

Flower City



brampton.ca

FILE NUMBER: A-2024-0063-

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) Francisco Peiris Nirdoshan ; Isanka Nanayakkara  
Address 72 Eldomar Ave  
Brampton  
Phone # 647 892 9250 Fax # \_\_\_\_\_  
Email Franciscopeiris@yahoo.ca

2. Name of Agent Raj Balasundaram  
Address 14 Rivermere Court  
Brampton L7A 1R4  
Phone # 647 528 4209 Fax # \_\_\_\_\_  
Email rajbrealty@gamil.com

3. Nature and extent of relief applied for (variances requested):  
Applied for Driveway Extension is 5.2m and total width will be 8.76m; The maximum overall permitted is 6.71m  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Why is it not possible to comply with the provisions of the by-law?  
The maximum overall permitted with of the driveway at a side (flankage) lot line is 6.71m  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Legal Description of the subject land:  
Lot Number Lot 61  
Plan Number/Concession Number PLAN 487  
Municipal Address 72 Eldomar Ave Brampton

6. Dimension of subject land (in metric units)  
Frontage 28.04m  
Depth 20.7m  
Area 574 SqM

7. Access to the subject land is by:  
Provincial Highway  Seasonal Road   
Municipal Road Maintained All Year  Other Public Road   
Private Right-of-Way  Water

- 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.)

Single Storey House with 280 SqM Gross floor area

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

N/A

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- 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 6.0m  
 Rear yard setback 8.0m  
 Side yard setback 4.0m  
 Side yard setback 4.5m

**PROPOSED**

Front yard setback 6.0m  
 Rear yard setback 8.0m  
 Side yard setback 4.0m  
 Side yard setback 4.5m

- 10. Date of Acquisition of subject land: Mar 19, 2020

- 11. Existing uses of subject property: Single unit Dwelling

- 12. Proposed uses of subject property: Single unit Dwelling

- 13. Existing uses of abutting properties: Residential

- 14. Date of construction of all buildings & structures on subject land: 1954

- 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 _____

*[Handwritten Signature]*

Signature of Applicant(s) or Authorized Agent

DATED AT THE Brampton OF City of Brampton

THIS 19 DAY OF 02, 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, \_\_\_\_\_ 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 19th DAY OF  
February, 2024  
*[Signature]*  
 A Commissioner etc.

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

*[Handwritten Signature]*

Signature of Applicant or Authorized Agent

<b>FOR OFFICE USE ONLY</b> Expires September 20, 2026	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	<u>R1B, Mature Neighbourhood</u>
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
<u>Dhwani Shah</u>	<u>2024/02/22</u>
Zoning Officer	Date

DATE RECEIVED Feb 27, 2024  
Clara

**APPOINTMENT AND AUTHORIZATION OF AGENT**

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

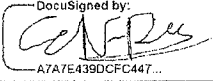
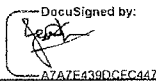
LOCATION OF THE SUBJECT LAND: 72 Eldomar Ave , Brampton

I/We, Francisco Peiris Nirdoshan ; Isanka Nanayakkara  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize  
Raj Balasundaram  
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 19 day of 02, 2024.

  
A7A7E439DCFC447...  
  
A7A7E439DCFC447...  
(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


LOCATION OF THE SUBJECT LAND: 72 Eldomar Ave , Brampton

I/We, Francisco Peiris Nirdoshan ; Isanka Nanayakkara  
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 19 day of Feb, 2024.

DocuSigned by:  
  
A7A7E439DCFC447...

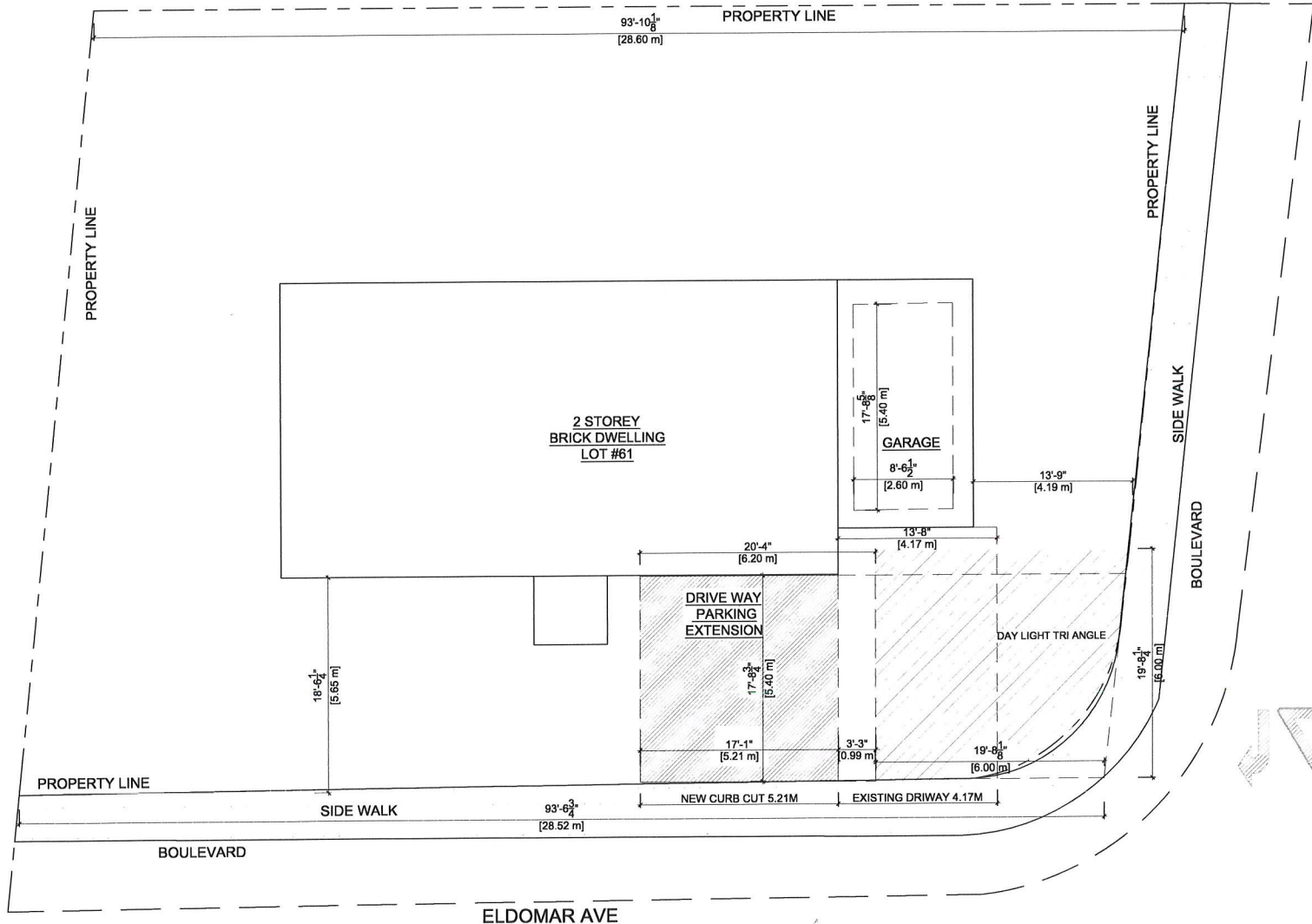
DocuSigned by:  
  
A7A7E439DCFC447

(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**



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

QUALIFICATION INFORMATION: REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF THE BUILDING

REGISTRATION INFORMATION: REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF THE BUILDING

Drawing Number

A102

A-2024-0063

72 ELDOMAR AVE, BRAMPTON

ADDRESS:

RELEASED FOR BUILDING PERMIT  
 \* 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.

HOUSE OWNER:

Drawing Title:	SITE PLAN
Date:	05/NOV/2023
Scale:	3/32" = 1'-0"

# Zoning Non-compliance Checklist

File No.  
A-2024-0063

Applicant: Francisco Peiris Nirdoshan, Isanka Nanayakkara

Address: 72 Eldomar Ave

Zoning: R1B, Mature Neighborhood

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 8.77 metres.	whereas the By-law permits a maximum driveway width of 6.71m for driveways facing a flankage lot line.	10.9
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Dhwani Shah

Reviewed by Zoning

2024/02/22

Date