



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

FILE NUMBER: A-2024-0113

*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)** Varinder Dhillon & Sandeep Dhillon  
**Address** 156 Degrey Drive, Brampton Ontario L6P 3X7

**Phone #** 416 587 2964 **Fax #** \_\_\_\_\_  
**Email** info@sandydhillon.com

2. **Name of Agent** Dilpreet Singh & Rafael Martins  
**Address** Unit 20 - 2131 Williams Parkway, Brampton Ontario L6S 5Z4

**Phone #** 647 574 0220 **Fax #** \_\_\_\_\_  
**Email** rdarch.designs@gmail.com

3. **Nature and extent of relief applied for (variances requested):**

1. To allow for a Driveway Widening of 8.65m.

2. To allow for 0.16m landscaping between driveway and property line.

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

1. The by-law 10.9.1.B.1)c. states that the maximum width of the driveway for a lot having a width equal to and greater than 9.14m but less than 15.24m shall be 7m.

2. The by-law 10.9.1.B.4)a) states that a minimum width of 0.6m abutting both side lot lines shall remain only as permeable landscaped surface.

5. **Legal Description of the subject land:**  
**Lot Number** 48  
**Plan Number/Concession Number** 43M 1905  
**Municipal Address** 156 Degrey Drive, Brampton Ontario

6. **Dimension of subject land (in metric units)**  
**Frontage** 14.06 metres  
**Depth** 35.66 metres  
**Area** 774.41 square metres

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.)

2 Storey Detached Dwelling

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

To remain the same. No proposed structures.

- 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 6.97 m  
 Rear yard setback 11.95 m  
 Side yard setback 1.24 m (Left Side)  
 Side yard setback 1.50 m (Right Side)

**PROPOSED**

Front yard setback 6.97 m  
 Rear yard setback 11.95 m  
 Side yard setback 1.24 m (Left Side)  
 Side yard setback 1.50 m (Right Side)

- 10. Date of Acquisition of subject land: May 2013
- 11. Existing uses of subject property: Residential
- 12. Proposed uses of subject property: Residential
- 13. Existing uses of abutting properties: Residential
- 14. Date of construction of all buildings & structures on subject land: May 2013
- 15. Length of time the existing uses of the subject property have been continued: 4 years

- 16. (a) What water supply is existing/proposed?  
 Municipal  Other (specify) \_\_\_\_\_  
 Well
- (b) What sewage disposal is/will be provided?  
 Municipal  Other (specify) \_\_\_\_\_  
 Septic
- (c) What storm drainage system is existing/proposed?  
 Sewers  Other (specify) \_\_\_\_\_  
 Ditches   
 Swales

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 \_\_\_\_\_

*Dilpreet Singh*

Signature of Applicant(s) or Authorized Agent

DATED AT THE City \_\_\_\_\_ OF Brampton \_\_\_\_\_

THIS 28th 15 DAY OF March April, 2024.

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, Dilpreet Singh, 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 15 DAY OF

April 2024

*Dilpreet Singh*

Signature of Applicant or Authorized Agent

*Clara Vani*  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton

Expires September 20, 2026

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

R1E-2153

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

Connor Cowan

Zoning Officer

2024-04-12

Date

DATE RECEIVED

Apr 15, 2024

Date Application Deemed Complete by the Municipality

Clara

**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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 156 Degrey Drive, Brampton Ontario


I/We, Varinder Dhillon & Sandeep Dhillon  
please print/type the full name of the owner(s)

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

Dilpreet Singh & Rafael Martins (RDA Designs)  
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 28th day of March, 2024.

  
\_\_\_\_\_  
(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**

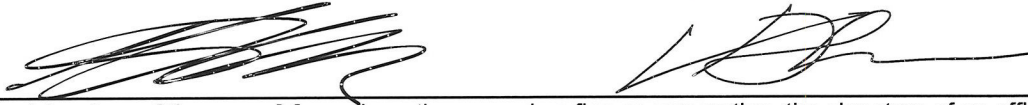
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 156 Degrey Drive, Brampton Ontario

I/We, Varinder Dhillon & Sandeep Dhillon  
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 28th day of March, 2024.

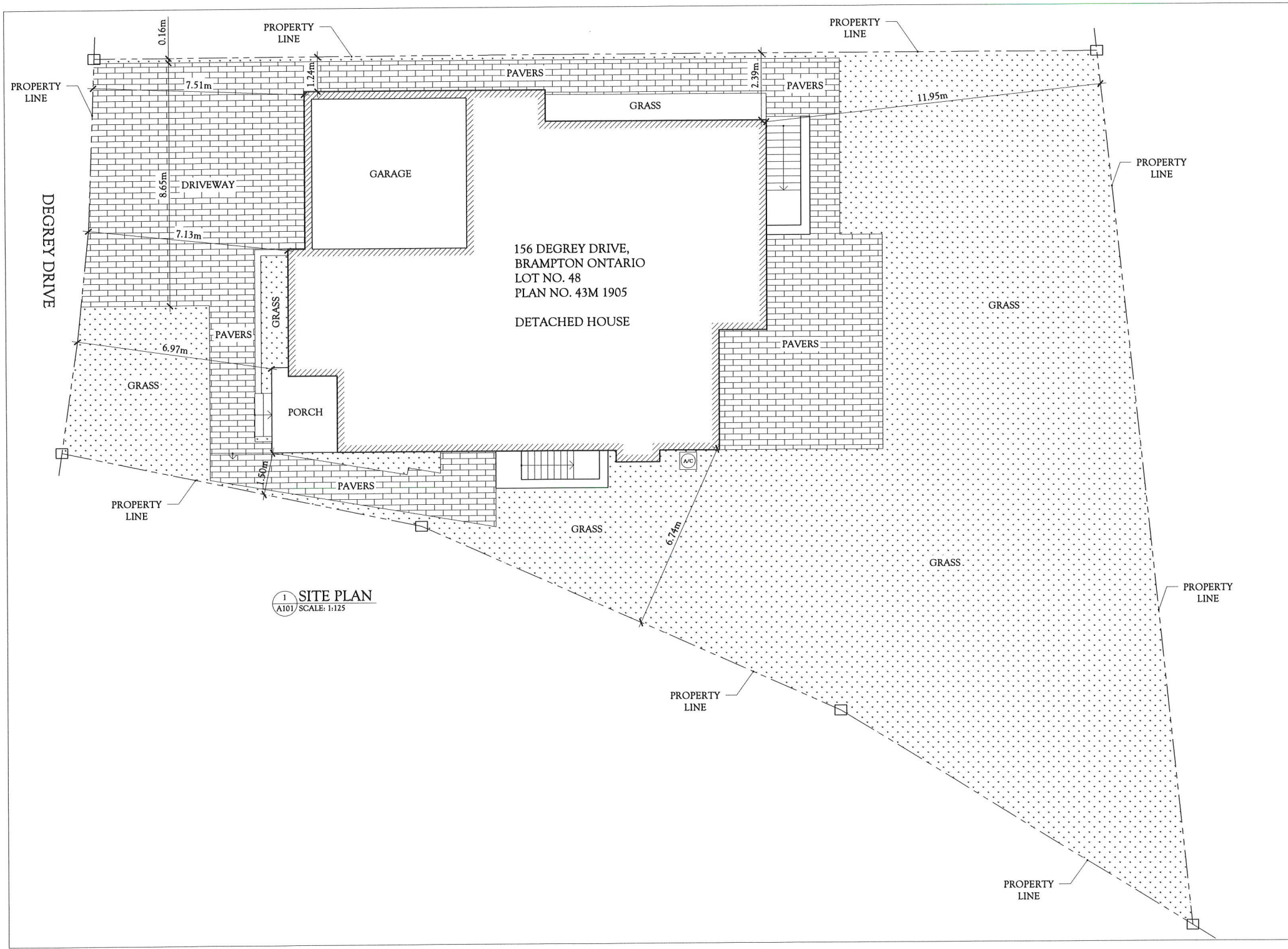


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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.**

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



1 SITE PLAN  
A101 SCALE: 1:125

NOTES:

TRUE:	PROJ:
<b>RDA Designs</b> 647-574-0220 / 647-518-3376 www.rdarchdesigns.com rdarch.designs@gmail.com	
PROJECT TITLE: 156 DEGREY DRIVE	
DRAWING TITLE: SITE PLAN	
SCALE: 1:125	DATE: 2024/03/26
DESIGNED BY: SINGH D. MARTINS R.	REVISION: 0
PROJECT NO. -	SHEET NO. A-101

# Zoning Non-compliance Checklist

File No. A-2024-0113

Applicant: Dilpreet Singh & Rafael Martins

Address: 156 Degrey Dr

Zoning: R1E-2153

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 8.65m	whereas the by-law permits a maximum driveway width of 7.32m	10.9.B.1(c)
LANDSCAPED OPEN SPACE	To permit 0.16m of permeable landscaping abutting the side lot line	whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.	10.9.1.B.4(a)
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2024-04-12

Date