



FILE NUMBER: A-2024-0461

*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)** Piratheepan Shanmuganathan  
**Address** 122 Eldomar Ave Brampton, ON L6W 1R8  
Brampton

**Phone #** 416 648 9898 **Fax #** \_\_\_\_\_  
**Email** thara\_123@hotmail.com

2. **Name of Agent** Raj Balasundaram  
**Address** \_\_\_\_\_

**Phone #** 647 528 4209 **Fax #** \_\_\_\_\_  
**Email** rajbrealty@gamil.com

3. **Nature and extent of relief applied for (variances requested):**  
Applying for Custom House Permit, but some of the design requirements are not comply with  
zoning by law 270-2004.  
Proposed lot coverage is 34.83% Where as Zoning allows 30%  
Proposed rear yard is 9.1m Where as Zoning requirement minimum 10.0m  
Proposed Ex.Side yard is 2.4m Where as Zoning requirement minimum 3.0m  
One tree removal is proposed in the front yard

4. **Why is it not possible to comply with the provisions of the by-law?**  
Proposed lot coverage is 34.83% Where as Zoning allows 30%  
Proposed rear yard is 9.1m Where as Zoning requirement minimum 10.0m  
Proposed Ex.Side yard is 2.4m Where as Zoning requirement minimum 3.0m  
One tree removal is proposed in the front yard

5. **Legal Description of the subject land:**  
**Lot Number** Lot 159  
**Plan Number/Concession Number** PLAN 521  
**Municipal Address** 122 Eldomar Ave Brampton, ON L6W 1R8

6. **Dimension of subject land (in metric units)**  
**Frontage** 18.78 m  
**Depth** 39.59 m  
**Area** 732.45 SqM

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.)  
Single Storey House with 190 SqM Gross floor area

PROPOSED BUILDINGS/STRUCTURES on the subject land:  
Two Storey Custom House

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	8.79m
Rear yard setback	12.4m
Side yard setback	1.8 m
Side yard setback	3.0m

PROPOSED

Front yard setback	8.79 m
Rear yard setback	9.16m
Side yard setback	1.8 m
Side yard setback	2.4m

10. Date of Acquisition of subject land: Nov, 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: Sep, 2003

15. Length of time the existing uses of the subject property have been continued: 21 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 _____

hb  
Signature of Applicant(s) or Authorized Agent

DATED AT THE Brampton OF City of Brampton

THIS 12 DAY OF 12, 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, S. PRATHEEPAN, OF THE City OF Brampton  
IN THE 16th OF December 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

Deed THIS 16th DAY OF

December, 2024

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

Expires September 20, 2026

S. Pratheepan

hb  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R1B, Mature Neighbourhood

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

Shiza Athar  
Zoning Officer

2024/12/13  
Date

DATE RECEIVED Dec 16/2024  
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: 122 Eldomar Ave Brampton, ON L6W 1R8

I/We, Piratheepan Shanmuganathan  
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 11 day of 12, 2024.

DocuSigned by:  
  
14A356E3A1A747B

(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: 122 Eldomar Ave Brampton, ON L6W 1R8

I/We, Piratheepan Shanmuganathan  
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 08 day of 12, 20 24.

DocuSigned by:  
  
14A356F3A1A747B

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

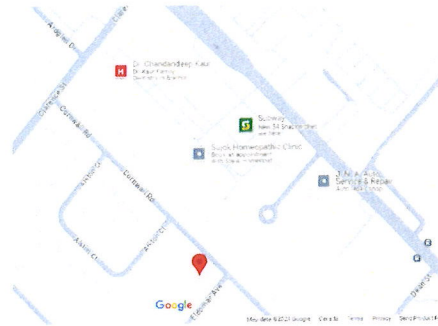
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**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**

# PRIVATE RESIDENCE SINGLE FAMILY DWELLING

LOT159  
122 ELDOMAR AVE,  
CITY OF BRAMPTON



CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.  
ALL DRAWINGS MAY BE TO BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.

DO NOT SCALE.  
REPORT DISCREPANCIES.

--

DRAWING SETS ISSUED	DATE		BY
	No.	(DD.MM.YY)	

ISSUED FOR PRE REVIEW 1 2024 OCT 17TH  
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

BUILDING PERMIT NUMBER:

--	--

**PROJECT TITLE**  
New Single Family Dwelling,  
**RESIDENCE**

122 ELDOMAR AVE  
BRAMPTON ON

TITLE SHEET /  
GENERAL INFO

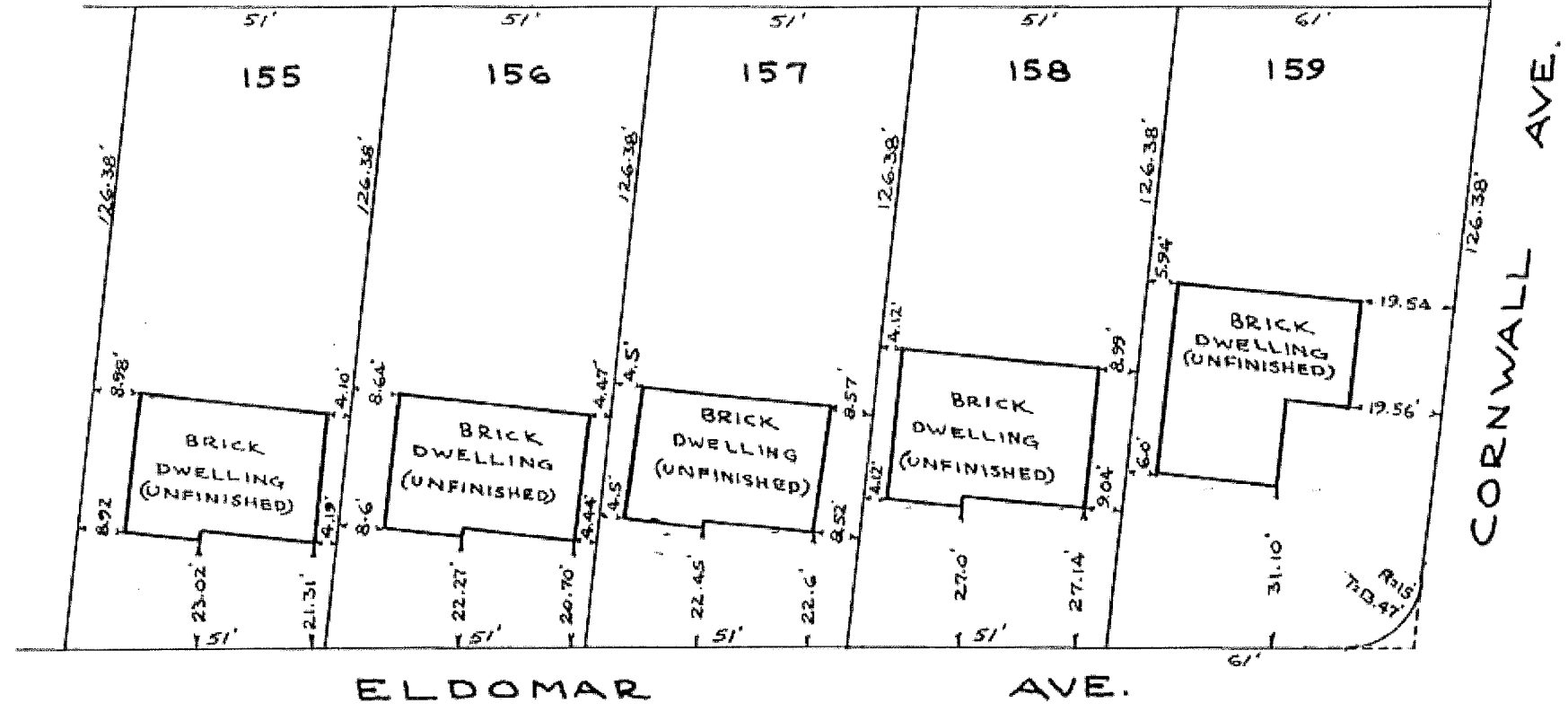
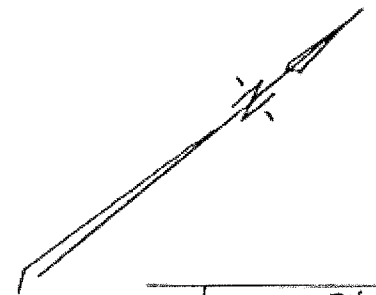
--

SCALE N/A	<b>A1.01</b>
DATE 19 APR 2021	
DRAWN R.B	
CHECKED	
PROJECT No: H01-21	

PLAN OF SURVEY OF  
**LOTS 155 TO 159 REGD. PLAN N<sup>o</sup> 521**  
 TOWN OF BRAMPTON  
 COUNTY OF PEEL  
 SCALE 1 INCH = 30 FEET

N.W. MOYLES  
 382 MAPLE LEAF DR., TORONTO  
 PHONE CH. 1-9445  
 MAY 11, 1956

*N.W. Myles*  
 ONTARIO LAND SURVEYOR



CONFIRMATION MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.  
 ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO EDWARDS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.  
 NO NOT SCALE REPORT DISCREPANCIES

DRAWING SETS ISSUED	DATE		BY
	NO.	(DD, MM, YY)	

TABLED FOR PNE REVIEW IT 2024 OCT 17 M  
 ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

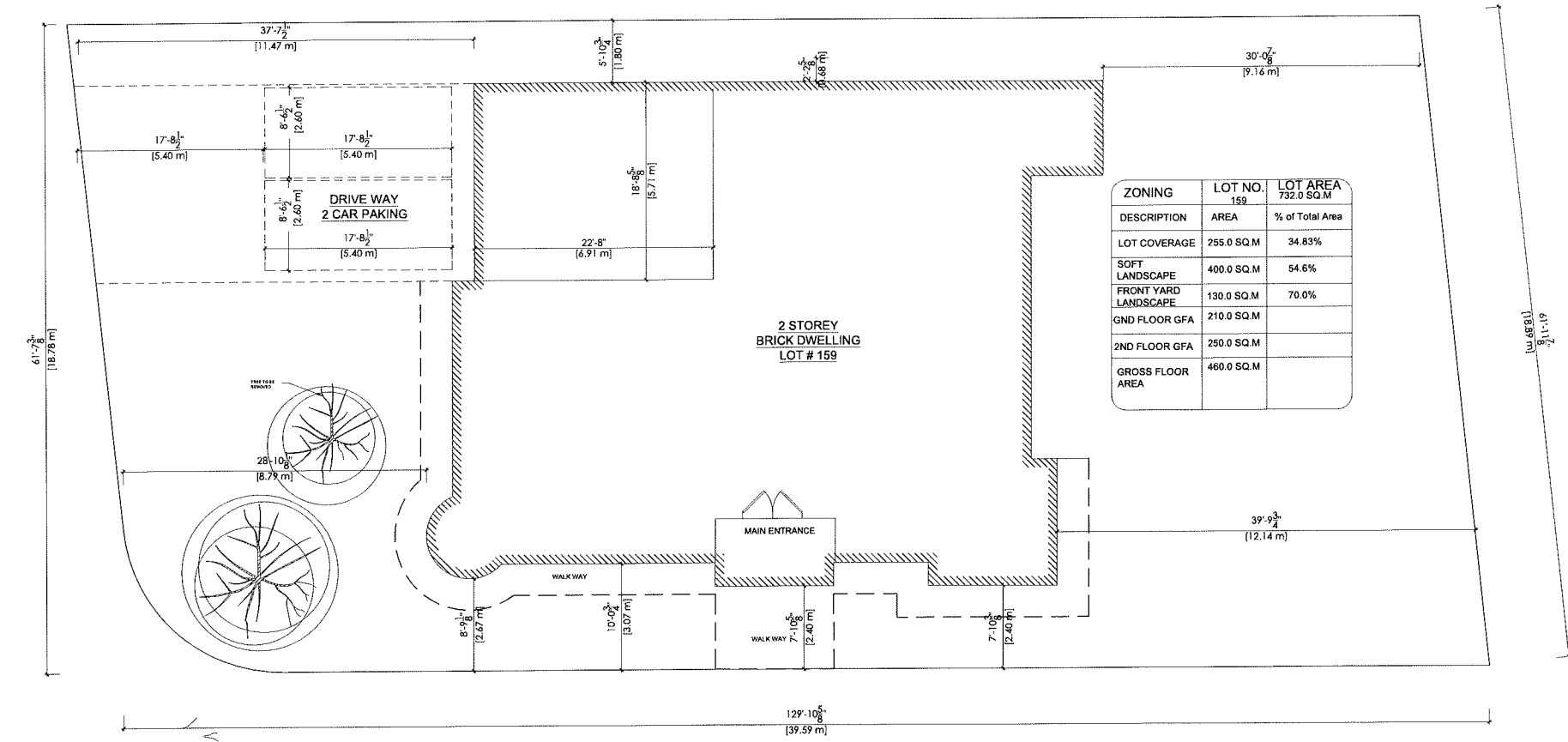
BUILDING PERMIT NUMBER:

PROJECT TITLE  
 New Single Family Dwelling.  
**RESIDENCE**

122 ELDOMAR AVE  
 BRAMPTON ON

**SITE PLAN**

SCALE	3/16" = 1'	DRAWING NUMBER
DATE	19 NOV 2024	
DRAWN	R.B.	
CHECKED		
PROJECT No.	H01-21	
<b>A3.01</b>		







CONTRIBUTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.  
 ALL DRAWINGS MAY BE IN FULL SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.

DO NOT SCALE  
 REPORT DISCREPANCIES

DRAWING SETS ISSUED	DATE NO. (DD.MM.YY)	BY
ISSUED FOR PRE REVIEW		1   2024 OCT 17TH
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED		

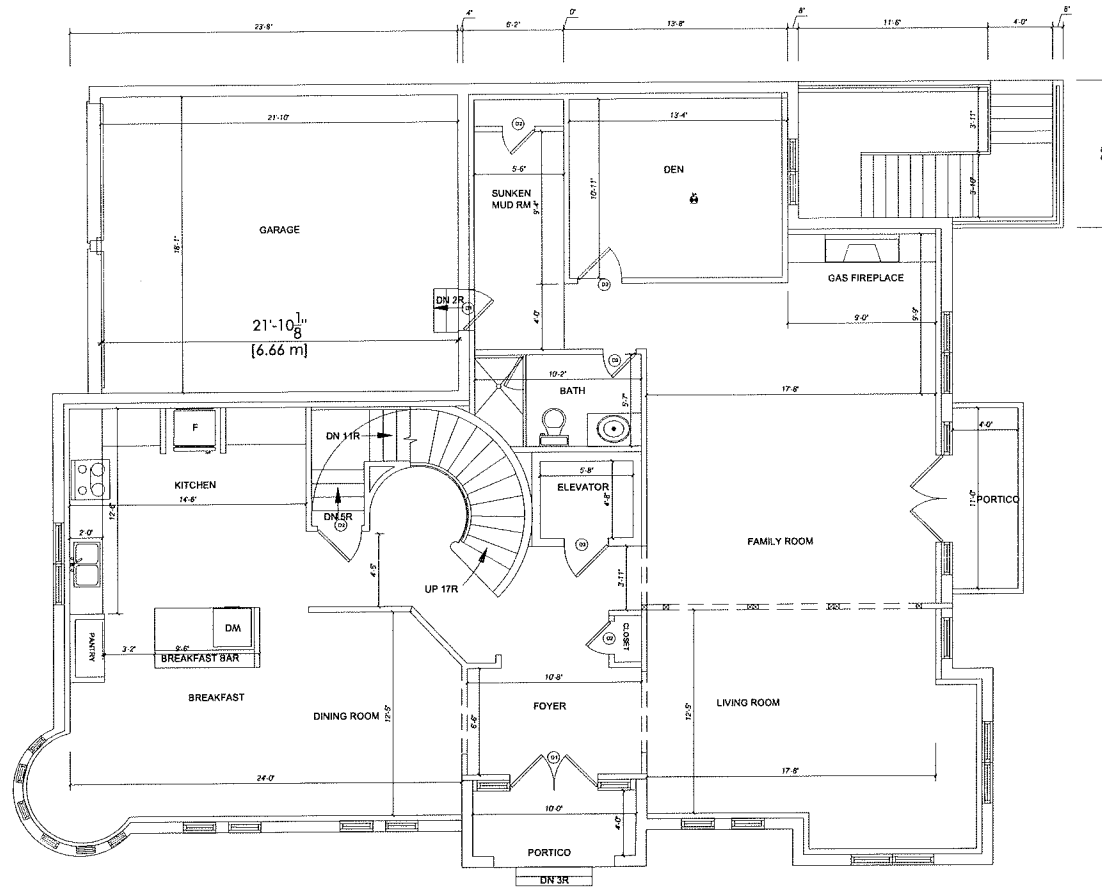
BUILDING PERMIT NUMBER:

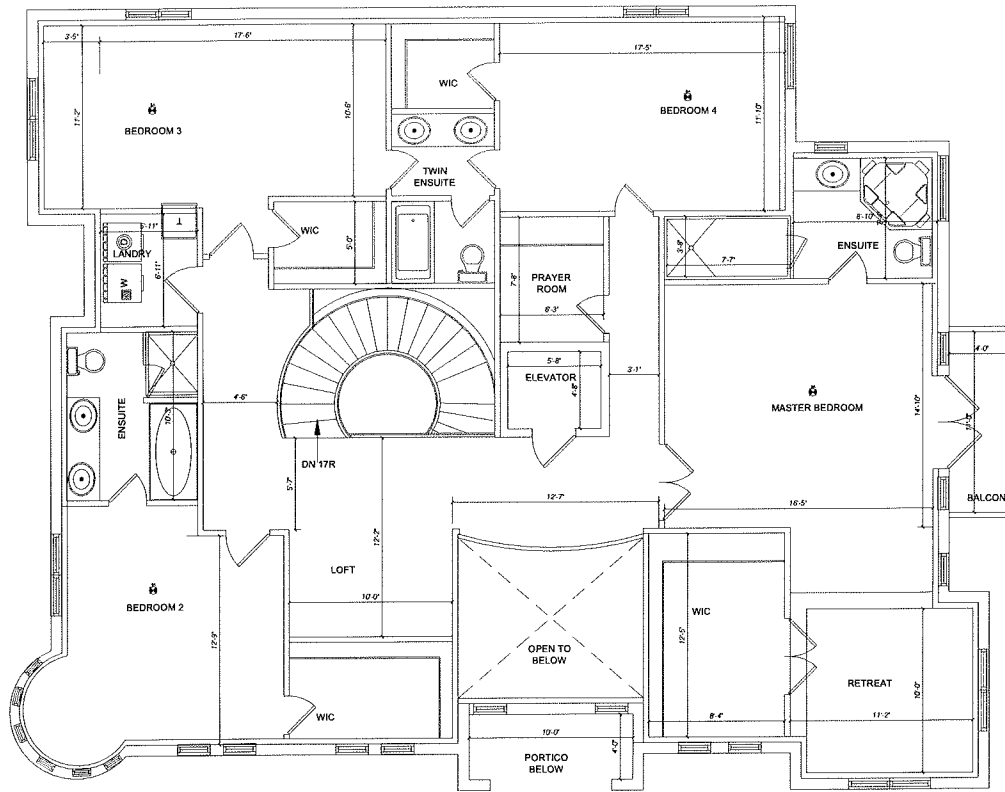
PROJECT TITLE  
 New Single Family Dwelling  
**RESIDENCE**

122 ELDOMAR AVE  
 BRAMPTON ON

GROUND FLOOR PLAN

SCALE	1/4"=1'	DRAWING NUMBER
DATE	19 NOV 2024	
DRAWN	R.B	A6.01
CHECKED		
PROJECT No.	H01-21	





CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.  
ALL DIMENSIONS MAY BE TO NE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.  
DO NOT SCALE.  
REPORT DISCREPANCIES.

DRAWING SETS ISSUED	DATE NO.	BY

ISSUED FOR PER REVIEW: 1, 2024 OCT 27TH.  
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED.

BUILDING PERMIT NUMBER:

PROJECT TITLE:

New Single Family Dwelling.  
**RESIDENCE**

122 ELDOMAR AVE  
BRAMPTON ON

**SECOND FLOOR PLAN**

SCALE	1/4"=1'	<b>DRAWING NUMBER</b> <b>A6.02</b>
DATE	19 APR 2021	
DRAWN	R.B.	
CHECKED		
PROJECT No. H01-21		

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.  
ALL DIMENSIONS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.

DO NOT SCALE  
REPORT DISCREPANCIES

DRAWING SETS ISSUED	No.	DATE (DD,MM,YY)	BY

ISSUED FOR PRE REVIEW 1 2024 OCT 21AM  
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

BUILDING PERMIT NUMBER:

PROJECT TITLE  
New Single Family Dwelling,  
**RESIDENCE**

122 ELDOMAR AVE  
BRAMPTON ON

FRONT  
ELEVATION

SCALE 1/2"=1'  
DATE 19 APR 2021  
DRAWN R.B.  
CHECKED  
PROJECT No. HQ1-21

DRAWING NUMBER  
**A7.01**





CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.  
 ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.

DO NOT SCALE.  
 REPORT DISCREPANCIES

DRAWING SETS ISSUED	DATE	BY
No.	(DD, MM, YYY)	

ISSUED FOR PER REVIEW: 11 OCT 2021 OCT 21M  
 ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

BUILDING PERMIT NUMBER

PROJECT TITLE  
 New Single Family Dwelling  
**RESIDENCE**

122 ELDOMAR AVE  
 BRAMPTON ON

LEFT  
 ELEVATION

SCALE	1/2" = 1'	DRAWING NUMBER  <b>A7.02</b>
DATE	19 APR 2021	
DRAWN	R.B	
CHECKED		
PROJECT No	H01-21	

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.  
ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.  
DO NOT SCALE  
REPORT DISCREPANCIES

DRAWING SETS ISSUED	DATE		BY
	No.	(DD MM,YY)	

ISSUED FOR PER REVIEW 1 2024 OCT 27TH  
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

BUILDING PERMIT NUMBER:

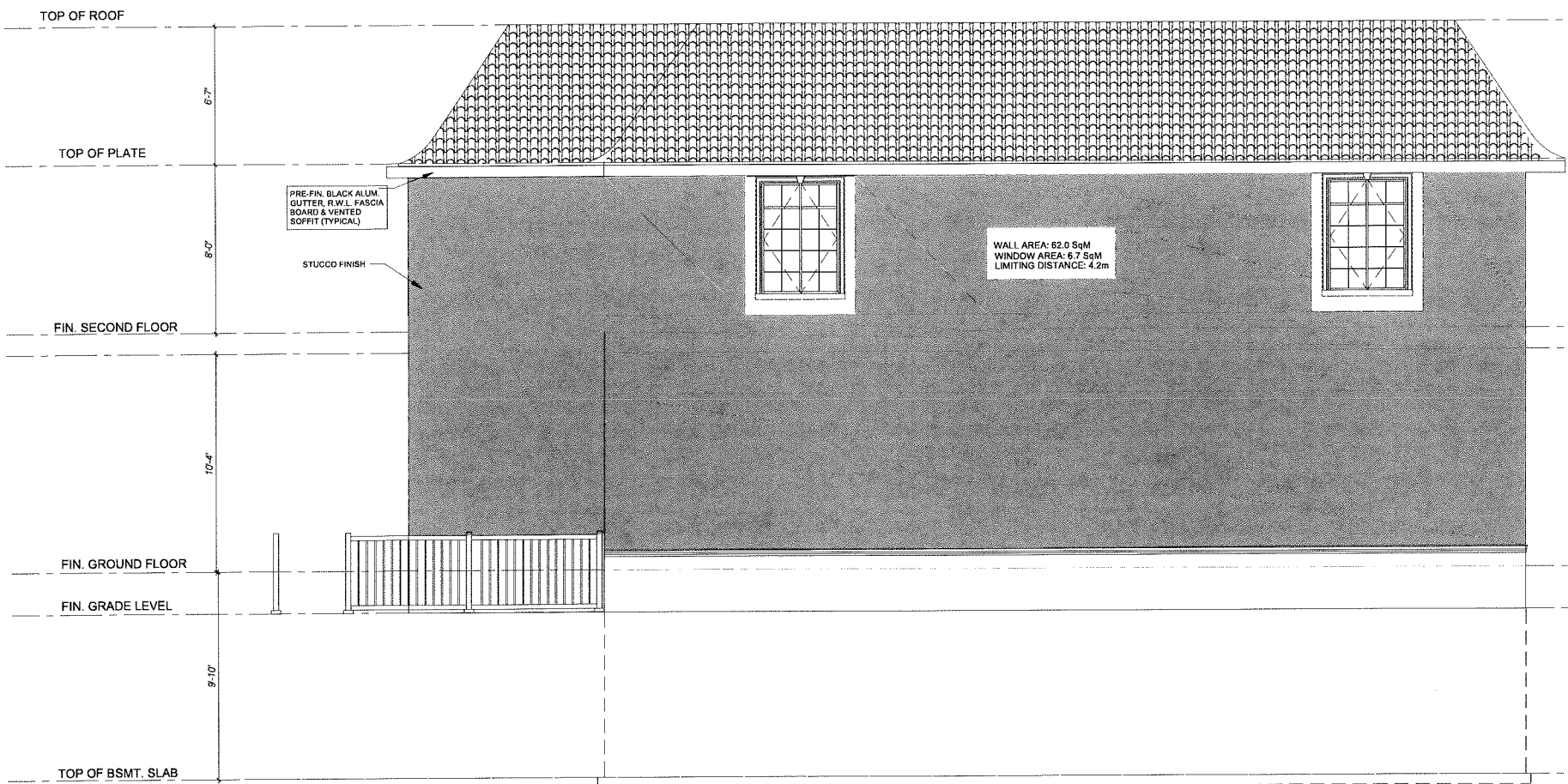
PROJECT TITLE  
New Single Family Dwelling  
**RESIDENCE**

122 ELDOMAR AVE  
BRAMPTON ON

REAR  
ELEVATION

SCALE 1/2"=1'  
DATE 19 APR 2021  
DRAWN R B  
CHECKED  
PROJECT No H01-21

DRAWING NUMBER  
**A7.03**



CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.  
ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.

DO NOT SCALE.  
REFER TO DIMENSIONS.

DRAWING SETS ISSUED	DATE No. (DD.MM.YY)	BY

ISSUED FOR PRE REVIEW: 11/20/20 OCT 27/21  
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED.

BUILDING PERMIT NUMBER:

PROJECT TITLE  
New Single Family Dwelling.  
**RESIDENCE**

122 ELDOMAR AVE  
BRAMPTON ON

RIGHT  
ELEVATION

SCALE	1/2"=1'	DRAWING NUMBER	<b>A7.04</b>
DATE	19 APR 2021		
DRAWN	R.B		
CHECKED			
PROJECT No.	H01-21		



# Zoning Non-compliance Checklist

File No.

A2024-0461

Applicant: Raj Balasundaram

Address: 122 Eldomar Ave

Zoning: R1B, Mature Neighbourhood

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS - EXTERIOR	To permit an exterior side yard setback of 2.40m to a proposed two-storey single detached dwelling,	whereas the by-law requires a minimum exterior side yard setback of 3.0m	R1B (f)
BUILDING SETBACKS - REAR	To permit a rear yard setback of 9.16m to a proposed two-storey single detached dwelling,	whereas the by-law requires a minimum rear yard setback of 9.63m.	10.27 (a)
BUILDING HEIGHT			
COVERAGE	To permit a lot coverage of 34.83%,	whereas the by-law permits a maximum lot coverage of 30%.	10.27 (c)
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/12/13

Date