



For Office Use Only  
(to be inserted by the Secretary-Treasurer after application is deemed complete)

FILE NUMBER: A-2024-0482

*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)** Sobha Dulal  
**Address** 6 MIRABELL CRT BRAMPTON, ON, L6W4L1

**Phone #** +1 4168381882 **Fax #** \_\_\_\_\_  
**Email** shivadulal@gmail.com

2. **Name of Agent** Shivang Tarika KUNWAR GAMBHIR  
**Address** 106 Morningside Dr, Georgetown, L7G0M2, ON

**Phone #** 4168212630 **Fax #** \_\_\_\_\_  
**Email** shivang@relysolution.com

3. **Nature and extent of relief applied for (variances requested):**

A. To Propose an exterior stairway leading to a below grade entrance in the required interior side yard.  
B. Proposed exterior side Yard Set back is 0.00 m to the below grade Stairway and the required is 1.21m

4. **Why is it not possible to comply with the provisions of the by-law?**

The owner of the property wants to build a second dwelling unit to manage his mortgage. However to provide a second dwelling unit the entrance has to be below the grade which is not possible on rear yard and the other side of the property due to insufficient space and privacy reason. So the only space where owner can construct the entrance is the side of the property. The entrance is designed in such a way that it doesn't block the passage to

5. **Legal Description of the subject land:**  
**Lot Number** 5  
**Plan Number/Concession Number** PLAN M776  
**Municipal Address** 6 MIRABELL CRT, BRAMPTON, ON, L6W4L1

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.00 M  
**Depth** 50.67 M  
**Area** 456.03 SQM

7. **Access to the subject land is by:**

Provincial Highway	<input checked="" 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 checked="" 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.)

Ground Floor Area: 128.99 SQM
Gross Floor Area: 281.33 SQM
No. of Levels: 2
Width: 6.89 M
Length: 19.00M

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

--

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	6.03 M
Rear yard setback	23.63 M
Side yard setback	0.90 M
Side yard setback	1.21 M

**PROPOSED**

Front yard setback	6.03 M
Rear yard setback	23.63 M
Side yard setback	0.00 M
Side yard setback	1.21 M

10. Date of Acquisition of subject land: 2018
11. Existing uses of subject property: Residential - Single Dwelling Unit
12. Proposed uses of subject property: Residential - Two Dwelling Unit
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 2012
15. Length of time the existing uses of the subject property have been continued: 6 yrs

16. (a) What water supply is existing/proposed?
- |           |                                     |                       |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well      | <input type="checkbox"/>            |                       |
- (b) What sewage disposal is/will be provided?
- |           |                                     |                       |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic    | <input type="checkbox"/>            |                       |
- (c) What storm drainage system is existing/proposed?
- |         |                                     |                       |
|---------|-------------------------------------|-----------------------|
| Sewers  | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/>            |                       |
| Swales  | <input type="checkbox"/>            |                       |

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 _____

*Pamchi*

Signature of Applicant(s) or Authorized Agent

DATED AT THE 20 CITY OF BRAMPTON  
THIS 20 DAY OF DECEMBER, 20 24

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, KUNWAR GAMBHIR, OF THE TOWN OF GEORGETOWN  
IN THE REGION OF HALTON HILLS 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 20 DAY OF

December, 20 24.

Kiran Basra,  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires December 6, 2027.

*Pamchi*

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R1D-2570

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

JOHN C. CABRAL  
Zoning Officer

2024-12-19  
Date

DATE RECEIVED Dec 20/2024

Date Application Deemed Complete by the Municipality [Signature]

**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: 6 Mirabell Court

I/We, Sobha Dulal  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Shivang Tanika KUNWAR GAMBHIR  
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 04 day of December, 2024.

Sobha  
(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: 6 Mirabell Court

I/We, Sobha Dulal

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 04 day of December, 2024.

*Sobha*

(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.**

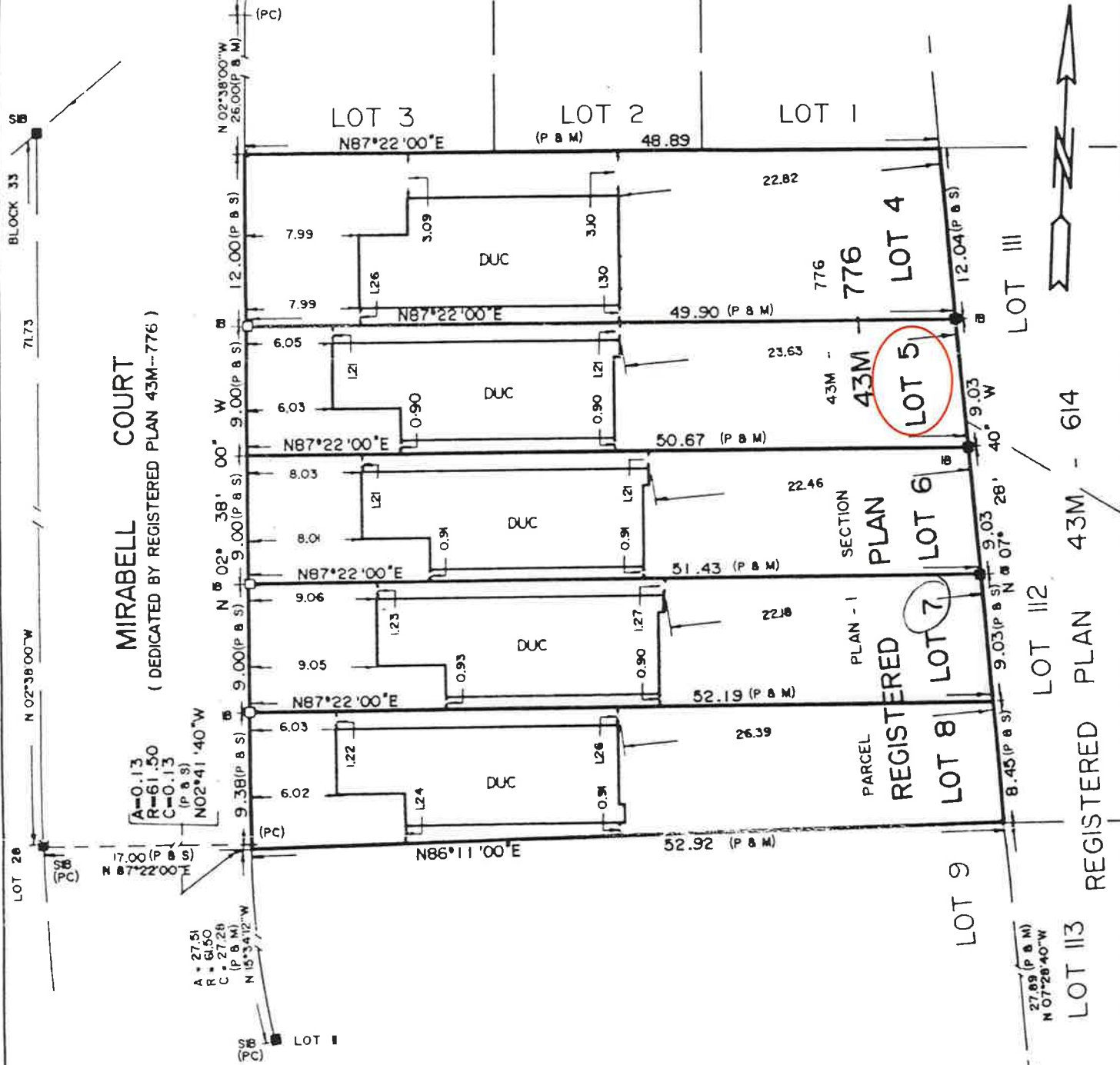
**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

A = 7.85  
R = 5.00  
C = 7.07  
(P & S)  
N 42°22'00"E

**HAVELOCK DRIVE**

(DEDICATED BY REGISTERED PLAN 43M-776)

METRIC  
DISTANCES SHOWN ON THIS  
PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET  
BY DIVIDING BY 0.3048



MIRABELL COURT  
(DEDICATED BY REGISTERED PLAN 43M-776)

A=0.13  
R=61.50  
C=0.13  
(P & S)  
N 02°41'40"W

A = 27.51  
R = 61.50  
C = 27.24  
(P & S)  
N 13°54'12"W

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56  
COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS

BUILDING LOCATION SURVEY OF  
LOTS 4, 5, 6, 7 and 8  
REGISTERED PLAN 43M-776  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL  
SCALE 1:400



J. D. BARNES LIMITED, Surveyors - 1987  
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
THE FIELD SURVEY REPRESENTED ON THIS PLAN  
WAS COMPLETED ON THE 2nd DAY OF NOVEMBER, 1987.

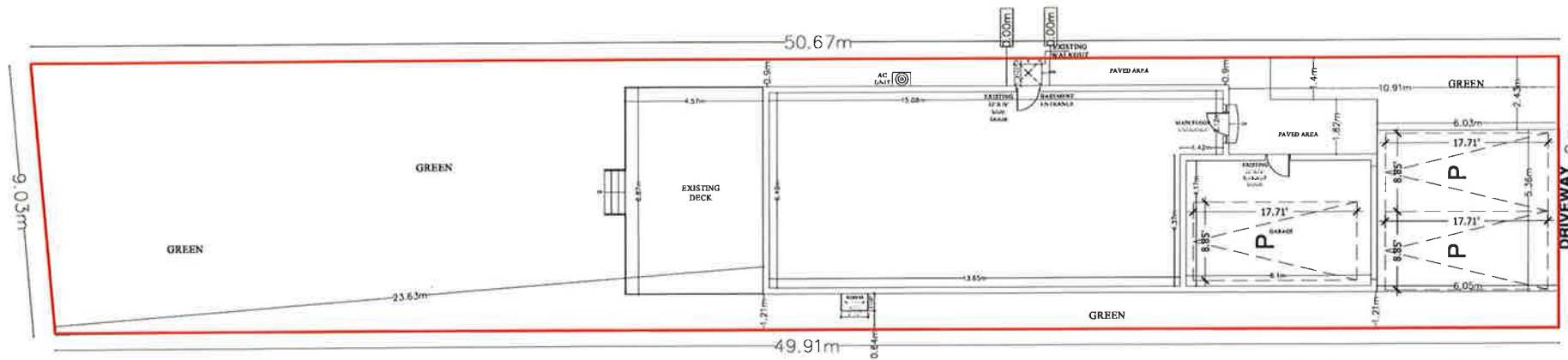
December 30, 1987 *Frank Mauro*  
DATE FRANK J. MAURO  
Ontario Land Surveyor

- NOTES:
- BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF HAVELOCK DRIVE AS SHOWN ON REGISTERED PLANS 43M - 776 AND 43M - 614 HAVING A BEARING OF N 87°22'00"E
  - DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - P.C. DENOTES POINT OF CURVATURE
  - DUC DENOTES DWELLING UNDER CONSTRUCTION
  - P&S DENOTES REGISTERED PLAN 43M-776 AND SET
  - P&M DENOTES REGISTERED PLAN 43M-776 AND MEASURED
  - PI DENOTES REGISTERED PLAN 43M - 614

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION  
ALL FOUND SURVEY MONUMENTS SET BY MARSHALL MACKLIN MONAGHAN  
LIMITED, SURVEYORS, UNLESS NOTED OTHERWISE

	<b>J. D. BARNES LIMITED, Surveyors</b> Cadastral • Geodetic • Photogrammetric • Engineering Surveys TORONTO BRAMPTON OSHAWA MISSISSAUGA		
	DRAWN BY: PRC	CHECKED BY: C.Z.	SCALE 1: 400





**SITE PLAN**  
SCALE 1:160



**6 MIRABELL COURT**

**GENERAL NOTES**

DO NOT SCALE DRAWINGS  
PROPERTY RIGHTS RETAINED BY:  
BG CONSTRUCTION DESIGN  
ANY REPRODUCTION IN WHOLE OR IN PART  
UNDER THE RULES AND BY-LAWS OF THE  
CORPORATION IS STRICTLY FORBIDDEN.  
ANY REPRODUCTIONS MUST BE  
AUTHORIZED BY  
ALL DRAWINGS ARE IN METRIC SCALE

**SCOPE OF WORK**

THE UNDERSIGNED HAS REVIEWED AND  
TAKES RESPONSIBILITY FOR THIS DESIGN,  
AND HAS THE QUALIFICATIONS AND  
MEETS THE REQUIREMENTS SET OUT  
IN THE ONTARIO BUILDING CODE  
TO BE A DESIGNER.

**QUALIFICATION INFORMATION**  
REQUIRED UNLESS DESIGN IS EXEMPT  
UNDER DIV. C.3.2.5.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440  
NAME SIGNATURE BCIN

*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

**SITE PLAN**

**CITY : BRAMPTON**

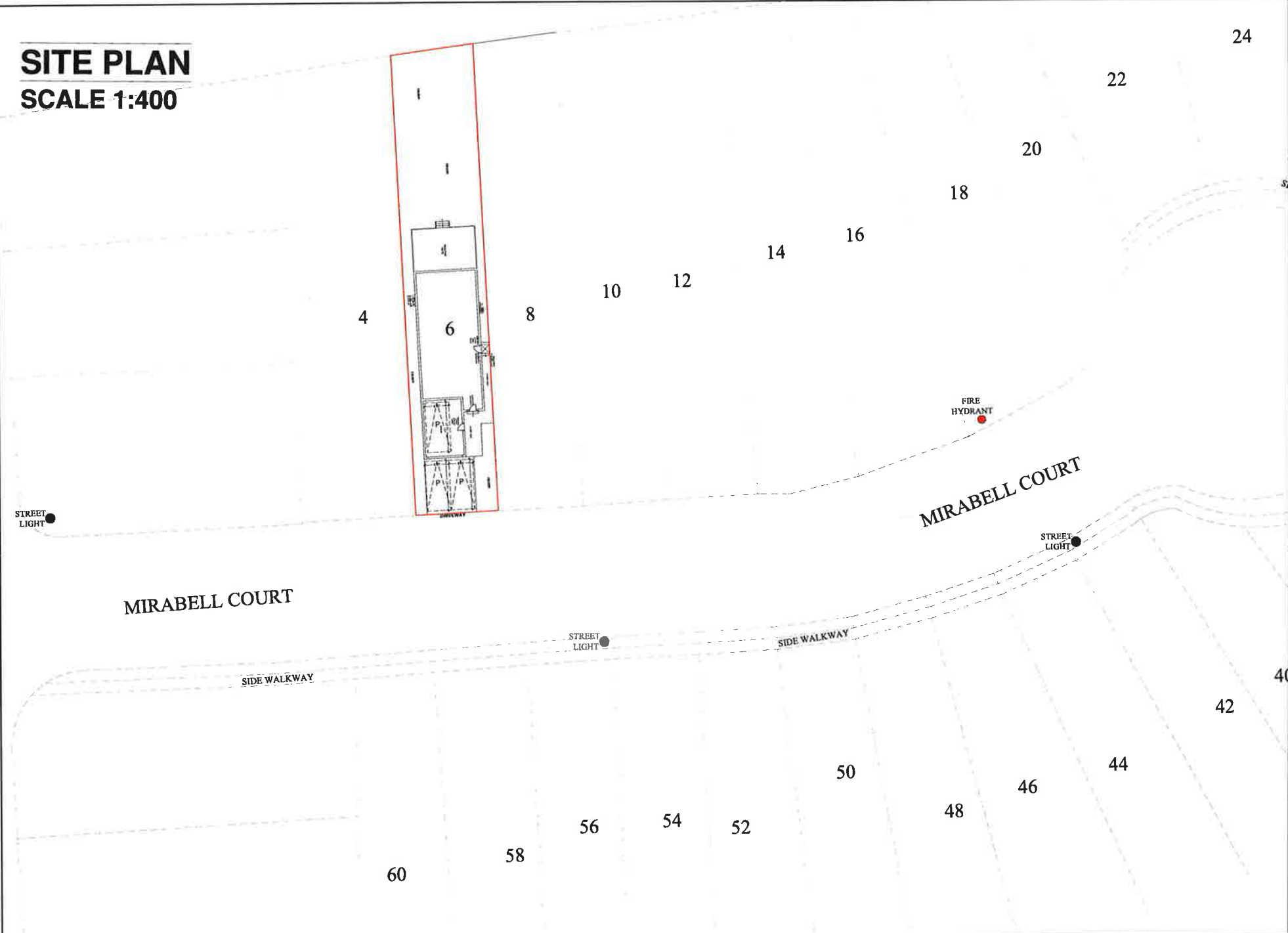
**6 MIRABELL COURT**

**EXISTING DWELLING**

PROJECT	SHEET
NOV 2024	<b>A1</b>
SCALE 1:160	

# SITE PLAN

## SCALE 1:400



<b>GENERAL NOTES</b>		
<p>DO NOT SCALE DRAWINGS          PROPERTY RIGHTS RETAINED BY:          BG CONSTRUCTION DESIGN          ANY REPRODUCTION IN WHOLE OR IN PART          UNDER THE RULES AND BY-LAWS OF THE          CORPORATION IS STRICTLY FORBIDDEN          ANY REPRODUCTIONS MUST BE          AUTHORIZED BY          ALL DRAWINGS ARE IN METRIC SCALE</p>		
<b>SCOPE OF WORK</b>		
<p>THE UNDERSIGNED HAS REVIEWED AND          TAKES RESPONSIBILITY FOR THIS DESIGN,          AND HAS THE QUALIFICATIONS AND          MEETS THE REQUIREMENTS SET OUT          IN THE ONTARIO BUILDING CODE          TO BE A DESIGNER.</p>		
<p><b>QUALIFICATION INFORMATION</b>          REQUIRED UNLESS DESIGN IS EXEMPT          UNDER DIV. C.32.5.1 OF THE BUILDING CODE</p>		
SHIVANG TARIKA	10640	
NAME	SIGNATURE	BCIN
<i>SHIVANG TARIKA</i>		
<b>NO</b>	<b>REVISION / ISSUE</b>	<b>DATE</b>
<b>SITE PLAN</b>		
CITY : BRAMPTON		
6 MIRABELL COURT		
EXISTING DWELLING		
<b>PROJECT</b>	<b>SHEET</b>	
NOV 2024	<b>A1-1</b>	
SCALE 1/16"=1'-0"		



# Zoning Non-compliance Checklist

File No. A-2024-0482
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Applicant: Sobha Dulal

Address: 6 Mirabell Ct, Brampton, ON L6W 4L1

Zoning: R1D-2570

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE	To permit a proposed exterior stairway leading to a below grade entrance in a required side yard.	Whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.	10.23.1
SETBACKS	To permit an interior side yard setback of 0m to a proposed exterior stairway leading to a below grade entrance.	Whereas the by-law requires a minimum setback of 0.3m to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling.	10.23.2
PATH OF TRAVEL	To permit a 0.9m wide pedestrian path of travel leading to the principal entrance of aN additional residential unit.	Whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2m leading to the principal entrance of an additional residential unit.	10.16.1(a)
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

\_\_\_\_\_  
John C. Cabral  
Reviewed by Zoning

\_\_\_\_\_  
2024-12-19  
Date