



FILE NUMBER: A-2024-0362

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)** JASPREET SINGH, JASBEER SINGH and BANVIR KAUR  
**Address** 12 LOOMIS RD, BRAMPTON, ON L7A 4X8  
  
**Phone #** 647-968-2101 **Fax #** \_\_\_\_\_  
**Email** MONUBHARAJ@YAHOO.COM

2. **Name of Agent** HARJINDER SINGH / MEM ENGINEERING INC.  
**Address** UNIT-28, 2355 DERRY ROAD EAST, MISSISSAUGA ON L5S1V6  
  
**Phone #** 905-673-9100 **Fax #** \_\_\_\_\_  
**Email** MEM.PENG@OUTLOOK.COM

3. **Nature and extent of relief applied for (variances requested):**  
1. TO PERMIT AN EXISTING 0.0 M PERMEABLE LANDSCAPING ABUTTING BOTH THE REQUIRED SIDE YARD LOT LINES.  
2. TO PERMIT AN EXISTING DRIVEWAY WIDTH OF 11.49 M

4. **Why is it not possible to comply with the provisions of the by-law?**  
1. ZONING BY LAW REQUIRES A MIMINUM OF 0.6M OF PERMEABLE LANDSCAPING.  
2. MAXIMUM PERMITTED DRIVEWAY WIDTH IS 7.0 M

5. **Legal Description of the subject land:**  
**Lot Number** 69  
**Plan Number/Concession Number** M 2038  
**Municipal Address** 12 LOOMIS ROAD

6. **Dimension of subject land (in metric units)**  
**Frontage** 11.446 M  
**Depth** 2.75 M  
**Area** 324.93 M2

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

TWO STOREY BRICK DWELLING
TWO UNIT DWELLING
GFA -194.44 M2
LENGTH OF PROPERTY - 16.48 M, WIDTH - 9.69 M, HEIGHT - 9.0 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

EXISTING 0.0 M PERMEABLE LANDSCAPING ABUTTING BOTH THE SIDE LOT LINES.
EXISTING DRIVEWAY WIDTH OF 11.49 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 3.69 M
Rear yard setback 7.20 M
Side yard setback 0.64 M
Side yard setback 1.25 M

PROPOSED

Front yard setback 3.69 M
Rear yard setback 7.20 M
Side yard setback 0.64 M
Side yard setback 1.25 M

10. Date of Acquisition of subject land: 2021

11. Existing uses of subject property: TWO UNIT DWELLING

12. Proposed uses of subject property: TWO UNIT DWELLING

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 2017

15. Length of time the existing uses of the subject property have been continued: 7 YEARS

16. (a) What water supply is existing/proposed?

Municipal [checked]
Well [ ]
Other (specify) \_\_\_\_\_

(b) What sewage disposal is/will be provided?

Municipal [checked]
Septic [ ]
Other (specify) \_\_\_\_\_

(c) What storm drainage system is existing/proposed?

Sewers [checked]
Ditches [ ]
Swales [ ]
Other (specify) \_\_\_\_\_

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 \_\_\_\_\_

Raman Kumar

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 13 DAY OF Sept., 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, 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 13 DAY OF  
Sept, 2024.

[Signature]  
A Commissioner etc.

Valerie Low  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 21, 2027.

Raman Kumar

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_  
R1F-9-2452 Residential

Present Zoning By-law Classification:

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

Angelo Barbato  
Zoning Officer

September 11, 2024  
Date

DATE RECEIVED Sept 13, 2024  
VL

**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: 12 LOOMIS ROAD, BRAMPTON, ON, L7A 4X8

I/We, JASBEER SINGH, JASPREET SINGH and BANVIR KAUR  
please print/type the full name of the owner(s)

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

HARJINDER SINGH / 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 30 day of AUGUST, 2024.

Jasbeer Singh Jaspreet Singh Banvir Kaur  
(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.**

**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: 12 LOOMIS ROAD, BRAMPTON, ON, L7A 4X8

I/We, JASBEER SINGH, JASPREET SINGH and BANVIR KAUR  
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 30 day of AUGUST, 2024.

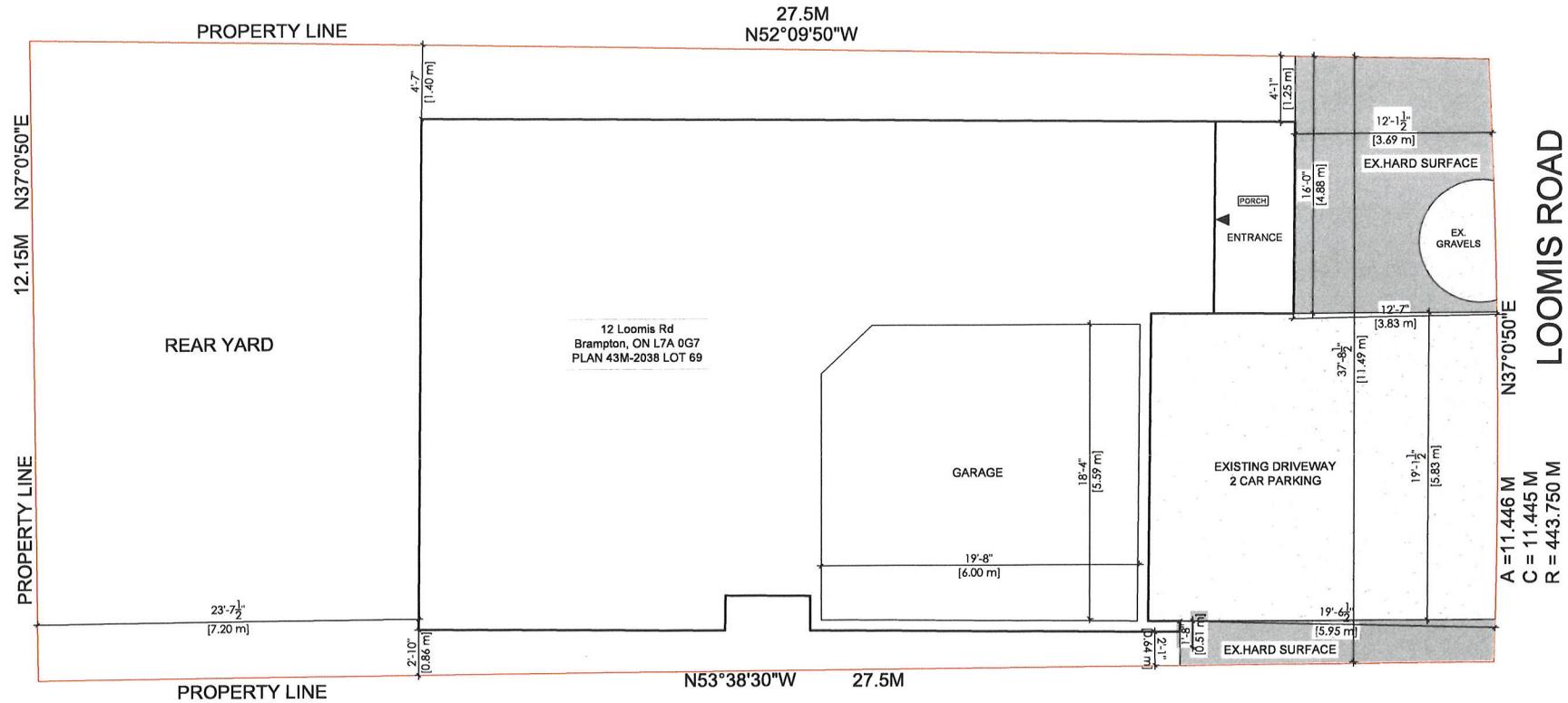
Jasbeer Singh Jaspreet Singh Banvir Kaur

(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**



SITE PLAN  
SC: 1/8" - 1'-0"

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

Firm Name and Address  
**MEM ENGINEERING INC**  
 2355 DERRY ROAD EAST  
 MISSISSAUGA, ON, L5S 1V6  
 416-558-8755  
 Email: harry@memengineering.ca

PROJECT TITLE:  
 12 LOOMIS RD,  
 BRAMPTON, ON L7A4X8

SHEET TITLE:  
**SITE PLAN**

CLIENT EMAIL:

SCALE: 1/8" = 1'-0"	DRAWING NO.:
PLOT DATE: 25-08-2024	<b>A100</b>
DRAWN BY: GG	
CHECKED BY: HS	



LOT 16, CONCESSION 3  
WEST OF HURONTARIO STREET  
PART 1, PLAN 43R-35742  
PIN 14365-2908 (LT)

SURVEYOR'S REAL PROPERTY REPORT  
PART 1 - PLAN SHOWING  
LOTS 66, 67, 68 AND 69  
REGISTERED PLAN 43M-2038  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL  
SCALE 1 : 250



J.D. BARNES LIMITED  
© COPYRIGHT

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - SURVEY REPORT

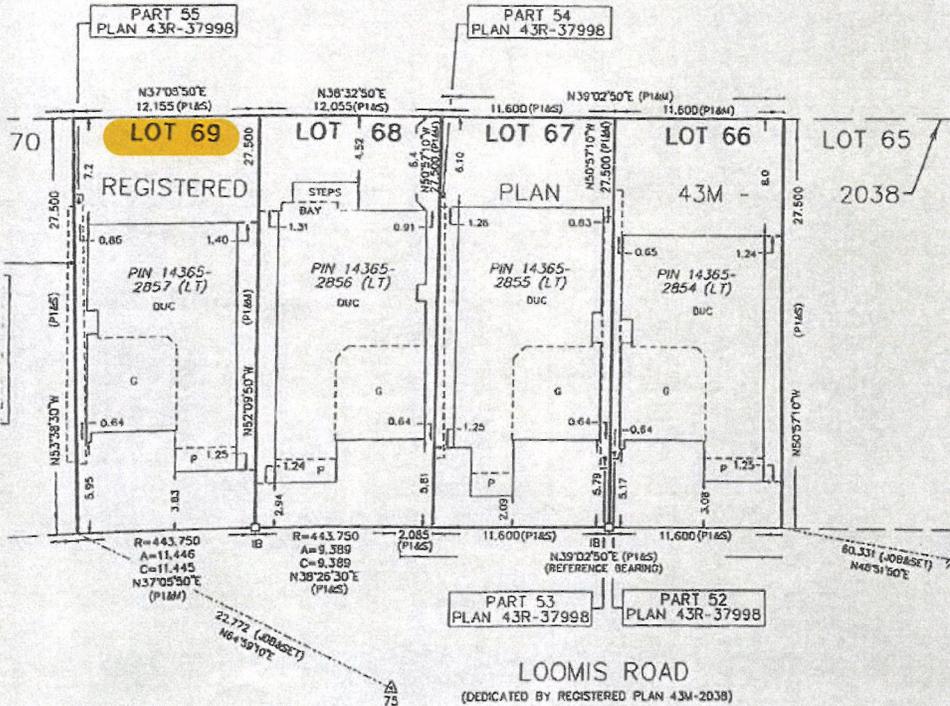
- DESCRIPTION  
LOTS 66, 67, 68 AND 69 - REGISTERED PLAN 43M-2038
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
NONE REGISTERED
- ADDITIONAL REMARKS  
PLAN PREPARED FOR LIV COMMUNITIES

NOTES

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTH-WESTERLY LIMIT OF LOOMIS ROAD AS SHOWN ON REGISTERED PLAN 43M-2038, HAVING A BEARING OF N39°02'50"E.

- △ DENOTES J. D. BARNES REFERENCE POINT
- DENOTES SURVEY MONUMENT SET
- IB DENOTES IRON BAR
- DUC DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- G DENOTES GARAGE
- P1&M DENOTES REGISTERED PLAN 43M-2038 AND MEASURED
- P1&S DENOTES REGISTERED PLAN 43M-2038 AND SET
- JDB DENOTES J. D. BARNES LIMITED
- BAY DENOTES BAY WINDOW

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION



SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON THE 2nd DAY OF FEBRUARY, 2018.

DATE Mar 14/18  
THOMAS J. SALB  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
2040910

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

CONSTRUCTION SRPR BASED ON A CONTROL NETWORK SET  
UNDARY RETRACEMENT OF THE ENTIRE SUBDIVISION  
BY J.D. BARNES LTD. ON AUGUST 15th, 2017.  
POINTS 75 AND 76 ARE ON RECORD WITH J.D. BARNES LTD.

J.D. BARNES LIMITED  
LAND INFORMATION SPECIALISTS  
100 WILKINSON WAY, SUITE 100, MISSISSAUGA, ONTARIO L4X 1L3  
T: (905) 276-8338 F: (905) 276-8336 www.jdbarnes.com

CE	DR
AB	CEO
	SR
FEB 23/18	REL

15-30-864-10-6

# Zoning Non-compliance Checklist

File No.

A-2024-0362

Applicant: HARJINDER SINGH  
 Address: 12 LOOMIS RD  
 Zoning: R1F-9-2452 Residential  
 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			
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	<p>To permit a driveway width of 11.49m</p> <p>To permit 0.0m of permeable landscaping abutting both side lot lines</p> <p>To permit a parking space depth of 3.83m</p>	<p>whereas the by-law permits a maximum driveway width of 7.0m</p> <p>whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.</p> <p>whereas the by-law requires a minimum parking space depth of 5.4m</p>	<p>10.9.1.B.1. c</p> <p>10.9.1.B.4. a</p> <p>6.17.1.a</p>
LANDSCAPED OPEN SPACE	To permit 0% of landscape open space in front yard	whereas the by-law requires those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space	2452.2.9.a
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

\_\_\_\_\_  
 Angelo Barbato  
 Reviewed by Zoning

\_\_\_\_\_  
 September 11, 2024  
 Date

2024-08-25

COVERING LETTER

To

The Secretary-Treasurer

Committee of Adjustment

City of Brampton

2 Wellington Street West

Brampton, Ontario

L6Y 4R2

Subject: Minor Variance application 12 Loomis Rd, Brampton, ON L7A 4X8

Sir/ Madam,

We hope this letter finds you well. Please accept our minor variance application for our client 12 Loomis Rd, Brampton, ON L7A 4X8.

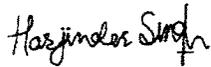
We have a proposal as follow:

1. To permit an existing 0.0 M permeable landscaping in both the side yards.
2. To permit an existing driveway width of 11.49 m

So, we request you to kindly consider our application for minor variance.

We appreciate your cooperation in this matter.

Thank You,



Harjinder Singh

P Eng. PMP, CET, RCJI