

**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.

<b>Application Number:</b>	<b>A-2023-0396</b>
<b>Property Address:</b>	<b>0 Creditview Road - Severed Lot</b>
<b>Legal Description:</b>	<b>Con 3, WHS Part Lot 2, RP 43R18425, Parts 2, 3, 4</b>
<b>Agent:</b>	<b>Harpreet Chatrath</b>
<b>Owner(s):</b>	<b>Iqbal Dhindsa, Harpreet Dhindsa</b>
<b>Other applications: under the <i>Planning Act</i></b>	<b>B-2023-0031 and A-2023-0395</b>
<b>Meeting Date and Time:</b>	<b>Tuesday, January 23, 2024 at 9:00 am</b>
<b>Meeting Location:</b>	<b>Hybrid in-person and virtual meeting – Council Chambers, 4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West</b>

**The applicant(s) are requesting the following variance(s) associated with the Consent Application(s):**

1. To permit a lot area of 0.18 hectares, whereas the by-law permits a minimum lot area of 0.2 hectares;
2. To permit a lot width of 20.79 metres, whereas the by-law permits a lot width of 45 metres;
3. To permit an interior side yard (west side) setback of 3.72 metres, whereas the by-law permits an interior side yard setback of 7.5 metres; and
4. To permit an interior side yard (east side) setback of 2 metres, whereas the by-law permits an interior side yard setback of 7.6 metres.

**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 and must be received no later than **4:30 pm on Thursday, January 18, 2024**.
- 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 **4:30 pm on Thursday, January 18, 2024**, 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 4th day of January 2024

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
P: 905.874.2117  
E: [coa@brampton.ca](mailto:coa@brampton.ca)



This drawing, as an instrument of service, is provided by and is the property of Inspire Architectural Group. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Inspire Architectural Group of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

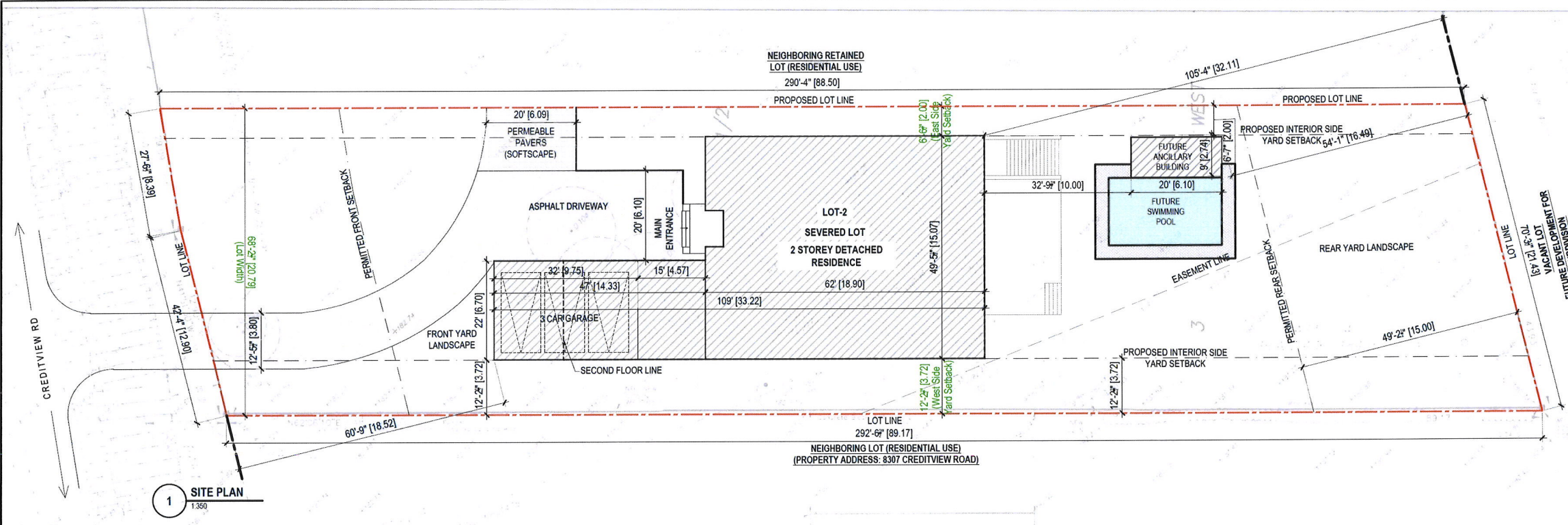
3	2023-11-13	Minor Variance
2	2023-11-03	Consent Application
1	2023-09-29	CVC
#	DATE	ISSUED FOR



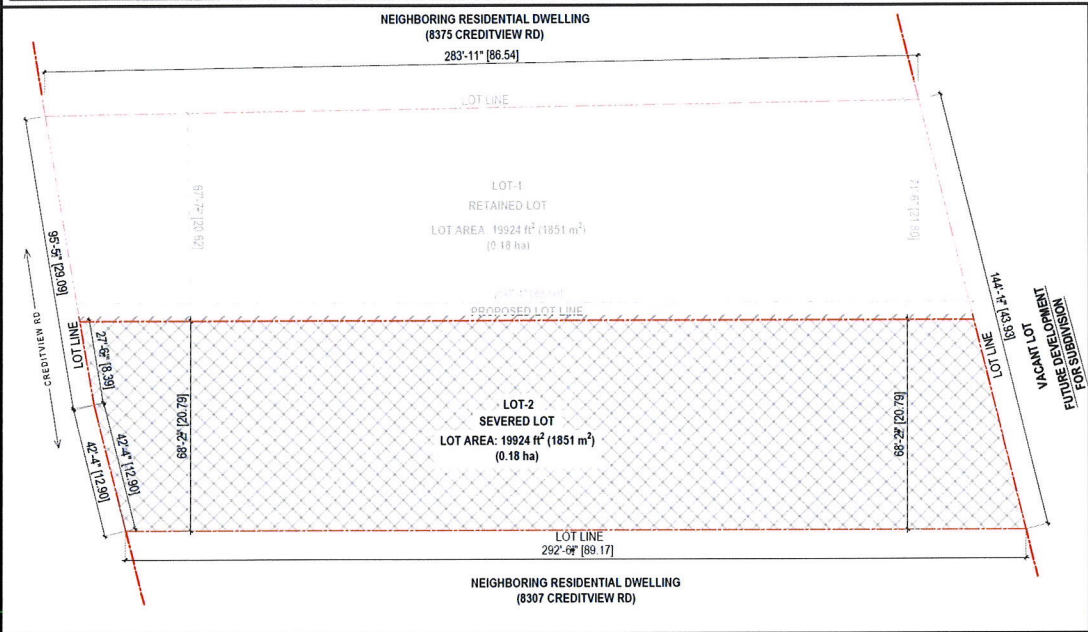
PROJECT NAME  
PROPOSED MINOR VARIANCE ON A  
SEVERED LOT AT 0 CREDITVIEW  
RD, BRAMPTON, ON

DRAWING NAME  
SITE PLAN  
(BUILDING BLOCK)

DRAWN BY HK	PROJECT NO.
CHECKED BY HK	Rev 00
Scale 1:350	Drawing no. A001
TRUE NORTH	PROJECT NORTH



KEY PLAN SHOWING LOT SEVERANCE AT 0 CRETVIEW RD, BRAMPTON



LEGEND	
LOT LINE	---
SETBACK LINE	---
PROPOSED DWELLING LINE	---
SECOND FLOOR LINE	---
POSSIBLE VARIANCE	GREEN COLOUR

SITE STATISTICS			
ZONING: A (SPECIAL SECTION: 910) AGRICULTURAL			
EXISTING: VACANT LOT			
SITE SUMMARY			
	PERMITTED (as per Zoning-Bylaw)	EXISTING	PROPOSED LOT 2
LOT AREA (MINIMUM) (as per Section-910)	0.2 hectares	0.36 hectares	19924 sq ft (0.18 ha)
LOT WIDTH	45 M	41.99 M	68'-3 1/2" (20.79m)

LOT 2			
Min. FRONT YARD	12 m	-	60'-9" (18.52m)
Min. INTERIOR SIDE YARD (WEST)	7.5 m	-	12'-2 1/2" (3.72m)
Min. INTERIOR SIDE YARD (EAST)	7.5 m	-	6'-6 1/2" (2.0m)
Min. REAR YARD	15 m	-	105'-2 1/2" (32.08 m)
MAX. HEIGHT	10.6 m	-	10.6 m
MIN. GROUND FLOOR AREA	115 sq. mt if more than one storey high	-	3288.38 + 1034 sq.ft. = 4322.38 sq.ft (401.56 sq.mt.) (including Garage & Carport)
GROSS FLOOR AREA	-	-	7000 sq.ft. (650.32 sq.mt)
FSI	-	-	0.35
LOT COVERAGE	-	-	23% (4502.38 sq.ft.)
DRIVEWAY WIDTH	9.14 m (30'-0")	-	6.10 m (20'-0")
LANDSCAPE AREA	70%	-	70.35% (4369.77 sq.ft.) Front Yard Area: 6211.26 ft² 4369.77x 100 = 70.35% 6211.26

ANCILLARY BUILDING	PERMITTED (as per Zoning-Bylaw)	EXISTING	PROPOSED LOT 2
AREA	-	-	180 sq.ft. (16.72 SQM)
REAR SETBACK	-	-	54'-1" (16.49 m)
SIDE SETBACKS	-	-	6'-7" (2.00 m)
SETBACK FROM PRIMARY UNIT	-	-	32'-9" (10.00 m)