Brampton, ON, L6T 1T7.

Phone # 647-702-0711 **Fax #** _____
Email grewalguri88@gmail.com

2. **Name of Agent** Abhishek Rajgor/ MEM Engineering Inc.
Address 28-2355 Derry Road East, Mississauga, ON, L5S 1V6.

Phone # 905-673-9100 **Fax #** _____
Email mem.bldgpermits@gmail.com

3. **Nature and extent of relief applied for (variances requested):**
1. (a) PROPOSED S-E SIDE YARD SETBACK IS 1.50M
(b) PROPOSED N-W SIDE YARD SETBACK IS 1.51M.

2. PROPOSED FRONT YARD SOFT LANDSCAPE AREA : 50.45% OF TOTAL LOT AREA.

4. **Why is it not possible to comply with the provisions of the by-law?**
1. THE MINIMUM PERMITTED SIDE YARD SETBACK IS 1.8M, WHEREAS THE PROPOSED SETBACKS ARE LESS.

2. THE MINIMUM REQUIRED FRONT YARD SOFT LANDSCAPE AREA AS PER BY-LAW IS 60% OF TOTAL LOT AREA, WHEREAS THE PROPOSED AREA IS 50.45%.

5. **Legal Description of the subject land:**
Lot Number 3
Plan Number/Concession Number RP-756 / CON. 5 E.H.S.
Municipal Address 34 Deloraine Dr, Brampton, ON L6T 1T7

6. **Dimension of subject land (in metric units)**
Frontage 18.03M
Depth 36.63M
Area 619.56 SQ.M.

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

EXISTING SINGLE STOREY DETACHED DWELLING.
GROSS FLOOR AREA: 113.78SQ.M.
2 EXISTING SHEDS & 1 SUNROOM TO BE DEMOLISHED.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSING TWO STOREY DETACHED (TWO UNIT) DWELLING.
GROSS FLOOR AREA : 287.3 SQ.M.

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback	8.72M
Rear yard setback	9.50M
Side yard setback	S-E SIDE: 1.50M
Side yard setback	N-W SIDE: 5.20M

PROPOSED

Front yard setback	8.72M
Rear yard setback	9.50M
Side yard setback	S-E SIDE: 1.50M (SAME AS EXISTING)
Side yard setback	N-W SIDE: 1.51M

10. Date of Acquisition of subject land: OCTOBER 3, 2023
11. Existing uses of subject property: Single Family Dwelling/ Residential
12. Proposed uses of subject property: Two Unit Dwelling/ Residential
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: Since 1990
15. Length of time the existing uses of the subject property have been continued: 33 Years

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ BRAMPTON _____

THIS 16 DAY OF OCTOBER, 2023.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Raman Kumar, OF THE City OF Brampton
IN THE Region OF Peel SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE 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.

DECLARED BEFORE ME AT THE

CITY OF BRAMPTON

IN THE REGION OF _____

PEEL THIS 31 DAY OF

OCTOBER, 2023.

[Signature]
A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

Raman Kumar
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R2A(1)-100

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

[Signature]

Zoning Officer

2023-10-30

Date

DATE RECEIVED Oct. 31, 2023

Date Application Deemed
Complete by the Municipality

VL

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 34 Deloraine Dr, Brampton, ON L6T 1T7

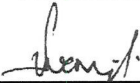

I/We, Sukhbinder Kaur & Swaranjit Singh
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

ABHISHEK RAJGOR/ MEM Engineering Inc.
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 16 day of OCTOBER, 2023.

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

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

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

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

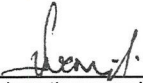
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 34 Deloraine Dr, Brampton, ON L6T 1T7

I/We, Sukhbinder Kaur & Swaranjit Singh
please print/type the full name of the owner(s)

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

Dated this 16 day of OCTOBER, 2023.

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

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

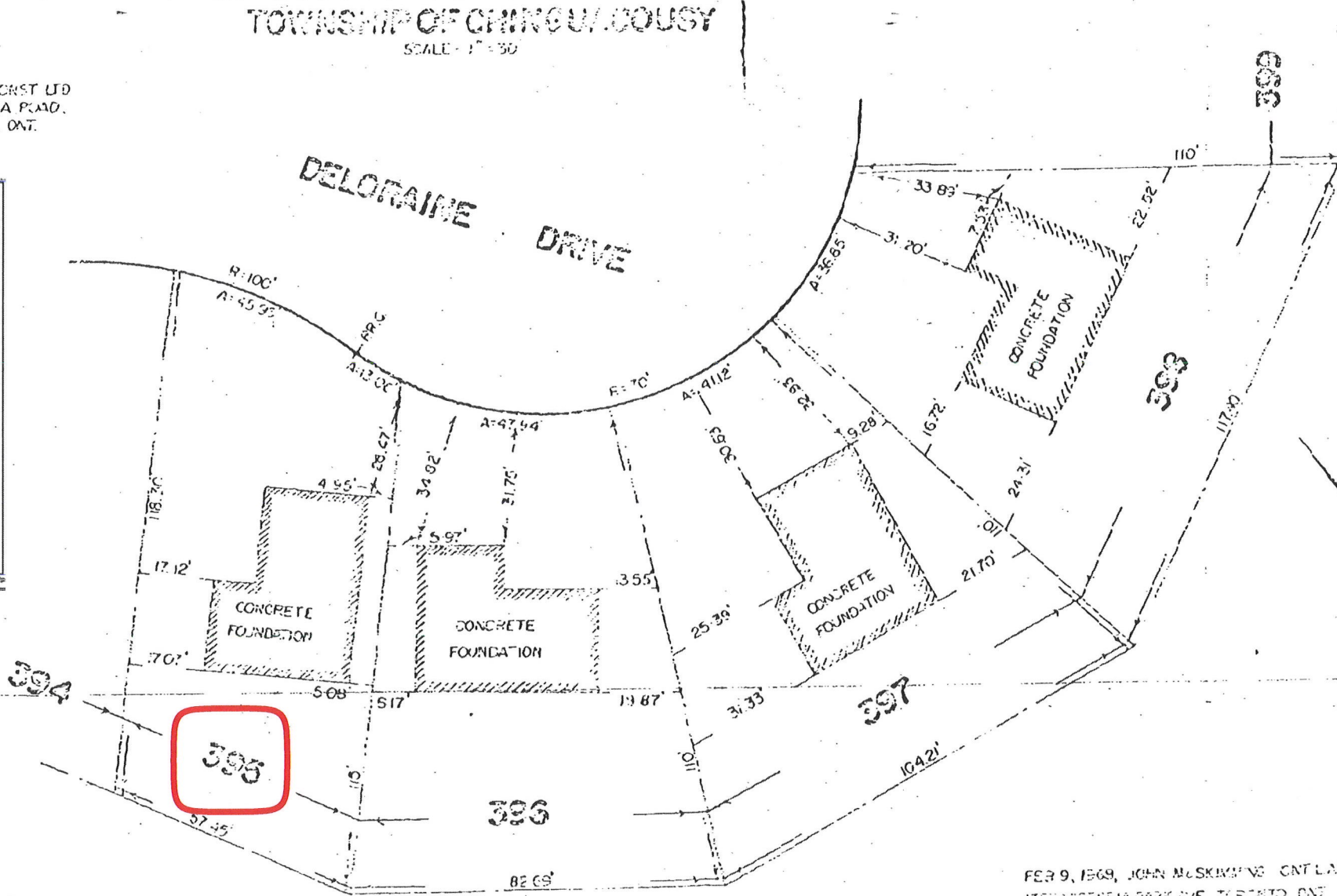
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NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

PLAN OF SURVEY OF
LOTS 325 TO 329 PLANTING BEEL
TOWNSHIP OF CHINOOK COUNTY
SCALE - 1" = 30'

BRANVALE CONST CO
70 BRANVALE ROAD,
BRANVALE, ONT.

DOCUMENTS RELEASED PURSUANT TO A REQUEST
UNDER THE
MUNICIPAL FREEDOM OF INFORMATION AND
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56
COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
USE AND REPRODUCTION OF THESE DOCUMENTS



PER John A. [Signature] O.L.S.

173478-6

34 Deloraine Dr, Brampton, ON L6T 1T7

PROPOSING EXTENSION & ADDITION TO THE EXISTING ONE STOREY DWELLING

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General Notes

• CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.

• ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.

• THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.


• DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION			
NO	DATE	DESCRIPTION	BY
01	17-10-23	FOR MINOR VARIANCE	

Firm Name and Address

MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email:harry@memengineering.ca



PROJECT TITLE:

34 Deloraine Dr,
Brampton, ON L6T 1T7

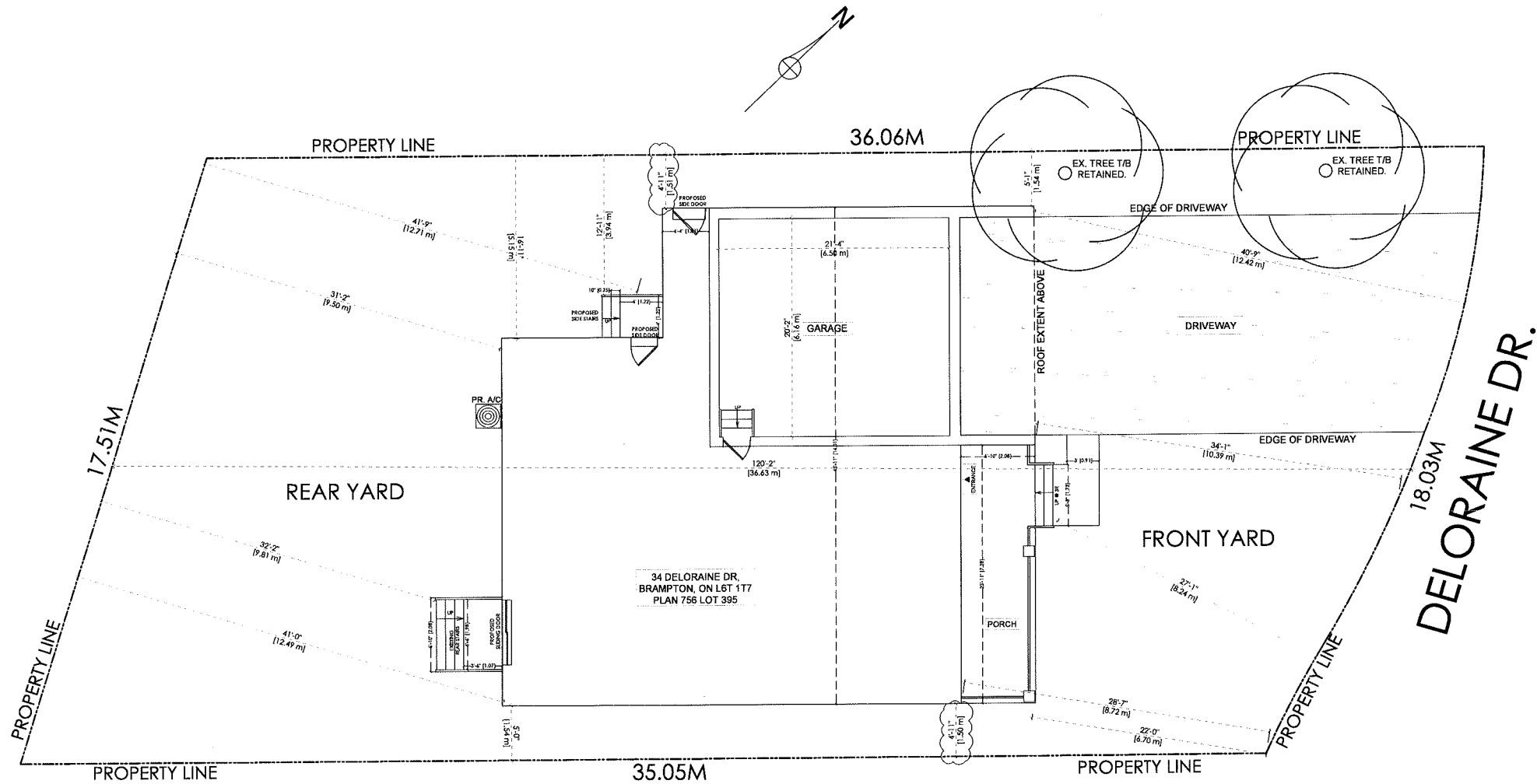
SHEET TITLE:

COVER SHEET

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:	DRAWING NO.: A00
PLOT DATE:	
DRAWN BY: AM	
CHECKED BY: HS	



PROPOSED SITE PLAN

SC: 3/32" = 1'-0"

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 18.3%	181.15 sq m 29.2%		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	7.6 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	39.23 sq m	86.33 sq m
SIDE YARD SETBACK (NORTH-WEST SIDE)	5.20 m	1.51 m	PORCH AREA	-	16.01 sq m
SIDE YARD SETBACK (SOUTH-EAST SIDE)	1.50 m	1.50 m	WALKWAY AREA	-	3.03 sq m
PARKING	-	2	TOTAL SOFT LANDSCAPE AREA	173.46 (81.6%)	107.32 (50.45%)

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Firm Name and Address

MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email: harry@memengineering.ca

LICENSED PROFESSIONAL ENGINEER

H.SINGH

100156144

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.:

PLOT DATE:

DRAWN BY:

AM

CHECKED BY:

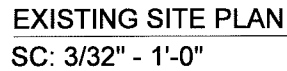
HS

A100

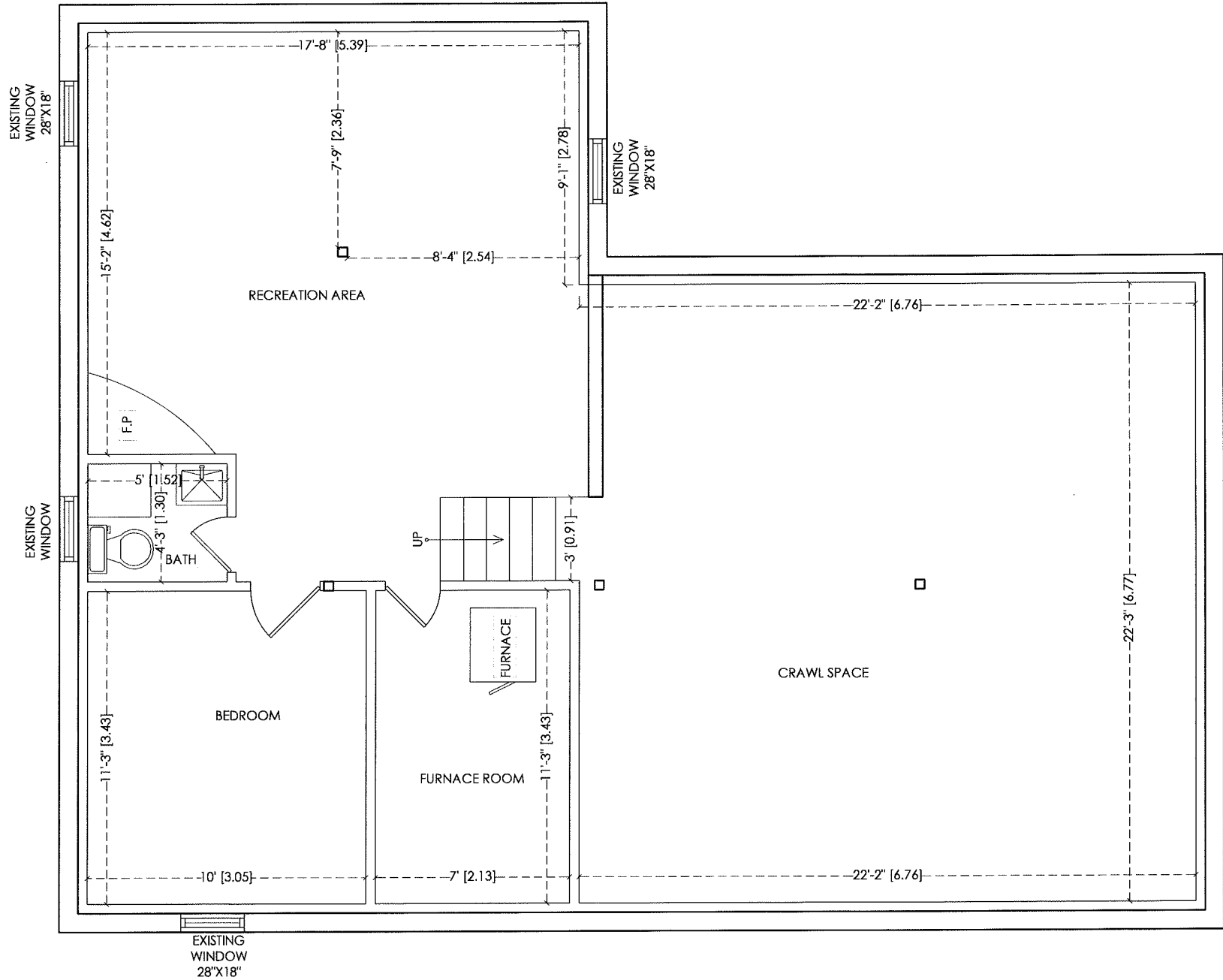
[illegible]

A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. The center of the seal features a signature, the name "H. SINGH", the license number "100156144", and the expiration date "2023/10/17".

SCALE:	DRAWING NO. A99
PLOT DATE:	
DRAWN BY: AM	
CHECKED BY: HS	



REAR YARD



EXISTING BASEMENT FLOOR PLAN

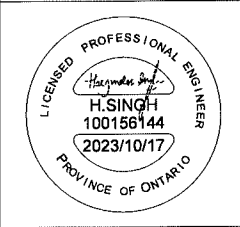
SC: 3/16" - 1'-0"

- General Notes
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Firm Name and Address
MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email: harry@memengineering.ca



PROJECT TITLE:
34 Deloraine Dr,
Brampton, ON L6T 1T7

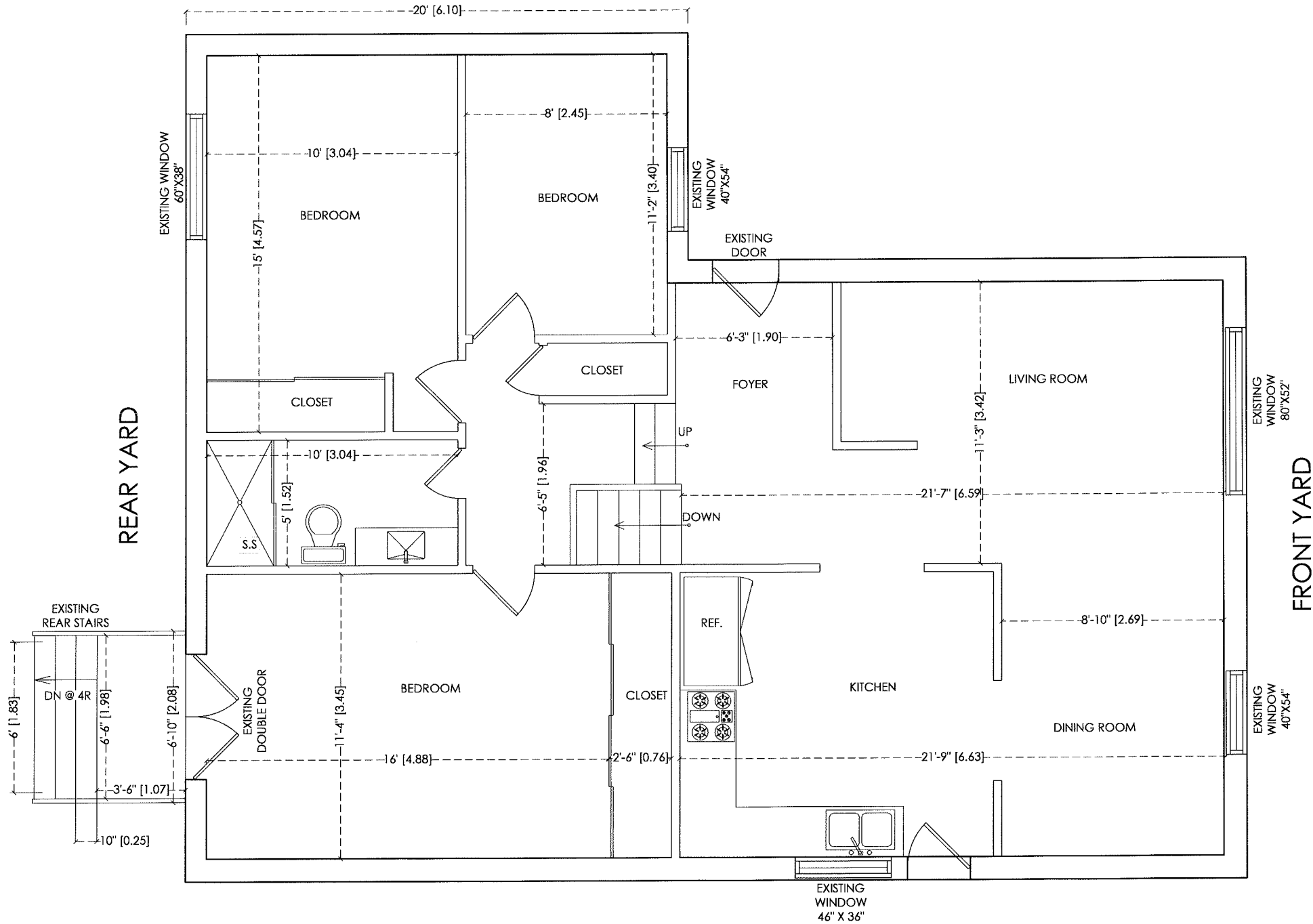
SHEET TITLE:
**BASEMENT
FLOOR PLAN**

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:	DRAWING NO.:
PLOT DATE:	
DRAWN BY:	
CHECKED BY:	

A101



EXISTING MAIN FLOOR PLAN
SC: 3/16" - 1'-0"

General Notes

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NO	DATE	DESCRIPTION
01	17-10-23	FOR MINOR VARIANCE

Firm Name and Address

MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email: harry@memengineering.ca

LICENSED PROFESSIONAL ENGINEER

PROVINCE OF ONTARIO

PROJECT TITLE:

34 Deloraine Dr,
Brampton, ON L6T 1T7

SHEET TITLE:

MAIN FLOOR PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:

PLOT DATE:

DRAWN BY:

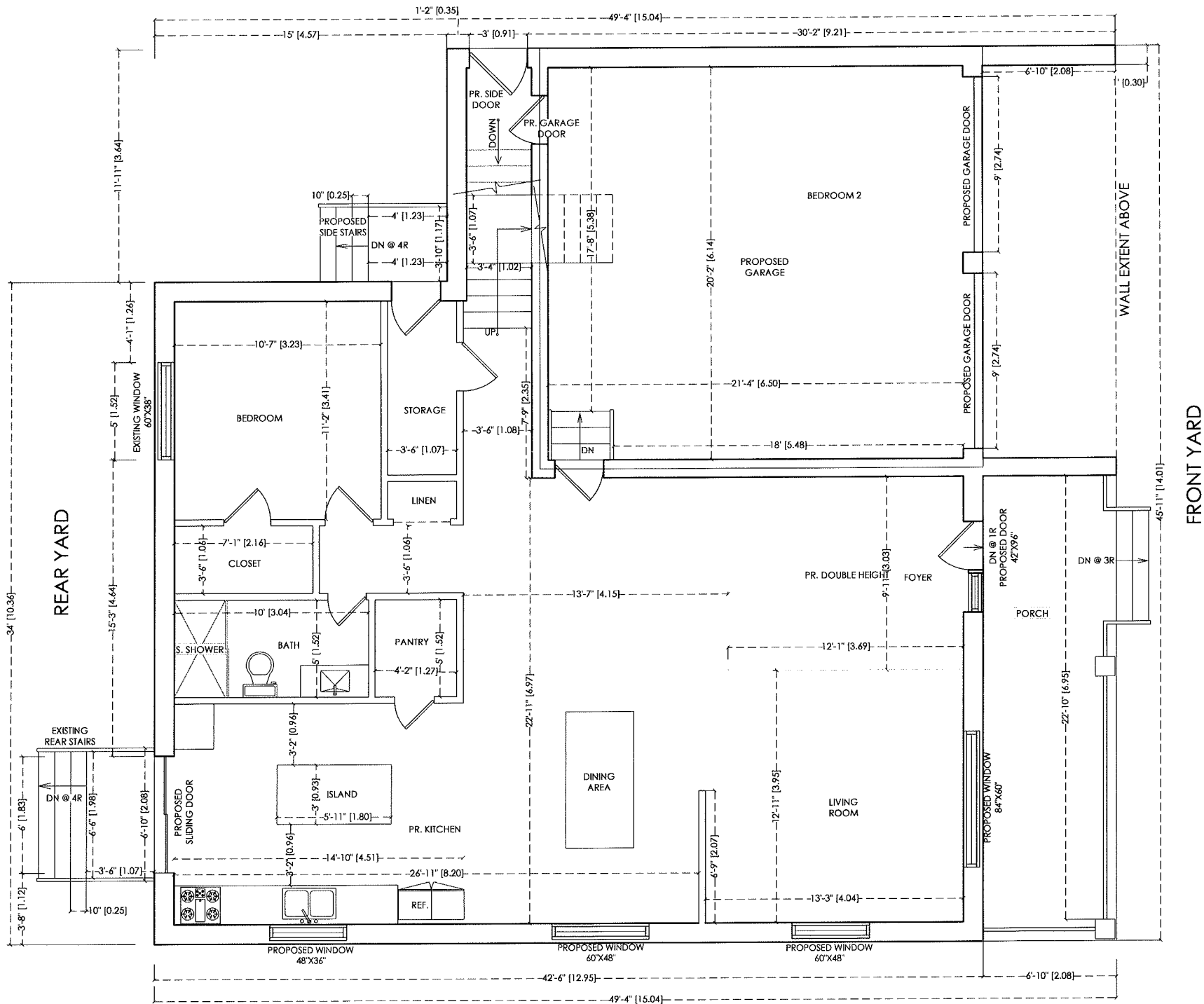
AM

CHECKED BY:

HS

DRAWING NO.:

A102



PROPOSED MAIN FLOOR PLAN

SC: 3/16" - 1'-0"

General Notes

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NO.	DATE	DESCRIPTION
01.	17-10-23	FOR MINOR VARIANCE

Firm Name and Address
MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email:harry@memengineering.ca



PROJECT TITLE:
**34 Deloraine Dr,
Brampton, ON L6T 1T7**

SHEET TITLE:
**PR. MAIN
FLOOR PLAN**

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: DRAWING NO.:

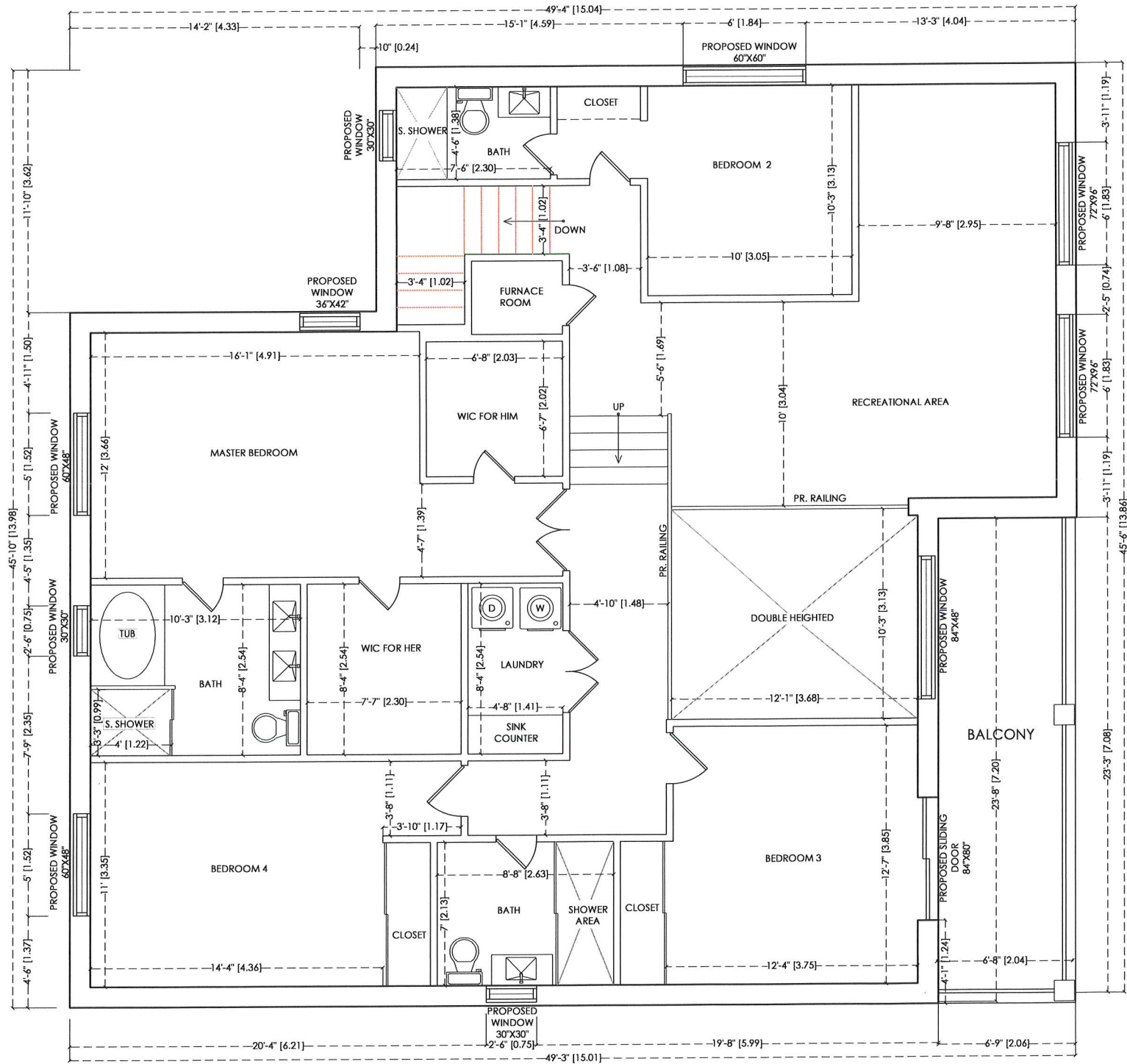
PLOT DATE:

DRAWN BY:
AM

CHECKED BY:
HS

A104

REAR YARD



FRONT YARD

PROPOSED SECOND FLOOR PLAN
SC: 3/16" - 1'-0"

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Firm Name and Address
MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email: harry@memengineering.ca



PROJECT TITLE:
**34 Deloraine Dr,
Brampton, ON L8T 1T7**

SHEET TITLE:
**PR. SECOND
FLOOR PLAN**

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:

PLOT DATE:

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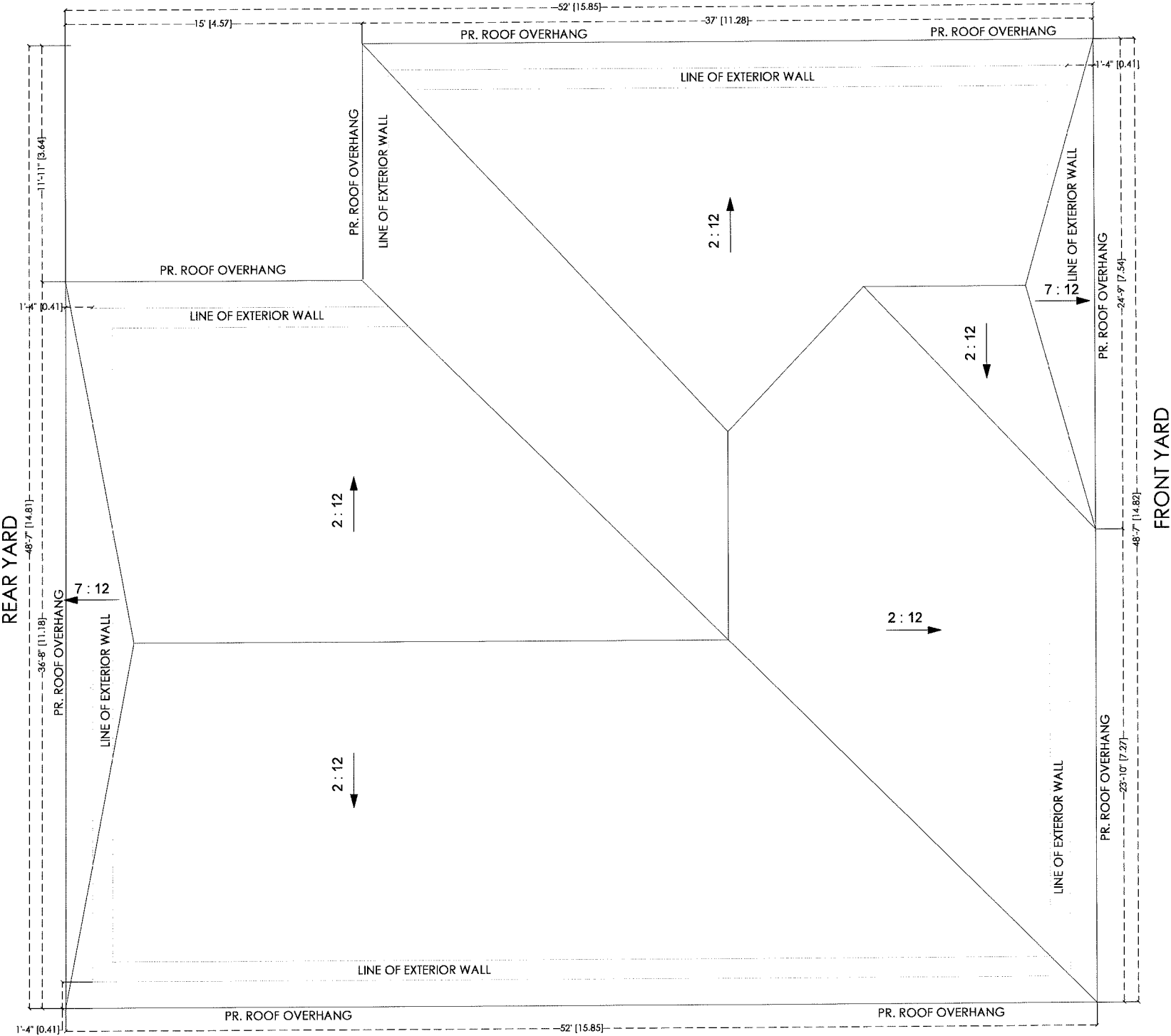
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AM
HS

DRAWING NO.:

A105

PR. ROOF PLAN
SC: 3/16" - 1'-0"



General Notes

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Firm Name and Address

MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email: harry@memengineering.ca

LICENSED PROFESSIONAL ENGINEER



H. SINGH
100156144
2023/10/17

PROVINCE OF ONTARIO

PROJECT TITLE:

34 Deloraine Dr,
Brampton, ON L6T 1T7

SHEET TITLE:

PR. ROOF PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:

PLOT DATE:

DRAWN BY:
AM

CHECKED BY:
HS

DRAWING NO.:

A106



FRONT ELEVATION
SC: 3/16" - 1'-0"

General Notes

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Firm Name and Address

MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email:harry@memengineering.ca



PROJECT TITLE:

34 Deloraine Dr,
Brampton, ON L6T 1T7

SHEET TITLE:

ELEVATION

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:	DRAWING NO.:
PLOT DATE:	
DRAWN BY:	
CHECKED BY:	

A107

- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
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MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email: harry@memengineering.ca



PROJECT TITLE:

34 Deloraine Dr,
Brampton, ON L6T 1T7

SHEET TITLE:

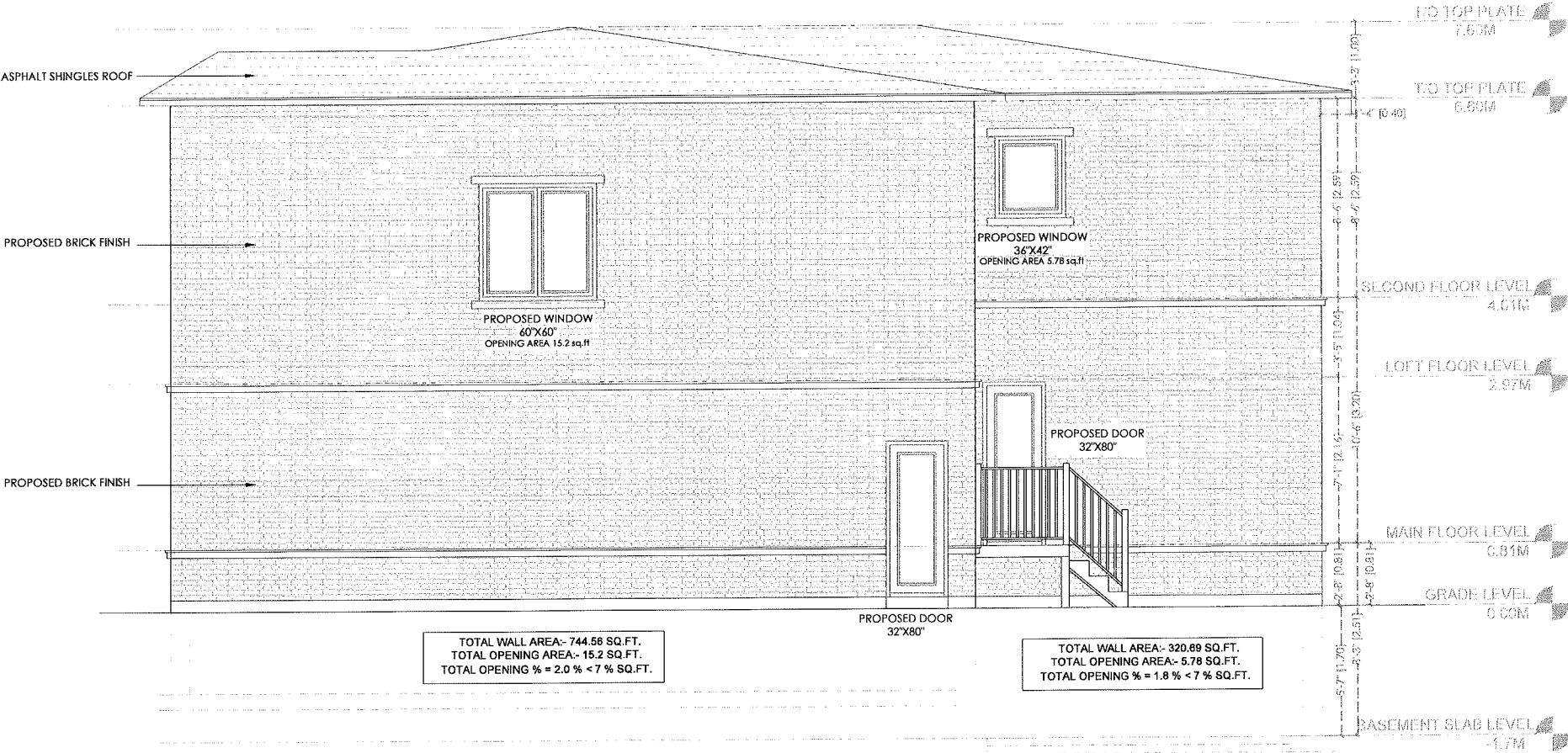
ELEVATION

CLIENT EMAIL:

CLIENT CONTACT:

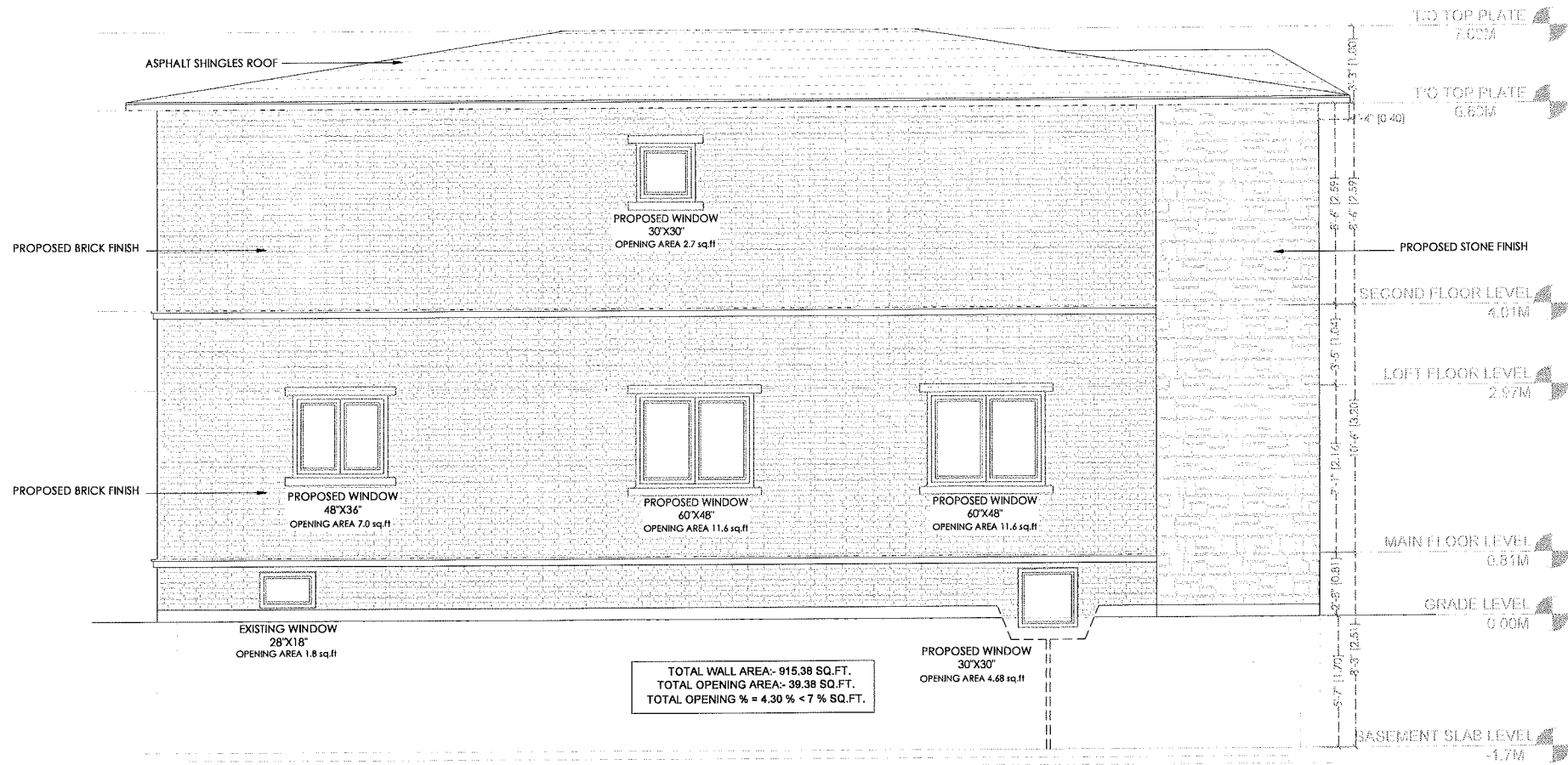
SCALE:	DRAWING NO.:
PLOT DATE:	
DRAWN BY:	
CHECKED BY:	

A108



RIGHT SIDE ELEVATION

SC: 3/16" - 1'-0"



LEFT SIDE ELEVATION
SC: 3/16" - 1'-0"

General Notes

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- DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION		
NO.	DATE	DESCRIPTION
01.	17-10-23	FOR MINOR VARIANCE

Firm Name and Address

MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email: harry@memengineering.ca



PROJECT TITLE:

34 Deloraine Dr,
Brampton, ON L6T 1T7

SHEET TITLE:

ELEVATION

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:	DRAWING NO.: A109
PLOT DATE:	
DRAWN BY: AM	
CHECKED BY: HS	



REAR ELEVATION
SC: 3/16" - 1'-0"

General Notes

- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
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Zoning Non-compliance Checklist

File No.
A-2023-0338

Applicant: Abhishek Rajgor
Address: 34 Deloraine Dr
Zoning: R2A(1)-100
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS - SIDE	To permit an interior side yard setback of 1.5m to a proposed building addition	whereas the by-law requires a minimum interior side yard setback of 1.8m .	10.27(b)(ii)
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			


Reviewed by Zoning

2023-10-30
Date

2023-10-17

COVERING LETTER

To

The Secretary-Treasurer

Committee of Adjustment

City of Brampton

2 Wellington Street West

Brampton, Ontario L6Y 4R2

Subject: Minor Variance application for 34 Deloraine Dr., Brampton, ON L6T 1T7

Sir/ Madam,

We hope this letter finds you well. Please accept our minor variance application for our client at 34 Deloraine Dr., Brampton, ON L6T 1T7.

We have proposed an extension on main floor and second floor addition. We are requesting relief for the variances written below:

1. Proposing reduced side yard setback of 1.50m on the S-E side of the lot.
2. Proposing reduced side yard setback of 1.51m on the N-W side of the lot.

Whereas city by law requires 1.80m setback from lot line to the side yard proposed main walls.

3. We are proposing 50.45% (107.32 sq. m.) soft landscape area out of total front yard area 212.69 sq. m., but the required minimum front yard soft landscape area as per by law is 60% (127.61 sq.m).

So, we request you to kindly consider our application for minor variance for allowing reduced side yard setbacks and less percentage of front yard soft landscape area.

We appreciate your cooperation in this matter.

Thank You,

A handwritten signature in black ink, appearing to read 'Abhishek Rajgor', with a horizontal line drawn underneath it.

Abhishek Rajgor

Permit Coordinator