

**Application for Minor Variance**  
Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13

**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

**Application Number:** A-2025-0038  
**Property Address:** 2035 Embleton Road  
**Legal Description:** Plan A94, Part Lot 5, Ward 6  
**Agent:** Andrii Golovnia  
**Owner(s):** Paramjeet Kohli  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, August 26, 2025, at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers, 4<sup>th</sup> Floor  
Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit an interior side yard setback of 5.53 metres to a proposed two storey single detached dwelling, whereas the by-law requires a minimum interior side yard setback of 7.5 metres;
2. To permit an accessory structure (proposed) having a gross floor area of 38.9 square metres, whereas the by-law permits a maximum gross floor area of 23 square metres for an individual accessory structure; ;
3. To permit an accessory structure (proposed) in the required interior side yard having a setback of 5.07 metres, whereas the by-law requires a minimum 7.5 metres;
4. To permit an accessory structure (existing 2 storey) having a height of 5.06 metres, whereas the by-law permits an accessory structure having a maximum height of 4.5 metres;
5. To permit an accessory structure (existing 2 storey) in the required interior side yard having a setback of 3.31 metres, whereas the by-law requires a minimum of 7.5 metres;
6. To permit an accessory structure (existing 2 storey) having a gross floor area of 51.43 square metres, whereas the by law permits a maximum of 23 square metres for an individual structure;
7. To permit a combined gross floor area of 90.33 square metres for two (2) accessory structures, whereas the by-law permits a maximum combined gross floor area of 40 square metres for two (2) accessory structures; and
8. To permit an accessory structure (existing 2 storey) to locate in the front one- half of the main building, whereas the by-law permits an accessory structure to be located no closer to the front wall of the main building that one-half the length of the main building wall facing the interior side lot line.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, August 21, 2025**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, August 21, 2025**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting [olt.clo@ontario.ca](mailto:olt.clo@ontario.ca).

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 12th day of August 2025

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
E: [coa@brampton.ca](mailto:coa@brampton.ca)



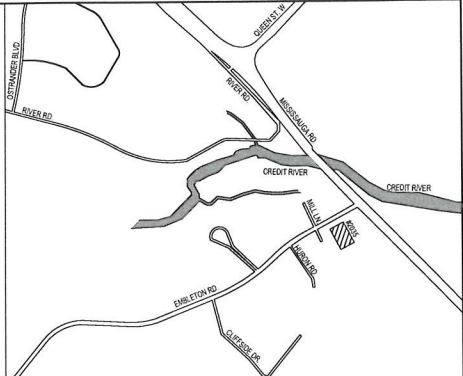
EMBLETON ROAD  
(LOT 5 CONCESSION 5 WEST OF HURONTARIO STREET, TOWNSHIP OF CHINGUACOUSY)  
PIN 14092-0152 (TRAVELLED ROAD)

LEGEND

- × 00.00 EXISTING ELEVATION  
× 00.00SW PROPOSED SWALE ELEVATION  
→ DIRECTION OF SURFACE FLOW  
→ DIRECTION OF SUBRAIN SWALE  
→ DIRECTION OF GRASS SWALE  
⊙ DOWNSPOUT  
→ DIRECTION OF SUMP PUMP SUB CHARGE  
— SEDIMENT CONTROL FENCE  
— TREE PROTECTION FENCE  
— ENTRY TO BUILDING  
— ENTRY BELOW

- FF - FINISHED FLOOR ELEVATION  
• TFW - TOP OF FOUNDATION SLAB  
• BF - FINISHED BASEMENT WALL  
• UP - UNDERSIDE OF FOOTING

- 7- NEW MAPLE TREE  
6- NEW NORWAY SPRUCE  
NEW HEDGES



KEYPLAN:  
2035 EMBLETON RD. ON. L6Y 0E9  
SCALE: NTS

SITE STATISTICS - NEW DWELLING					
RD(12.0x370)(x1463)					
	REQUIRED		PROPOSED		
	SQ.FT	m²	SQ.FT	m²	
LOT AREA			42235.75	3923.80	
EX. BUILDING AREA			553.59	51.43	
NEW BUILDING AREA			4002.85	371.87	
NEW STORAGE AREA			259.45	24.10	
NEW POOL EQUIPMENT AREA			158.50	14.73	
LOT COVERAGE				11.8%	
GROSS FLOOR AREA					
	SQ.FT	m²	SQ.FT	m²	
FIRST FLOOR	-	-	2754.50	255.90	
SECOND FLOOR	-	-	2654.16	246.58	
TOTAL G.F.A.	-	-	5408.66	502.48	
FINISHED BASEMENT	-	-	2635.03	244.80	
AVERAGE ESTABLISH GRADE					
	FT	m	FT	m	
AVERAGE ESTABLISH GRADE NORTH (FRONT)				185.36	
BUILDING HEIGHT NORTH (FRONT)		10.60	30'-11 1/2"	9.43 m	
AVERAGE ESTABLISH GRADE SOUTH (REAR)				185.36	
BUILDING HEIGHT SOUTH (REAR)		10.60	30'-11 1/2"	9.43 m	
AVERAGE ESTABLISH GRADE EAST SIDE				185.36	
BUILDING HEIGHT EAST SIDE		10.60	30'-11 1/2"	9.43 m	
AVERAGE ESTABLISH GRADE WEST SIDE				185.36	
BUILDING HEIGHT WEST SIDE		10.60	30'-11 1/2"	9.43 m	
BUILDING LENGTH			103'-0"	31.39	
BUILDING DEPTH			103'-0"	31.39	
LOT FRONTAGE			94'-2 1/2"	28.72	
SETBACKS					
	FT	m	FT	m	
FRONT	12.00	98'-1"	29.90		
REAR		7.50	113'-1 1/2"	34.48	
WEST SIDE		7.50	47'-9"	14.56	
EAST SIDE		15	18'-1 1/2"	5.53	
LANDSCAPING					
	REQUIRED		PROPOSED		
	SQ.FT	m²	SQ.FT	m²	
FRONT YARD LANDSCAPING AREA			15061.99	1399.29	
SOFT LANDSCAPE AREA			10543.56	899.52	
HARD LANDSCAPE AREA			4518.43	419.77	
		70%		70%	
REAR YARD AREA BREAK DOWN					
COVERED DECK			416.00	38.65	
SWIMMING POOL			443.89	41.24	

**ITHD**  
From Idea To Reality  
7777 127th Ave. Unit 104, Richmond Hill, ON L4B 1N2  
Phone: +1(474)78-5055 ithd.ca  
Toll free: +1(885)561-4161 info@ithd.ca

- GENERAL NOTES:
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK.
  - DO NOT SCALE DRAWINGS.
  - ALL WORK IS TO BE CARRIED OUT ACCORDING TO THE ONTARIO BUILDING CODE AND ALL CITY BY-LAWS.
  - ALL EXISTING SURFACES AND STRUCTURES ADJACENT TO THE PROPERTY LINE ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
  - THE CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ADJACENT TO THE PROPERTY LINE.
  - ALL TEMPORARY WORK INCLUDING SHORING ARE TO BE PROVIDED BY THE CONTRACTOR.
  - READ THE DRAWING IN CONJUNCTION WITH OTHER DRAWINGS AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND OTHER DETAILS.
  - THIS DRAWING MUST NOT BE REPRODUCED IN ANY FORM OR FOR ANY OTHER PROJECT, WITHOUT WRITTEN CONSENT OF THE CONSULTANT.

ADDITIONAL NOTES:

REVISIONS AND ISSUES			
DATE	#	DESCRIPTION	
2025/08/07	4	REVISED PER CITY COMMENTS	
2024/12/28	3	REVISED PER CITY COMMENTS	
2024/11/07	2	REVISED PER CITY COMMENTS	
2024/09/25	1	ISSUED FOR CVC PERMIT	

PROFESSIONAL SEAL:

**A. GOGOVIA**  
100196585  
2025/08/07  
PROVINCE OF ONTARIO

FOR PROFESSIONAL SEAL AND SIGNATURE, THE ENGINEER MUST BE A MEMBER OF THE PROFESSION OF ENGINEERS AND ARCHITECTS OF ONTARIO (PEAO) AND MUST BE CURRENTLY REGISTERED WITH THE REGISTRY OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF ONTARIO (RPEAO).

PROJECT NAME:  
New Custom House

PROJECT ADDRESS:  
2035 Embleton Rd.  
Brampton, ON. L6Y 0E9

SHEET TITLE:  
Site Plan & Key Plan

DESIGN BY: RH  
DRAWN BY: JT  
CHECKED BY: AG  
SCALE: 1:200  
DATE: 2025.08.05  
PROJECT NO: 24-699

DRAWING NO:  
**SP-1**