

Flower City



brampton.ca

FILE NUMBER:

A-2025-0020

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)** SWARANJIT SINGH & SUKHBINDER KAUR
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 2355 DERRY RD E, UNIT 28, MISSISSUAGA, ON L5S 1V6

Phone # 905-673-9100 **Fax #** _____
Email mem.bldgpermits@gmail.com
3. **Nature and extent of relief applied for (variances requested):**
1. Proposed front yard setback -6.66m
2. Proposed Lot coverage- 35.36%

4. **Why is it not possible to comply with the provisions of the by-law?**
1. Proposed front yard setback is 6.66m but as per the by-laws the minimum front yard depth required is 7.6m
2. The proposed lot coverage is 35.36% but 30% is the permitted lot coverage as per by-law

5. **Legal Description of the subject land:**
Lot Number 395
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 18.03
Depth 36.06
Area 619.56 sq.m
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

0. 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:

EXISTING SINGLE STOREY DETACHED DWELLING

EXISTING GROSS FLOOR AREA :113.78 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED TWO STOREY DETACHED (TWO UNIT) DWELLING

PROPOSED DECK ON THE REAR SIDE

1. 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

8.72 M

Rear yard setback

9.50M

Side yard setback

S-E SIDE:1.5 M

Side yard setback

N-W SIDE:5.20M

PROPOSED

Front yard setback

6.66 M

Rear yard setback

7.68M

Side yard setback

S-E SIDE:1.5M

Side yard setback

N-W SIDE:1.5M

0. Date of Acquisition of subject land:

OCTOBER 2,2023

1. Existing uses of subject property:

SINGLE FAMILY DWELLING/RESIDENTIAL

2. Proposed uses of subject property:

TWO UNIT DWELLING

3. Existing uses of abutting properties:

RESIDENTIAL

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

SINCE 1990

5. Length of time the existing uses of the subject property have been continued:

33 YEARS

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

Municipal

Well

✓

Other (specify)

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

Municipal

Septic

✓

Other (specify)

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

Sewers

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 #	A-2023-0338	Decision	_____	Relief	_____
File #	_____	Decision	_____	Relief	_____
File #	_____	Decision	_____	Relief	_____

Raman Kumar

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF BRAMPTON
THIS 12 DAY OF February, 2025

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 12 DAY OF February
Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.

Raman Kumar

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

R2A(1)-100 & Mature Neighbourhood

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.

Philip Gaspar

Zoning Officer

Jan 20, 2025

Date

DATE RECEIVED

February 12, 2025

Revised 2023/01/12

Mercelyn

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: 34 Deloraine Dr, Brampton, ON L6T 1T7

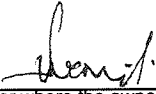
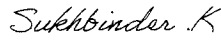
I/We, SUKHBINDER KAUR & SWARANJIT SINGH
please print/type the full name of the owner(s)

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)

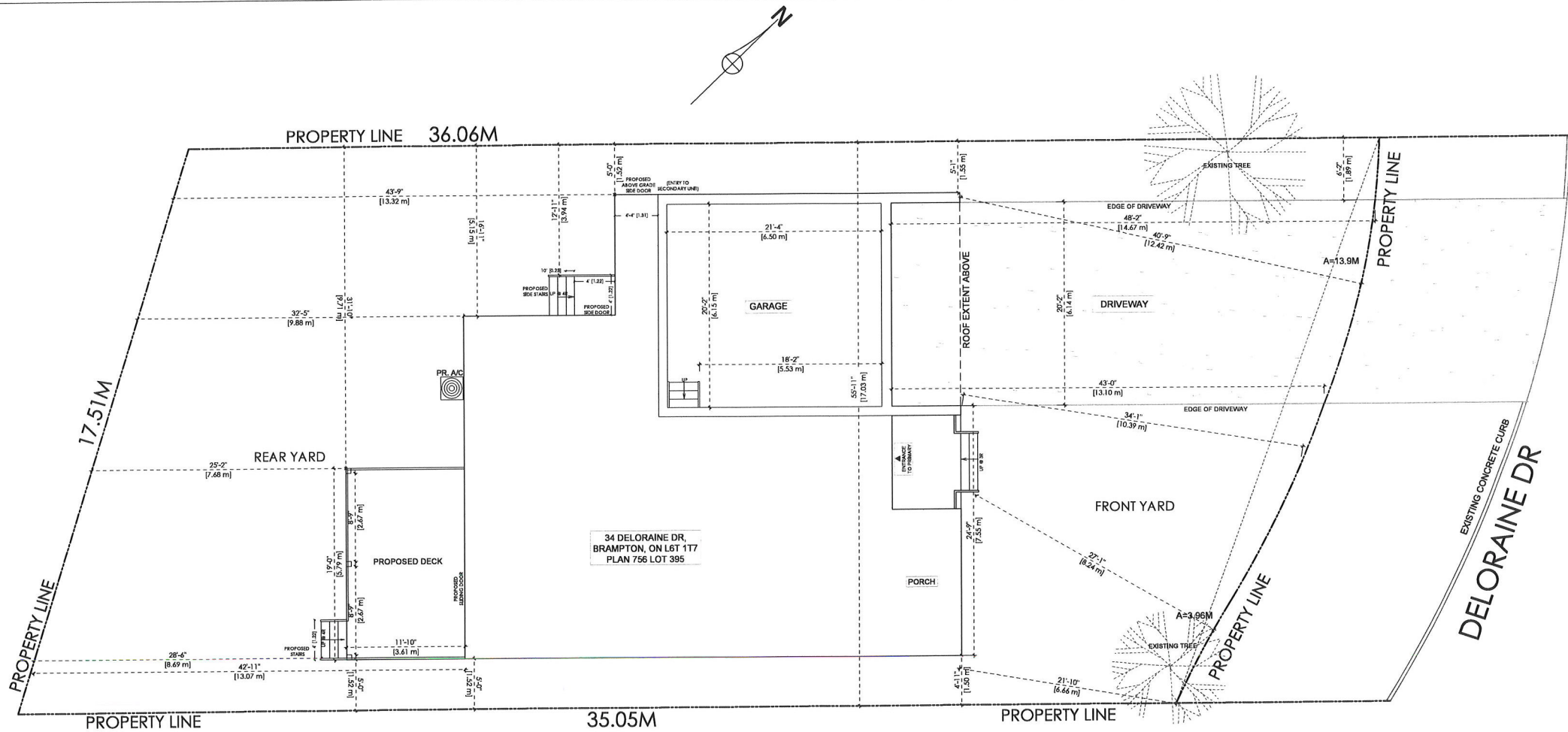
to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 8 day of JANUARY, 2025.

 
(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.



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
BUILDING AREA	113.7 sq m	197.30 sq.m
PROPOSED DECK AREA	—	21.81 sq.m
LOT COVERAGE	113.7 sq m 18.3%	219.11 sq m 35.36%
MAX. BUILDING HEIGHT	5.25 m	7.6 m
MIN. FRONT YARD SETBACK	8.72 m	6.66 m
MIN. REAR YARD SETBACK	9.44m	7.68 m
SIDE YARD SETBACK (NORTH-WEST SIDE)	5.20 m	1.50 m
SIDE YARD SETBACK (SOUTH-EAST SIDE)	1.50 m	1.50 m

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
905-673-9100
Email:mem.bldgpermits@gmail.com

LICENSED PROFESSIONAL ENGINEER

H.SINGH
100156144
2024/12/04
PROVINCE OF ONTARIO

PROJECT TITLE:

34 Deloraine Dr,
Brampton, ON L6T 1T7

SHEET TITLE:

PR. SITE PLAN

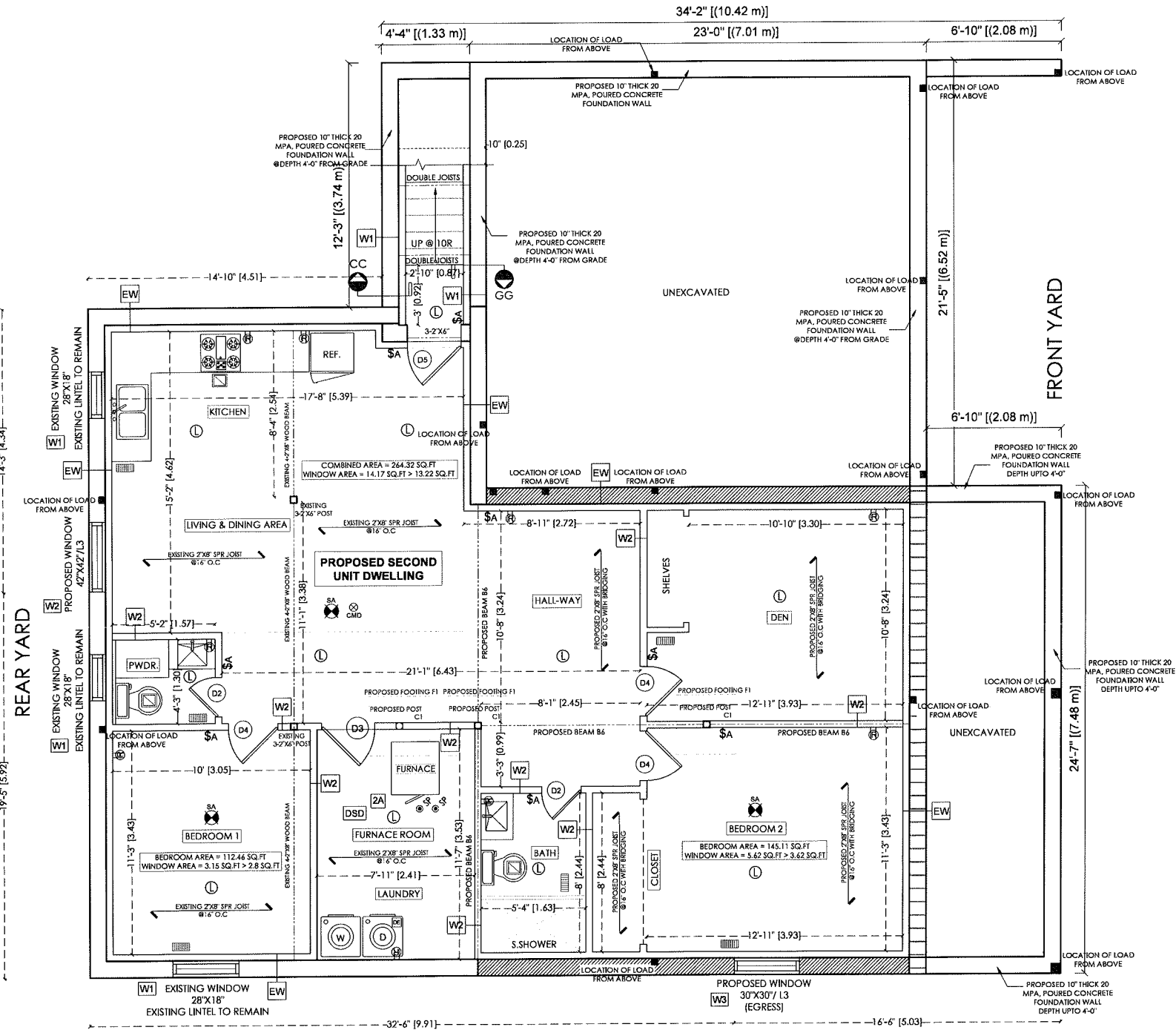
CLIENT EMAIL:

CLIENT CONTACT:

SCALE:
PLOT DATE:
DRAWN BY:
CHECKED BY:

DRAWING NO.:

A100



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

General Notes

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2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email: mem.bldgpermits@gmail.com

LICENSED PROFESSIONAL ENGINEER

H.SINGH

100156144

2024/12/04

PROVINCE OF ONTARIO

PROJECT TITLE:

34 Deloraine Dr,
Brampton, ON L6T 1T7

SHEET TITLE:

BASEMENT FLOOR PLAN

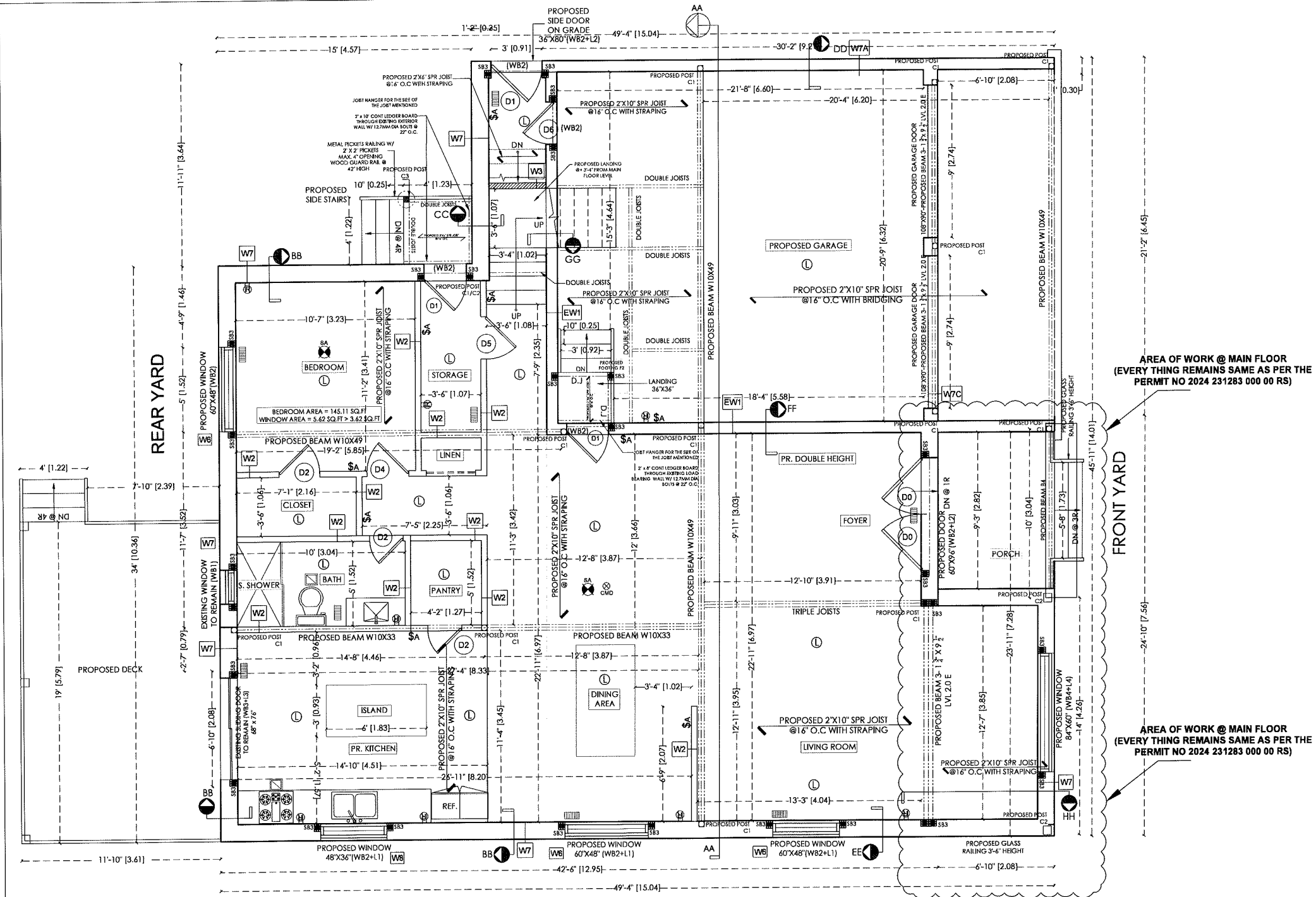
CLIENT EMAIL:

CLIENT CONTACT:

SCALE:

DRAWING NO.:

A101



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

General Notes

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- 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
905-673-9100
Email: mem.bldgpermits@gmail.com

LICENSED PROFESSIONAL ENGINEER

H. SINGH
100156144
2024/12/04
PROVINCE OF ONTARIO

PROJECT TITLE:

34 Deloraine Dr,
Brampton, ON L6T 1T7

SHEET TITLE:

PR. MAIN FLOOR PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:

DRAWING NO.:

PLOT DATE:

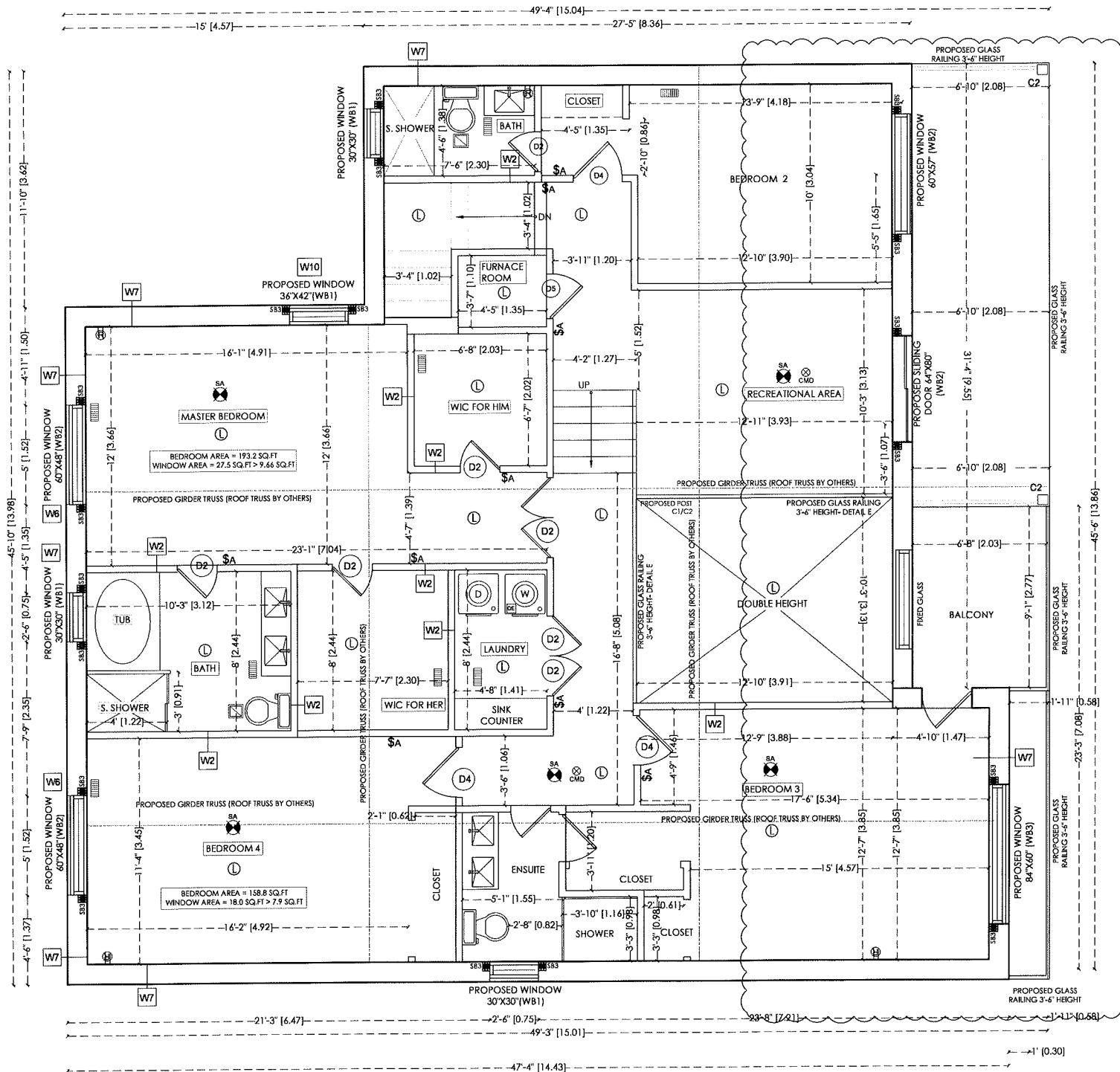
DRAWN BY:

AM

CHECKED BY:

HS

A102



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

**AREA OF WORK @ SECOND FLOOR
(EVERY THING REMAINS SAME AS PER
THE PERMIT NO 2024 231283 000 00 RS)**

**AREA OF WORK @ MAIN FLOOR
(EVERY THING REMAINS SAME AS PER THE
PERMIT NO 2024 231283 000 00 RS)**

- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
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LEGENDS:-

[illegible]

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY ROAD EAST
 MISSISSAUGA, ON, L5S 1V6
 905-673-9100
 Email: mem.bldgpermits@gmail.com



PROJECT TITLE:

34 Deloraine Dr,
Brampton, ON L6T 1T7

SHEET TITLE:

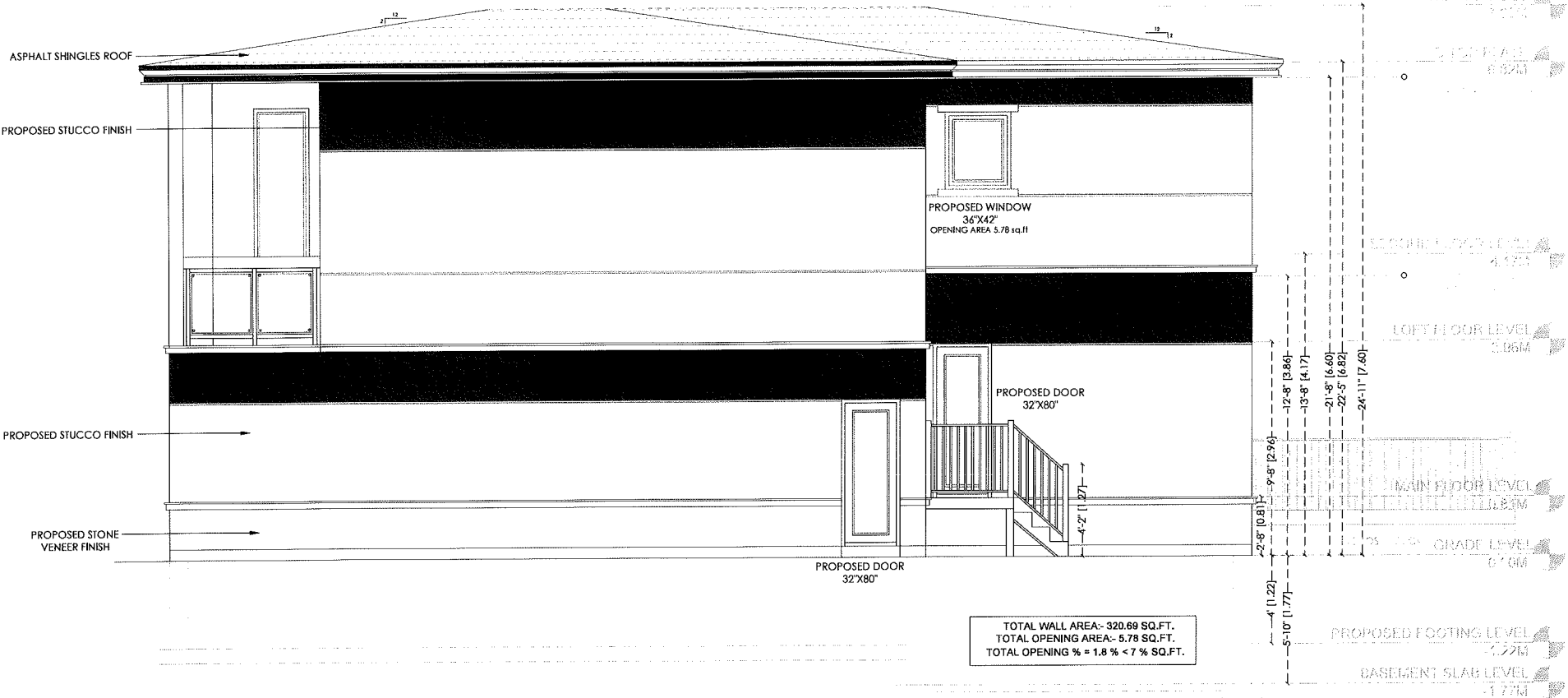
PR. SECOND
FLOOR PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:	DRAWING NO.: A103
PLOT DATE:	
DRAWN BY: AM	
CHECKED BY: HS	

CHECKED BY:
HS



TOTAL WALL AREA:- 320.69 SQ.FT.
TOTAL OPENING AREA:- 5.78 SQ.FT.
TOTAL OPENING % = 1.8 % < 7 % SQ.FT.

General Notes

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LEGENDS:-

REVISION		
NO.	DATE	DESCRIPTION

Firm Name and Address

MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L6S 1V6
905-673-9100
Email: mem.bldgpermits@gmail.com

LICENSED PROFESSIONAL ENGINEER

H. SINGH

100156144

2024/12/04

PROVINCE OF ONTARIO

PROJECT TITLE:

34 Deloraine Dr,
Brampton, ON L6T 1T7

SHEET TITLE:

ELEVATION

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:

PLOT DATE:

DRAWN BY:

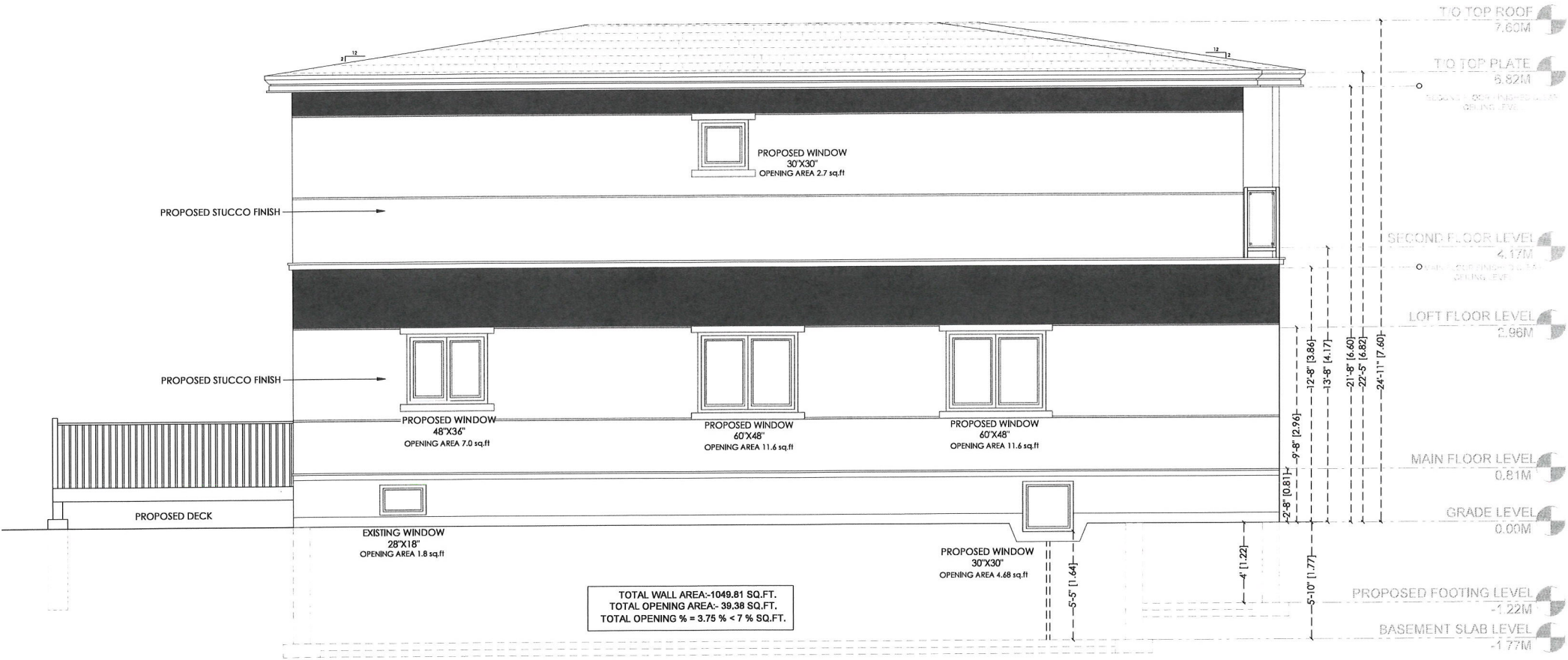
AM

CHECKED BY:

HS

DRAWING NO.:

A105



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

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REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address

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2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email:mem.bldgpermits@gmail.com

LICENSED PROFESSIONAL ENGINEER

H. SINGH
100156144
2024/12/04
PROVINCE OF ONTARIO

PROJECT TITLE:

34 Deloraine Dr,
Brampton, ON L6T 1T7

SHEET TITLE:

ELEVATION

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:

PLOT DATE:

DRAWN BY:

AM

CHECKED BY:

HS

DRAWING NO.:

A106

PERMISSION TO ENTER

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


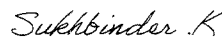
LOCATION OF THE SUBJECT LAND: 34 Deloraine Dr, Brampton, ON L6T 1T7

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.

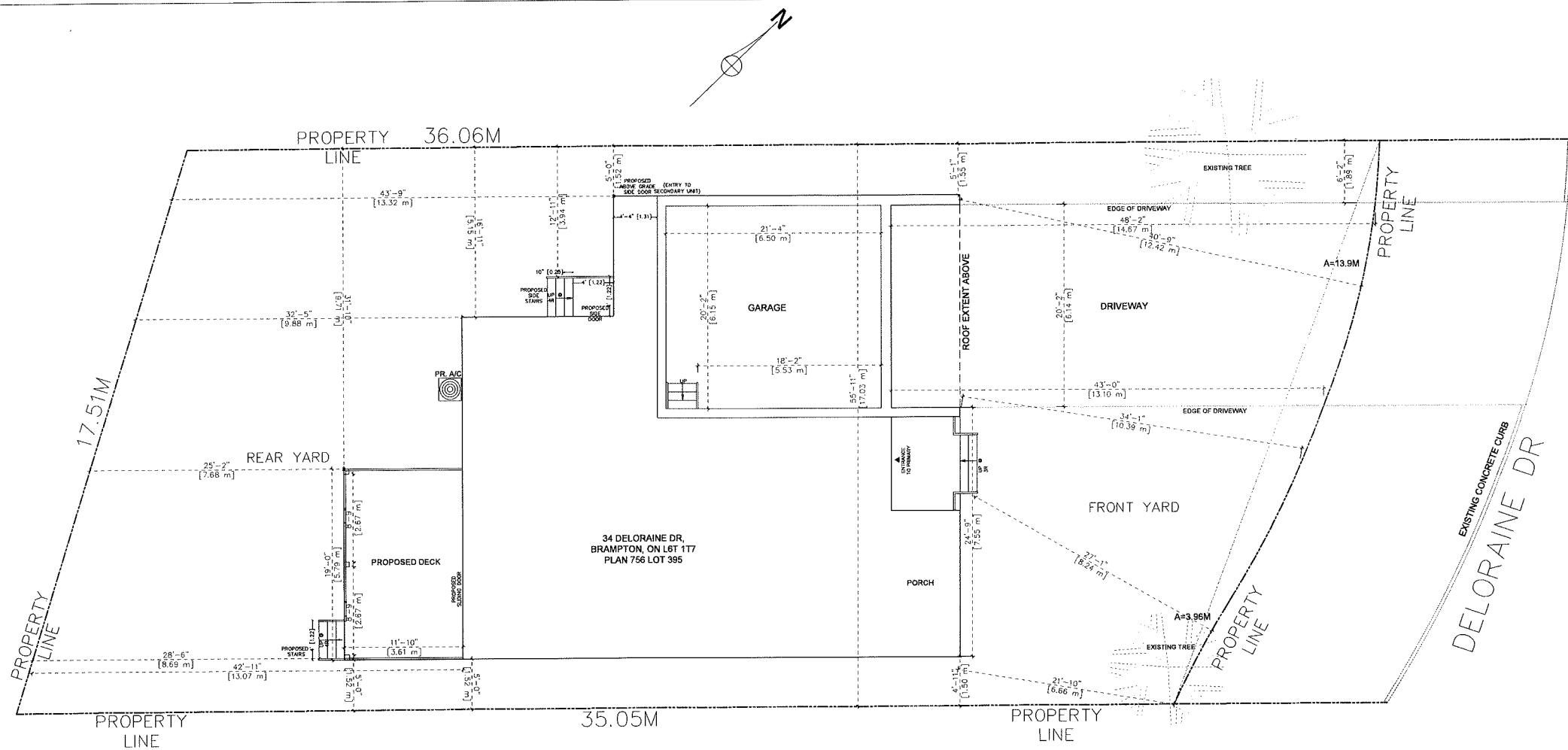
Dated this 8 day of JANUARY, 2025.

 
(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



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
BUILDING AREA	113.7 sq m	197.30 sq.m
PROPOSED DECK AREA	—	21.81 sq.m
LOT COVERAGE	113.7 sq m 18.3%	219.11 sq m 35.36%
MAX. BUILDING HEIGHT	5.25 m	7.6 m
MIN. FRONT YARD SETBACK	8.72 m	6.66 m
MIN. REAR YARD SETBACK	9.44m	7.68 m
SIDE YARD SETBACK (NORTH-WEST SIDE)	5.20 m	1.50 m
SIDE YARD SETBACK (SOUTH-EAST SIDE)	1.50 m	1.50 m

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LEGENDS:-

REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address

MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email:mem.bldgpermits@gmail.com

LICENSED PROFESSIONAL ENGINEER

H.SINGH

100156144

2024/12/04

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:	A100
DRAWN BY:	
CHECKED BY:	

From: MEM ENGINEERING <mem.bldgpermits@gmail.com>
Sent: Monday, December 23, 2024 6:28 AM
To: Akshay Raj <akshayrmem@outlook.com>
Subject: Fwd: 2024 231283 P01 01 RS - 34 Deloraine Drive , Brampton, Ontario, L6T 1T7, Canada

----- Forwarded message -----
From: Cabral, John <John.Cabral@brampton.ca>
Date: Mon, Dec 23, 2024 at 9:16 AM
Subject: 2024 231283 P01 01 RS - 34 Deloraine Drive , Brampton, Ontario, L6T 1T7, Canada
To: MEM ENGINEERING <mem.bldgpermits@gmail.com>

Thank you for your application with the City of Brampton. Please see comments below:

- Site Plan:
- 1. ZBL 15.2.2(d) – Minimum front yard depth is 7.6m. The former porch is proposed to be enclosed, and is subject to the minimum setback requirements.
 - 2. ZBL 10.27c) – Calculated lot coverage is over 30%. Coverage includes roofed porches, and roofed balconies. Please revise.

Further items may apply upon subsequent reviews.

Best,
John C. Cabral
Plans Examiner, Zoning Services
City of Brampton
T: 905.874.3791
john.cabral@brampton.ca

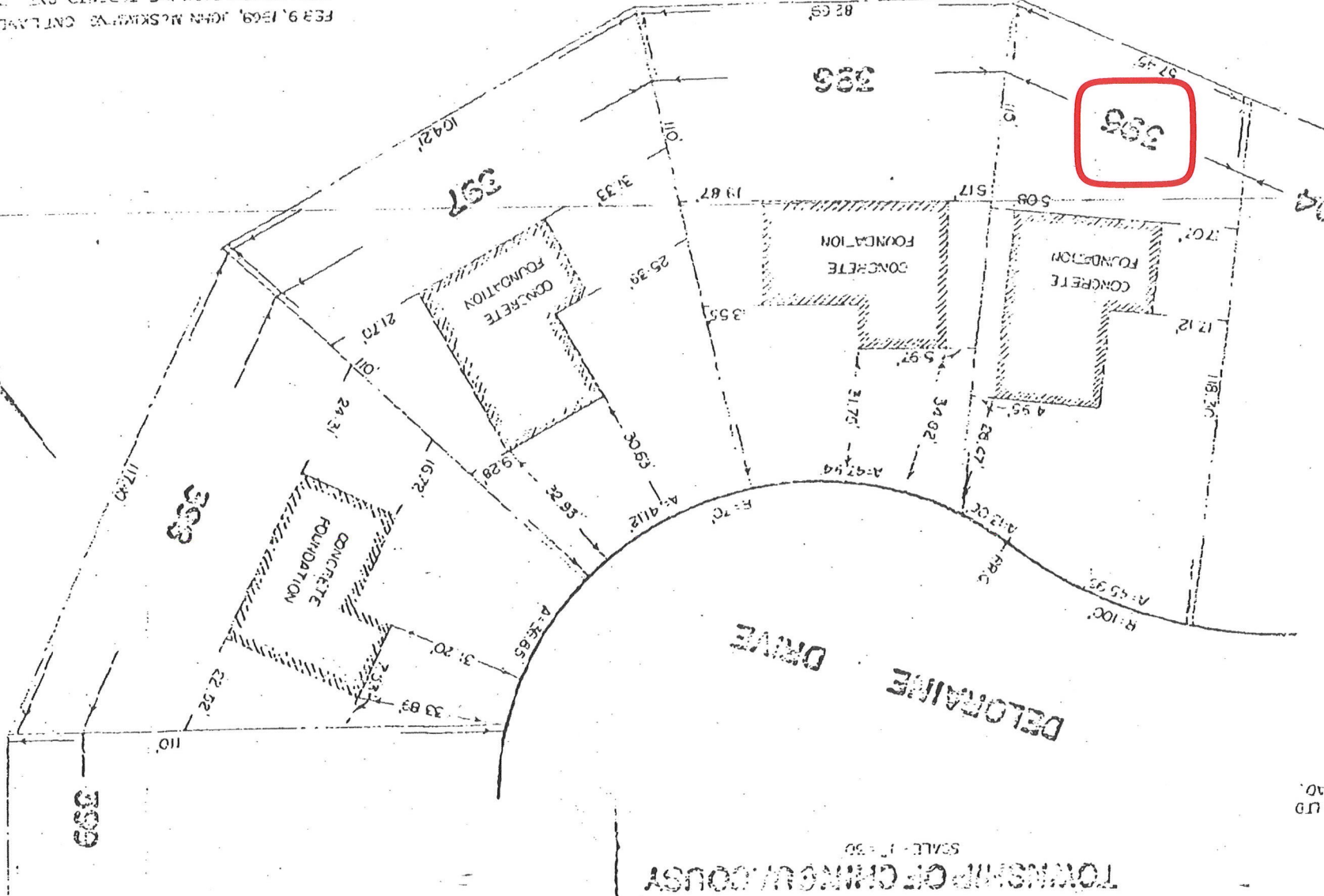


Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

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PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56
COPYRIGHT ACT R.S. 1985, c. C42 APPLIES TO THE
USE AND REPRODUCTION OF THESE DOCUMENTS

BRANWEN CONST LTD
20 BRANWEN ROAD,
SHARON, ONT.

PLAN OF SURVY
LOTS 303 TO 309 PLANTING COY
TOWNSHIP OF CHENEY/COUSTY
SCALE - 1" = 50'



FEB 9, 1969, JOHN M. SKIDGINS, ONT. LAND SURVEYOR
1708 VICTORIA PARK AVE. TORONTO, ONT. M2H 5A4
PER *[Signature]* O.L.S.

173878-6

Zoning Non-compliance Checklist

File No.
A-2025-0020

Owner: SUKHBINDER KAUR & SWARANJIT SINGH
Address: 34 DELORAINE DR
Zoning: R2A(1)-100 & Mature Neighbourhood
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT	To permit a front yard setback of 6.66 m to a proposed two storey addition	whereas the by-law requires a minimum front yard setback of 7.60 m.	100.2 (a)
	To permit an interior side yard setback of 1.50m to a proposed second storey addition,	whereas the by-law requires a minimum interior side yard setback of 1.2m to the first storey, or part thereof, plus 0.6m for each additional storey, or part thereof	100.2 (b)
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE	To permit a lot coverage of 35.36%,	whereas the by-law permits a maximum lot coverage of 30%.	10.27 (c)
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

** Side yard setback variance was previously approved as per application A-2023-0338, however it was limited to the sketch provided. Therefore, I have added the variance once again due to the changes to the sketch**

Philip Gaspar

Reviewed by Zoning

Jan 21, 2025

Date