

December 20, 2023

Sukhbinder Kaur, Swaranjit Singh
34 Deloraine Drive
Brampton, Ontario, L6T 1T7

Dear Sir/Madam:

Re: Committee of Adjustment Application
Sukhbinder Kaur. Swaranjit Singh - A-2023-0338
Plan 756, Lot 395, 34 Deloraine Drive

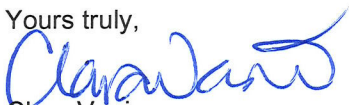
Further to the Committee of Adjustment hearing held Tuesday December 19, 2023 at which time the application as submitted by you on behalf of the above captioned property was heard, I am enclosing a copy of the Committee's decision.

According to the provisions of the Planning Act, (R.S.O. 1990 c.P. 13, as amended), subsections 12 and 12.1 of section 45, a decision of the Committee of Adjustment may only be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body. Individuals (e.g., neighbouring residents) who received the Notice of Public Hearing or participated at the hearing, are no longer permitted to appeal Committee of Adjustment decisions. The notice of appeal accompanied by the fee prescribed under the Ontario Land Tribunal Act shall be filed with the Secretary-Treasurer of the Committee of Adjustment. The prescribed fee is **\$400.00 per person/per appeal and must be in the form of a certified cheque or money order made payable to the Minister of Finance.**

The Notice of Appeal must be made within twenty (20) days of the making of the decision. The appeal form is available on the Environment and Land Tribunals Ontario website at <https://olt.gov.on.ca/appeals-process/forms/> or you may obtain an appeal form by contacting the Secretary-Treasurer of the Committee of Adjustment.

The last day for appeal will be **January 8, 2024** . If no appeal is made within the specified period, the decision of the Committee becomes final and binding on **January 9, 2024** .

Yours truly,



Clara Vani
Interim - Secretary-Treasurer
Committee of Adjustment
Tel (905) 874-2117
Email: coa@brampton.ca

Attach.

cc: MEM Engineering Inc., c/o Abhishek Rajgor
Iryna Pastukhove
Wendy Gardner

NOTE: PLEASE ENSURE THAT THE SIGN ASSOCIATED WITH THIS APPLICATION IS REMOVED FROM THE PROPERTY

The Corporation of the City of Brampton

2 Wellington Street West, Brampton, ON L6Y 4R2 T: 905.874.2000 TTY: 905.874.2130

FILE NUMBER: A-2023-0338

HEARING DATE: December 19, 2023

APPLICATION MADE BY: Sukhbinder Kaur, Swaranjit Singh

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; **ZONING BY-LAW 270-2004** AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE(S):

1. To permit an interior side yard setback of 1.5 metres, whereas the by-law requires a minimum interior side yard setback of 1.8 metres.

(34 Deloraine Drive, Plan 756, Lot 395, Ward 7)

THE REQUEST IS HEREBY **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS**

(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES JUNE BE APPLICABLE)

SEE SCHEDULE "A" ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained, and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: B. Mand_

SECONDED BY: T. Thirunavukkarasu

CHAIR OF MEETING: **JARMANJIT SINGH DEHRIWAL**

WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION

AUTHORIZED BY VOTE HELD AT A MEETING ON December 19, 2023

RON CHATHA, MEMBER

JARMANJIT SINGH DEHRIWAL, MEMBER

SUKHPAL KHAIRA, MEMBER

BALJIT MAND, MEMBER

JAMES REED, MEMBER

SARBJEET SAINI, MEMBER

THISALINY THIRUNAVUKKARASU, MEMBER

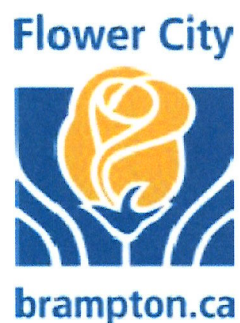
DATED THIS 20TH DAY OF December, 2023

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE January 8, 2024

I, CLARA VANI, INTERIM SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT





THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: **A-2023-0338**
DATED: **December 19, 2023**

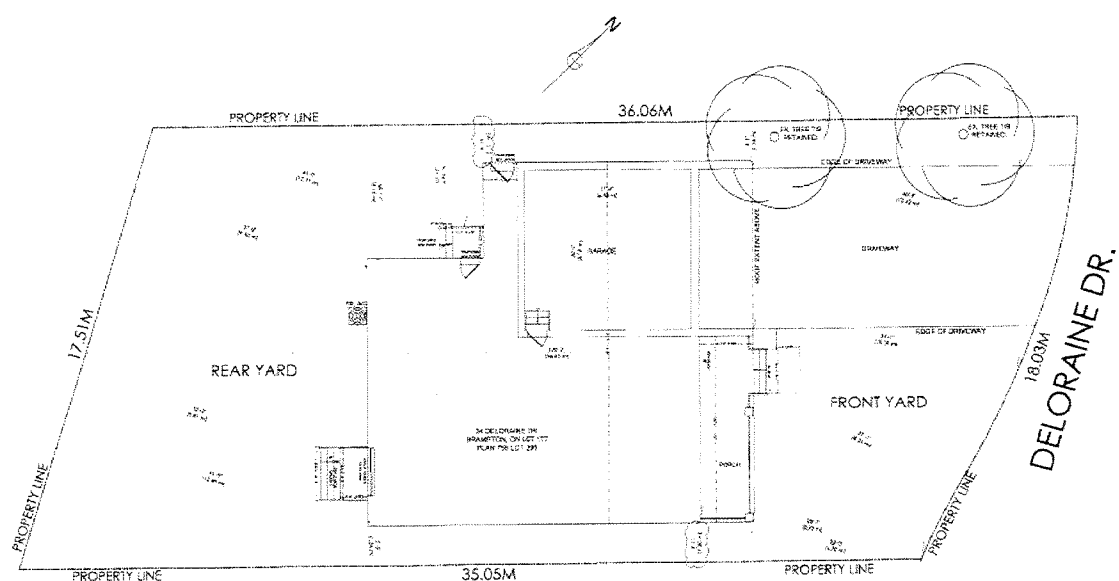
That application A-2023-0338 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached herein as Appendix A;
2. That drainage on adjacent properties shall not be adversely impacted; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Clara Vani
Interim Secretary-Treasurer
Committee of Adjustment

A handwritten signature in blue ink, reading "Clara Vani", written over a horizontal line.

APPENDIX A



SITE DATA				
ADDRESS : 34 Deloraine Dr. Brampton, ON L6T 1T7				
[LOT AREA : 619.56 sq.m (6668.98 sq.ft.)]				
	EXISTING	PROPOSED	DETAILED AREA STATISTICS	
			EXISTING	PROPOSED
LOT COVERAGE	113.3 sq.m 1.8%	113.3 sq.m 1.8%		
GRASSY YARD AREA	113.7 sq.m	260.5 sq.m	113.7 sq.m	260.5 sq.m
DRIVEWAY HEIGHT	3.25 m	3.7 m	N/A	15.7 sq.m
LOT FRONTAGE	18.70m	34m(43) FUTURE	18.7 m	34 m
MIN. FRONT YARD SETBACK	8.17 m	0.75m	2.047 m	0.5 m
MIN. REAR YARD	9.50m	0.50m	76.20 sq.m	66.25 sq.m
DEEP 14.5 SETBACK (MIN. REAR YARD)	1.25 m	0.75 m	1.67 m	1.67 m
DEEP YARD SETBACK (MIN. REAR YARD)	5.0 m	1.00 m	WALKWAY AREA	5.07 sq.m
PAVING		5	TOTAL SIDE WALKWAY AREA	12.48 sq.m

PROPOSED SITE PLAN

SC: $3/32" = 1'-0"$

[illegible]



Report Committee of Adjustment

Filing Date: November 16, 2023
Hearing Date: December 19, 2023
File: A-2023-0338
**Owner/
Applicant:** SUKHBINDER KAUR & SWARANJIT SINGH
Address: 34 DELORAINE
Ward: WARD 7
Contact: Satwant Hothi, Planner I, Development

Recommendations:

That application A-2023-0338 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached herein as Appendix A;
 2. That drainage on adjacent properties shall not be adversely impacted; and
 3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
-

Background:

Sketch attached to public notice reflects current site conditions only. Appendix A has been provided herein depicting the proposed changes and requested variance.

Existing Zoning:

The property is zoned 'Residential Semi-Detached A(1) - Special Section 100 (R2A(1)-100) and further subject to provisions of the Mature Neighbourhood by-law (69-2023)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variance:

1. To permit an interior side yard setback of 1.5m (4.92 ft) whereas the by-law requires a minimum interior side yard setback of 1.8m (5.91 ft).

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Residential' in the Official Plan and 'Low Density 1 Residential' in the Bramalea Secondary Plan (Area 3). The requested variance is related to a proposed addition to be constructed on the existing residential dwelling and attached garage. The requested variance is not considered to have a significant impact within the context of the policies of the Official Plan. Subject to the recommended conditions of approvals, the requested variance is considered to maintain the general intent of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The property is zoned 'Residential Semi-Detached A(1) - Special Section 100 (R2A(1)-100) and further subject to provisions of the Mature Neighbourhood by-law (69-2023)', according to By-law 270-2004, as amended.

Variance 1 is requested to permit a reduced interior side yard setback of 1.5m (4.92 ft) to proposed addition whereas the by-law requires a minimum setback of 1.8m (5.91 ft). The intent of the by-law in requiring a minimum interior side yard setback to a dwelling is to ensure sufficient building separation is maintained and massing does not negatively impact adjacent properties. The proposed reduction in setback is consistent with existing ground floor setbacks and is found to be sufficient separation between the dwellings and the massing of the addition is not anticipated to negatively impact adjacent properties. Subject to the recommended conditions of approval, Variance 1 is considered to maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

Variance 1 relates to a proposed second storey addition being built vertically on top of the existing one storey dwelling and an attached garage. The intent of the homeowner is to build a second storey with setbacks consistent with the existing one-storey dwelling. Given the setbacks are consistent with existing dwelling, no further increased encroachments are anticipated and therefore, subject to the recommended conditions of approval, Variance 1 is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

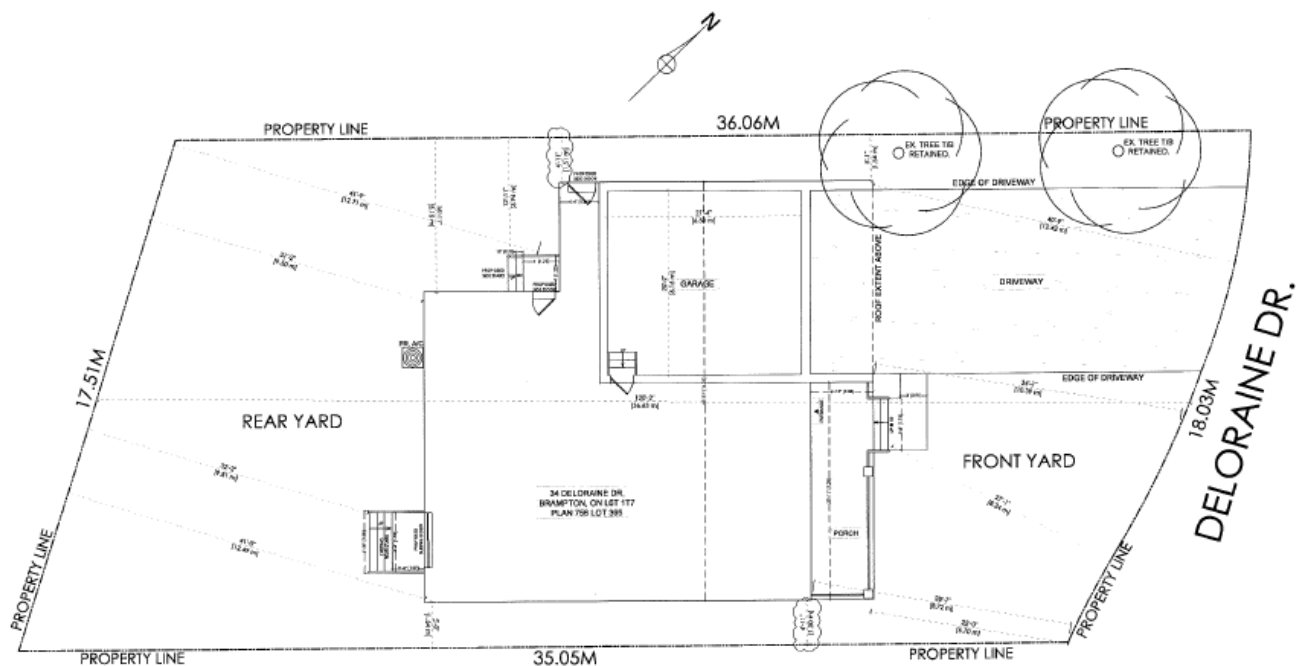
Variance 1 represents a modest and often nominal relief from the Zoning By-law requirements. The nominal relief is not considered to contribute to an overdevelopment of the property and the requested variance, subject to the recommended conditions of approval, is considered minor in nature.

Respectfully Submitted,

S. Hothi

Satwant Hothi
Planner I, Development

APPENDIX A



SITE DATA					
ADDRESS : 34 Deloraine Dr, Brampton, ON L6T 1T7					
LOT AREA : 619.56 sq m (6668.96 sq ft.)					
	EXISTING	PROPOSED	DETAILED AREA STATISTICS		
LOT COVERAGE	113.7 sq m 18.36%	181.19 sq m 29.25%		EXISTING	PROPOSED
GROSS FLOOR AREA	113.7 sq m	288.06 sq m	MAIN FLOOR AREA	113.7 sq m	120.32 sq m
BUILDING HEIGHT	5.25 m	7.4 m	SECOND FLOOR AREA	N/A	167.74 sq m
LOT FRONTAGE	18.03m	SAME AS EXISTING	TOTAL GROSS FLOOR AREA	113.7 sq m	288.06 sq m
MIN. FRONT YARD SETBACK	8.72 m	8.72m	TOTAL FRONT YARD AREA	212.69 sq m	212.69 sq m
MIN. REAR YARD	9.50m	9.50m	DRIVEWAY AREA	39.29 sq m	86.33 sq m
SIDE YARD SETBACK (NORTH-WEST SIDE)	5.20 m	1.81 m	PORCH AREA	-	16.01 sq m
SIDE YARD SETBACK (SOUTH-EAST SIDE)	1.50 m	1.90 m	WALKWAY AREA	-	3.03 sq m
PARKING	-	2	TOTAL SOFT LANDSCAPE AREA	173.46 (81.4%)	107.32 (50.43%)

PROPOSED SITE PLAN
SC: 3/32" = 1'-0"

General Notes

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE GROUND BEFORE PROCEEDING TO THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE.

LEGENDS:

REVISION

NO. DATE DESCRIPTION BY

1 11/15/23 FOR MINOR UNPAID

Form Name and Address

MEM ENGINEERING INC

2305 DEERY ROAD EAST

MISSISSAUGA, ON, L5S 1Y6

905-875-8100

Email: chery@memengineering.ca

LICENSING PROFESSIONAL ENGINEER

H. SINGH

100156164

2023/10/17

PROVINCE OF ONTARIO

PROJECT TITLE:

34 Deloraine Dr,
Brampton, ON L6T 1T7

SHEET TITLE:

PR. SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:

DRAWING NO.:

PROJECT DATE:

DRAWN BY:

CHECKED BY:

DATE:

A100

APPENDIX B

