

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 14 Rivermere Court Brampton ON, L7A 1R4

Phone # 647 528 4209 Fax #

Email rajbrealty@gmail.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 ☐

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: 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 _____



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

Peel THIS 16th DAY OF

December, 2024

Glara Vani

a Commissioner, etc.,

Province of Ontario,

A Commissioner etc. for the Corporation of the
City of Brampton

Expires September 20, 2026





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
Glara

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.


(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, 2024.

DocuSigned by:

14A356F3A1A747B

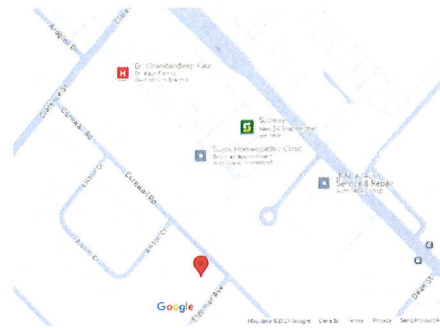
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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

LOT159
122 ELDOMAR AVE,
CITY OF BRAMPTON

DO NOT SCALE.
REPORT DISCREPANCIES.

ISSUED FOR PRE REVIEW	1	2024 OCT 7TH
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED		

PROJECT TITLE
New Single Family Dwelling,
RESIDENCE

122 ELDOMAR AVE
BRAMPTON ON

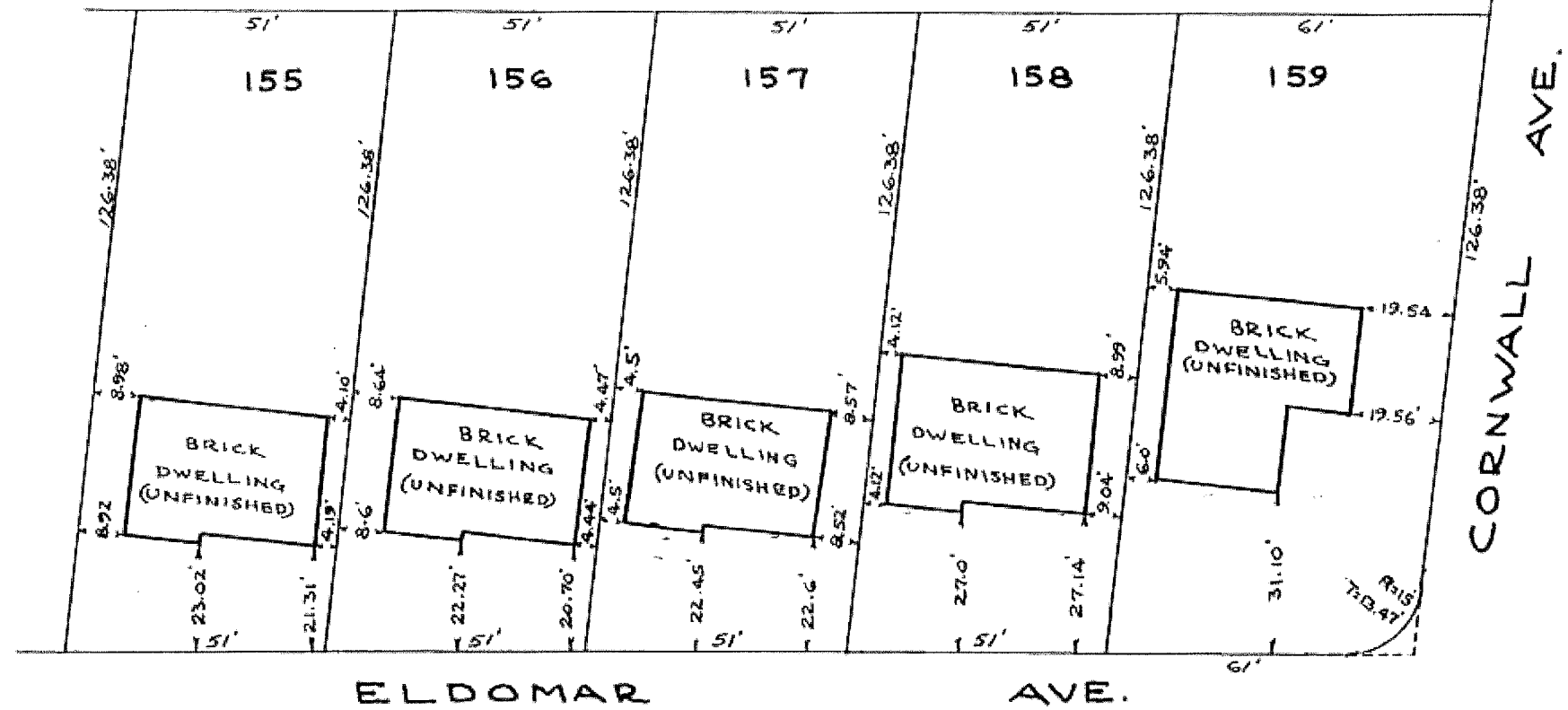
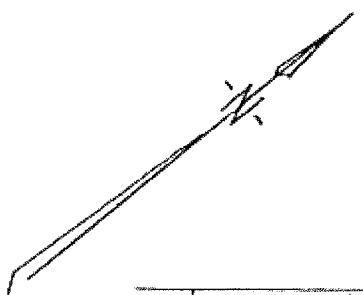
TITLE SHEET /
GENERAL INFO

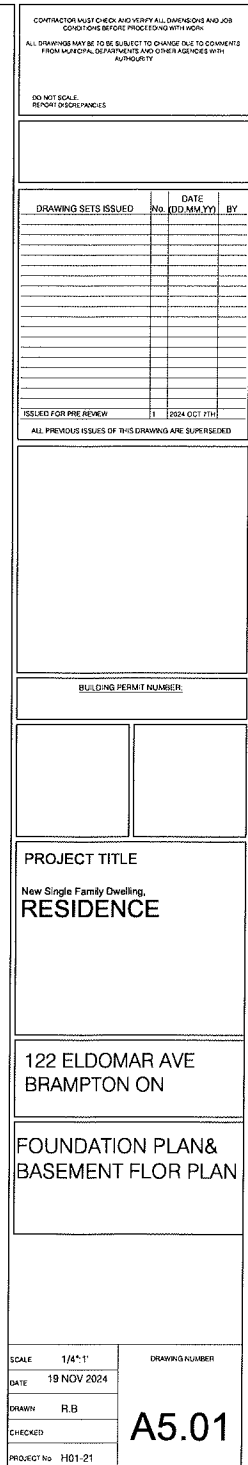
SCALE	N/A	DRAWING NUMBER A1.01
DATE	19 APR 2021	
DRAWN	R.B	
CHECKED		
PROJECT No	H01-21	

PLAN OF SURVEY OF
LOTS 155 TO 159 REGD. PLAN N^o 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



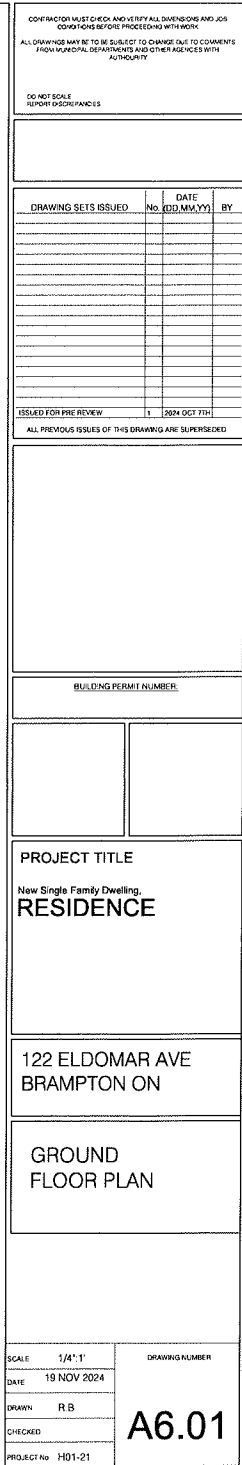


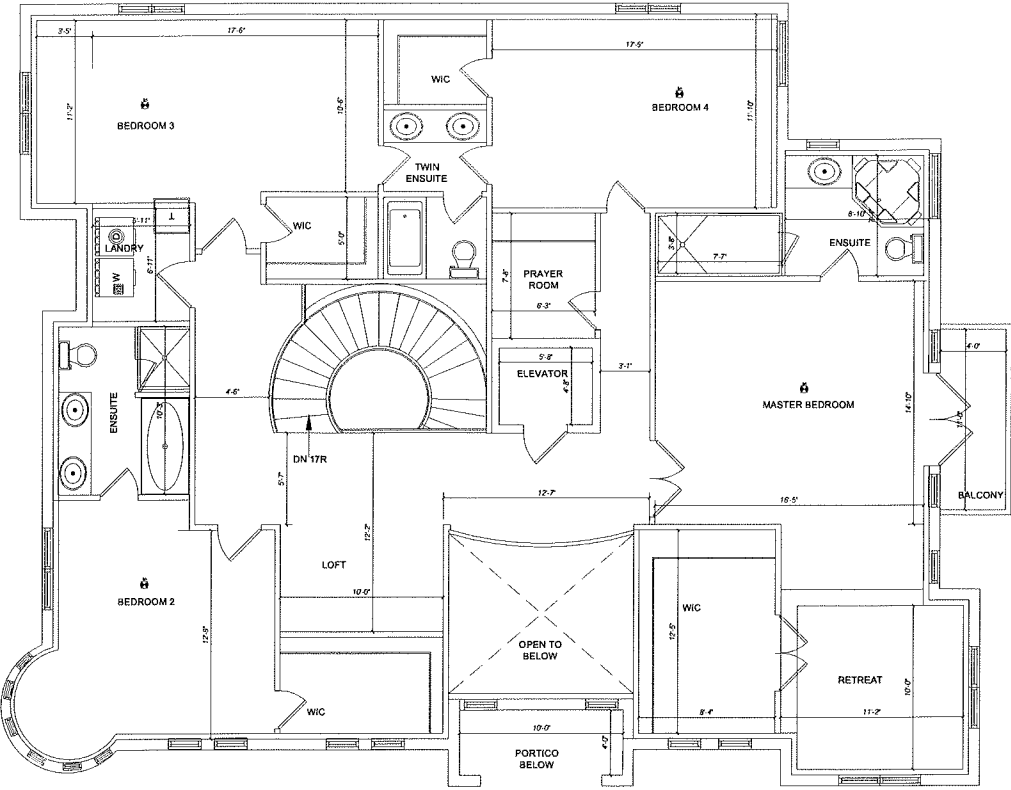
SCALE	1/4"=1'	DRAWING NUMBER
DATE	19 NOV 2024	
DRAWN	R.B	
CHECKED		
PROJECT No	H01-21	

A5.01

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

A5.01





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.[illegible]

BUILDING PERMIT NUMBER

PROJECT TITLE
New Single Family Dwelling.
RESIDENCE

122 ELDOMAR AVE
BRAMPTON ON

SECOND
FLOOR PLAN

SCALE	1/4"=1'
DATE	19 APR 20
DRAWN	R.B.
CHECKED	
PROJECT NO.	H01-21

DRAWING NUMBER

A6.02

ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY

DO NOT SCALE
REPORT DISCREPANCY[illegible]

BUILDING PERMIT NUMBER

New Single Family Dwelling,
RESIDENCE

122 ELDOMAR AVE
BRAMPTON ON

LEFT
ELEVATION

SCALE	1/2"=1'
DATE	19 APR 202
DRAWN	R.B
CHECKED	
PROJECT No.	H01-21

A7.02





ALL PREVIOUS ISSUES OF T-45 DRAWING ARE SUPERSEDED

BUILDING PERMIT NUMBER: _____

PROJECT TITLE

New Single Family Dwelling.
RESIDENCE

122 ELDOMAR AVE
BRAMPTON ON

RIGHT
ELEVATION

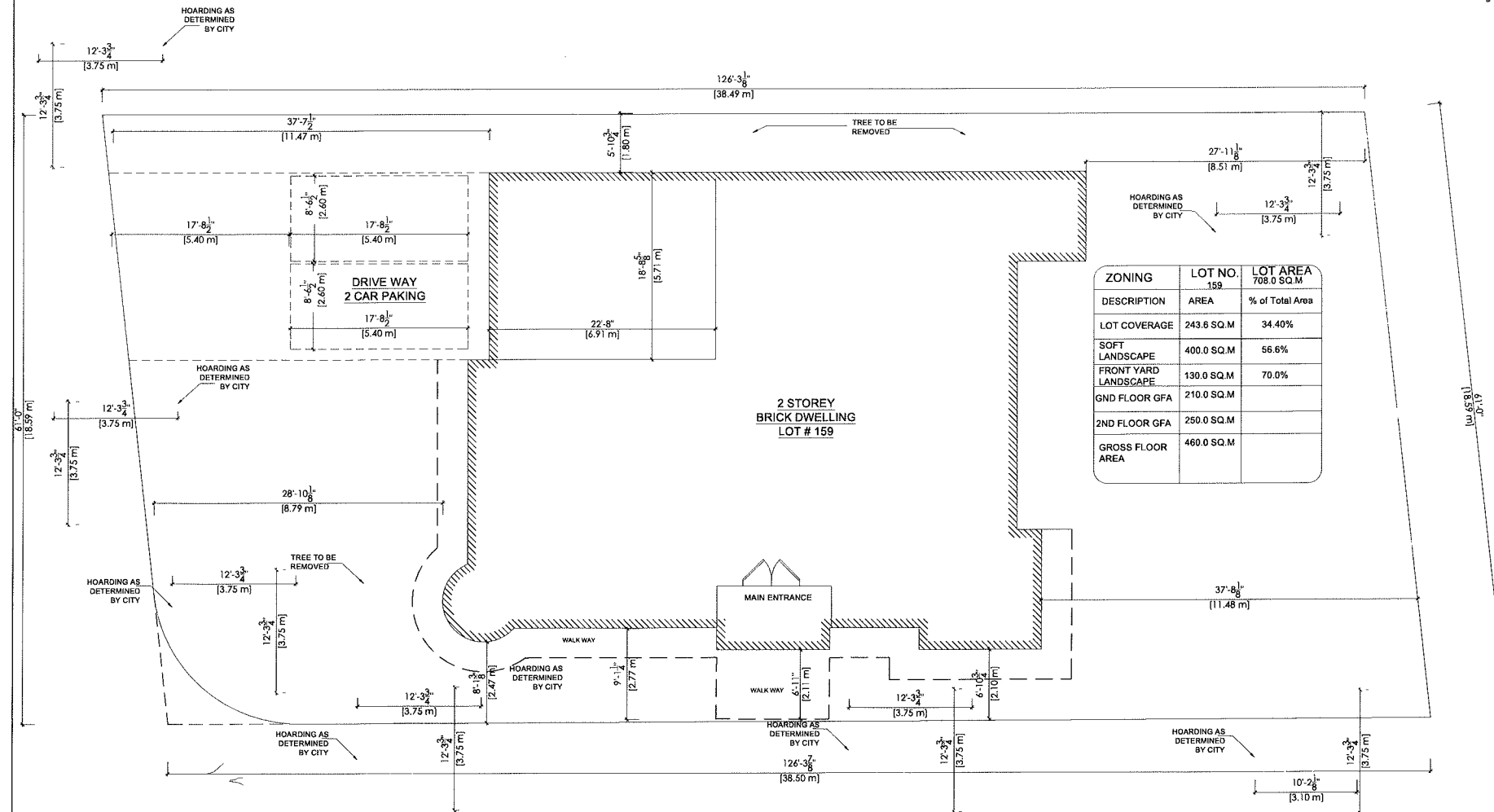
SCALE	1/2"=1'
DATE	19 APR 2021
DRAWN	R.B
CHECKED	
PROJECT No	H01-21

DRAWING NUMBER

A7.04

Committee of Adjustment

A3.01



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

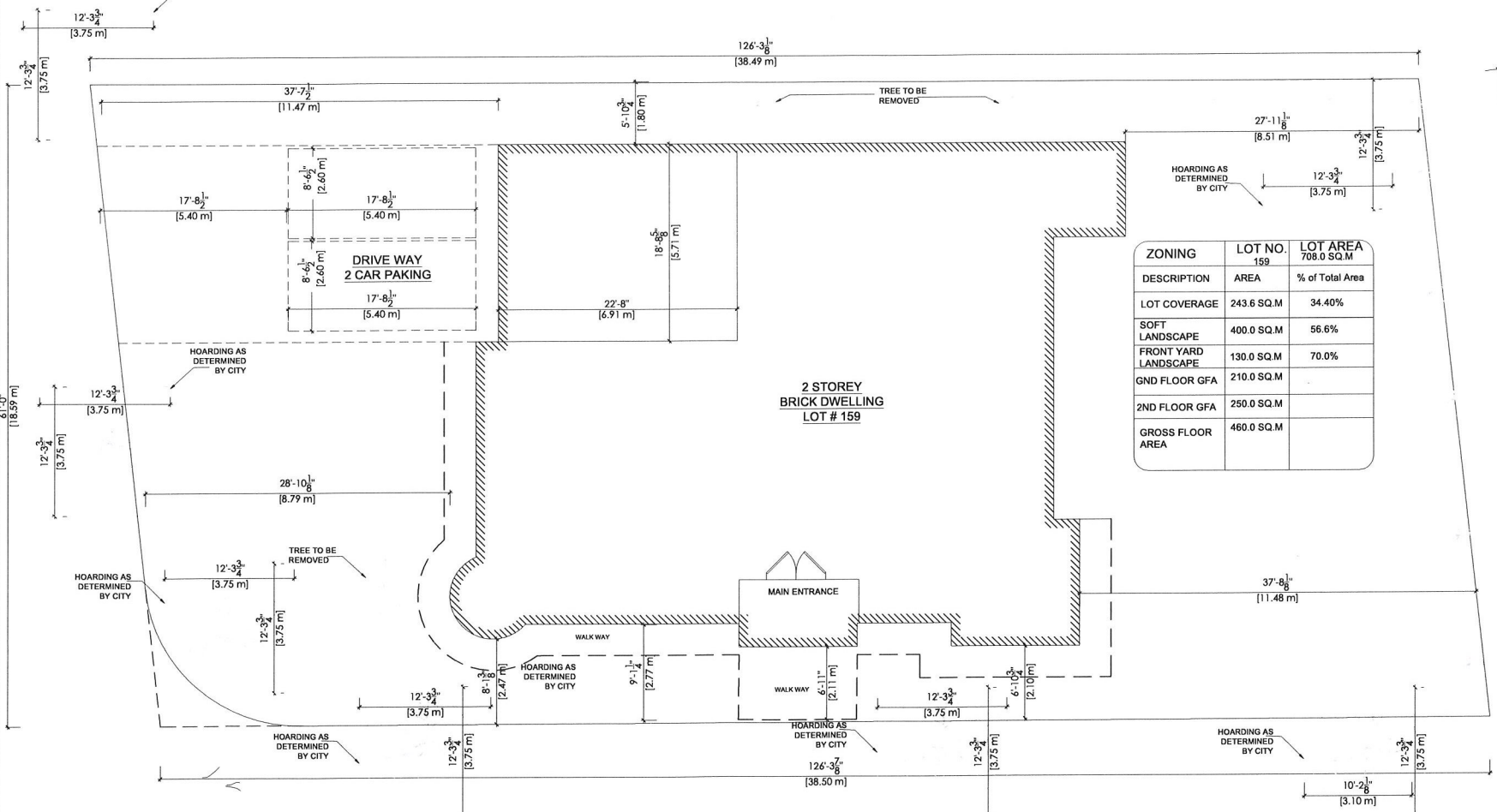
2024/12/13

Date

Revised

MAR 27 2025

Committee of Adjustment



ZONING	LOT NO. 159	LOT AREA 708.0 S.Q.M
DESCRIPTION	AREA	% of Total Area
LOT COVERAGE	243.6 S.Q.M	34.40%
SOFT LANDSCAPE	400.0 S.Q.M	56.6%
FRONT YARD LANDSCAPE	130.0 S.Q.M	70.0%
GND FLOOR GFA	210.0 S.Q.M	
2ND FLOOR GFA	250.0 S.Q.M	
GROSS FLOOR AREA	460.0 S.Q.M	

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AUTHORITY

DO NOT SCALE.
REPORT DISCREPANCY[illegible]

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	

A3.01

A3.01