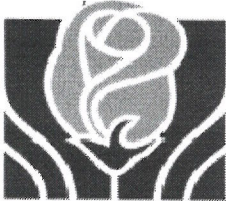


Flower City



brampton.ca

B-2023-0031

APPLICATION NUMBER: "B"

The personal Information collected on this form is collected pursuant to subsection 53(2) 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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

APPLICATION
Consent

(Please read Instructions)

NOTE: Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) ^x Name of Owner/Applicant ~~Harpreet Chatrath~~ Harman gill, Kulbir gill, Iqbal dhindsa
(print given and family names in full)

Address ~~Unit 418, 2250 Bovaird Dr E, Brampton, L6R3J5~~ 11 Adrian Crescent, Brampton, L6X5M6

Phone # ~~6478525086~~ 647-299-9501 Fax # _____

Email ~~harpreet@inspireag.ca~~ hbkjani22@yahoo.com

(b) Name of Authorized Agent Harpreet Chatrath

Address Unit 418, 2250 Bovaird dr E, Brampton, L6R3J5

Phone # 6478525086 Fax # _____

Email harpreet@inspireag.ca

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify: Severance of a current single lot into two parts.

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

Harpreet Dhindsa, Iqbal dhindsa, Kulbir Gill, Harmandeep Gill

4. Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street Creditview road Number 0

b) Concession No. Part of west 1/2 of lot 2 Concession 3 Lot(s) 2

c) Registered Plan No. _____ Lot(s) _____

d) Reference Plan No. 43r18425 parts 2,3,4 Lot(s) _____

e) Assessment Roll No. 10-08-0-011-09020-0000 Geographic or Former Township of Chinguacousy

5. Are there any easements or restrictive covenants affecting the subject land?

Yes ☒ No ☐
Specify: _____

6.

Description of severed land: (in metric units)

Lot 1: 20.62 mt

Lot 2: 20.79 mt

Frontage

Lot 1: 86.54 mt

Lot 2: 89.17 mt

Depth

Lot 1: 1851 sq.mt

Lot 2: 1851 sq.mt

Area

a)

Existing Use

Vacant

Proposed Use

Residential

c)

Number and use of buildings and structures (both existing and proposed) on the land to be severed:

(existing)

Vacant no structure

(proposed)

Lot 1: 2 storey residential dwelling unit with finished basement having area 650.55 sqmt

Lot 2: 2 storey residential dwelling unit with finished basement having area 650.55 sqmt

d)

Access will be by:

Existing

Proposed

Provincial Highway

☐

☐

Municipal Road - Maintained all year

☒

☐

Other Public Road

☐

☐

Regional Road

☐

☐

Seasonal Road

☐

☐

Private Right of Way

☐

☐

e)

If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

N/A

f)

Water supply will be by:

Existing

Proposed

Publicly owned and operated water system

☐

☒

Lake or other body of water

☐

☐

Privately owned and operated individual or communal well

☐

☐

Other (specify):

g)

Sewage disposal will be by:

Existing

Proposed

Publicly owned and operated sanitary sewer system

☐

☐

Privy

☐

☐

Privately owned and operated individual or communal septic system

☐

☒

Other (specify):

7.

Description of retained land: (in metric units)

Lot 1:20.62 mt

Depth

Lot 1: 86.54 mt

Area

Lot 1: 1851 sq.mt

a)

Frontage

vacant

Proposed Use

residential

c)

Number and use of buildings and structures (both existing and proposed) on the land to be retained:

(existing)

vacant, no structure

(proposed)

2 storey residential dwelling unit with finished basement having area 650.55 sq.mt

d)

Access will be by:

Existing

Proposed

Provincial Highway

☐

☐

Municipal Road - Maintained all year

☒

☐

Other Public Road

☐

☐

Regional Road

☐

☐

Seasonal Road

☐

☐

Private Right of Way

☐

☐

e)

If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

N/A

f)

Water supply will be by:

Existing

Proposed

Publicly owned and operated water system

☐

☒

Lake or other body of water

☐

☐

Privately owned and operated individual or communal well

☐

☐

Other (specify):

g)

Sewage disposal will be by:

Existing

Proposed

Publicly owned and operated sanitary sewer system

☐

☐

Privy

☐

☐

Privately owned and operated individual or communal septic system

☐

☒

Other (specify):

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>Agriculture (A, Section 910)</u>	<u>Agriculture (A, Section 910)</u>
Official Plans		
City of Brampton	<u>Residential</u>	<u>Residential</u>
Region of Peel	<u>Residential</u>	<u>Residential</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes ☐ No ☒

File # _____ Status/Decision _____

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☐ No ☒

Date of Transfer _____ Land Use _____

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	N/A	
Zoning By-law Amendment		
Minister's Zoning Order		
Minor Variance		
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision		

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?
Yes ☒ No ☐

13. Is the subject land within an area of land designated under any Provincial Plan?
Yes ☐ No ☒

14. If the answer is yes, does the application conform to the applicable Provincial Plan?
Yes ☐ No ☐

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the Brampton of November
this 03 day of November, 2023.

HKaur
Signature of Applicant, or Authorized Agent, see note on next page

Check box if applicable:

☐ I have the authority to bind the Corporation

DECLARATION

I, Ramandeep of the City of Brampton of November 2023

in the County/District/Regional Municipality of Brampton solemnly declare that all the statements contained in this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the City of Brampton of December
in the Region of Peel
this 12th day of December, 2023

HKaur Ramandeep
Signature of applicant/solicitor/authorized agent, etc.

Clara Vani
Signature of a Commissioner, etc.
Clara Vani
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

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

VL
Zoning Officer

Dec 12, 2023
Date

NOTES:

1. If this application is signed by an agent or solicitor on behalf of the applicant, the owner's written authorization must accompany this application. If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation. If the application is signed by an agent or solicitor on behalf of the applicant who is a Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation.
2. Each copy of the application must be accompanied by a sketch **and a key map** showing the location of the subject land.
3. Sketches or reproductions are to be no larger than Legal Size. Application plans which are larger may be submitted provided at least **one reproduction** reduced to Legal Size is filed with the application.
4. Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.
5. The sketch shall show:
 - a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - c) the boundaries and dimensions of the subject land, the part that is to be severed (shown in double hatch lines XXXX) and the part that is to be retained (shown in single hatched lines ////);
 - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
 - i) the location and nature of any easement affecting the subject land; a
 - j) if a natural or artificial feature is to be the proposed new property line or part thereof, identify the feature(s) as such on the sketch.
6. It is required that **1 original copy** of this application be filed, together with **2 copies** of the sketch described in item 2 above, with the Secretary-Treasurer, accompanied by the applicable fee.

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, Harmandeep Gill, Kulbir Gill, Iqbal Dhindsa, Harpreet Dhindsa,
(Please print or type full name of the owner)

the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:

- 1. Signing and filing the application(s) on behalf of the undersigned;
1. Harpreet Chatrath (Inspire Architectural Group, 2515320 Ontario Ltd);
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
- 2. Representing the undersigned before the Committee of Adjustment,
2.
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
- 3. Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,
3.
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

AND, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

AND, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and commitment(s) made on my behalf by the said agent(s).

Dated this 03 day of November, 20 23.

Harmandeep Gill Kulbir Gill Harpreet Dhindsa
(Signature of the owner, or where the owner is a firm or corporation, the signing officer of the owner.)

(Where the owner is a firm or corporation, please type or print the full name of the person signing.)

NOTES:

- 1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
- 2. If there is more than one owner, all owners shall complete and sign individual appointment and authorization forms.
- 3. If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 0 Creditview road, Brampton, Roll No. 10-08-0-011-09020-0000

I/We, Harmandeep Gill, Kulbir gill, Iqbal dhindsa, Harpreet Dhindsa
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 03 day of November, 2023.

Harmandeep Gill Kulbir Gill Iqbal Dhindsa Harpreet Dhindsa
(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

SHEET LIST	
SHEET NO.	COVER SHEET
00	SURVEY PLAN
A001	SITE PLAN (LOT SEVERED PLAN)
A002	SITE PLAN (BUILDING BLOCK)
A002.a	SITE STATISTICS


SEVERANCE FOR PROPERTY
AT 0 CREDITVIEW RD, BRAMPTON, ON
(A LOT IN BETWEEN LOT 8307 & 8375 CREDITVIEW RD, BRAMPTON)

VICINITY MAP



0 CREDITVIEW RD,
BRAMPTON, ON

ROLL NO: 10-08-0-011-09020-0000
REFERENCE NO: 43R-18425 PARTS 2,3,4

 **YOUNG & YOUNG**
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310 North Queens St., Unit 102, Toronto ON M8B
Tel: (416) 821-2674 • Fax: (416) 821-3360
E-MAIL: info@youngandyoung.ca

CHARTERED FINANCIAL ANALYSTS

CHARTERED	CHARTERED	CHARTERED	PROJECT 22-
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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.

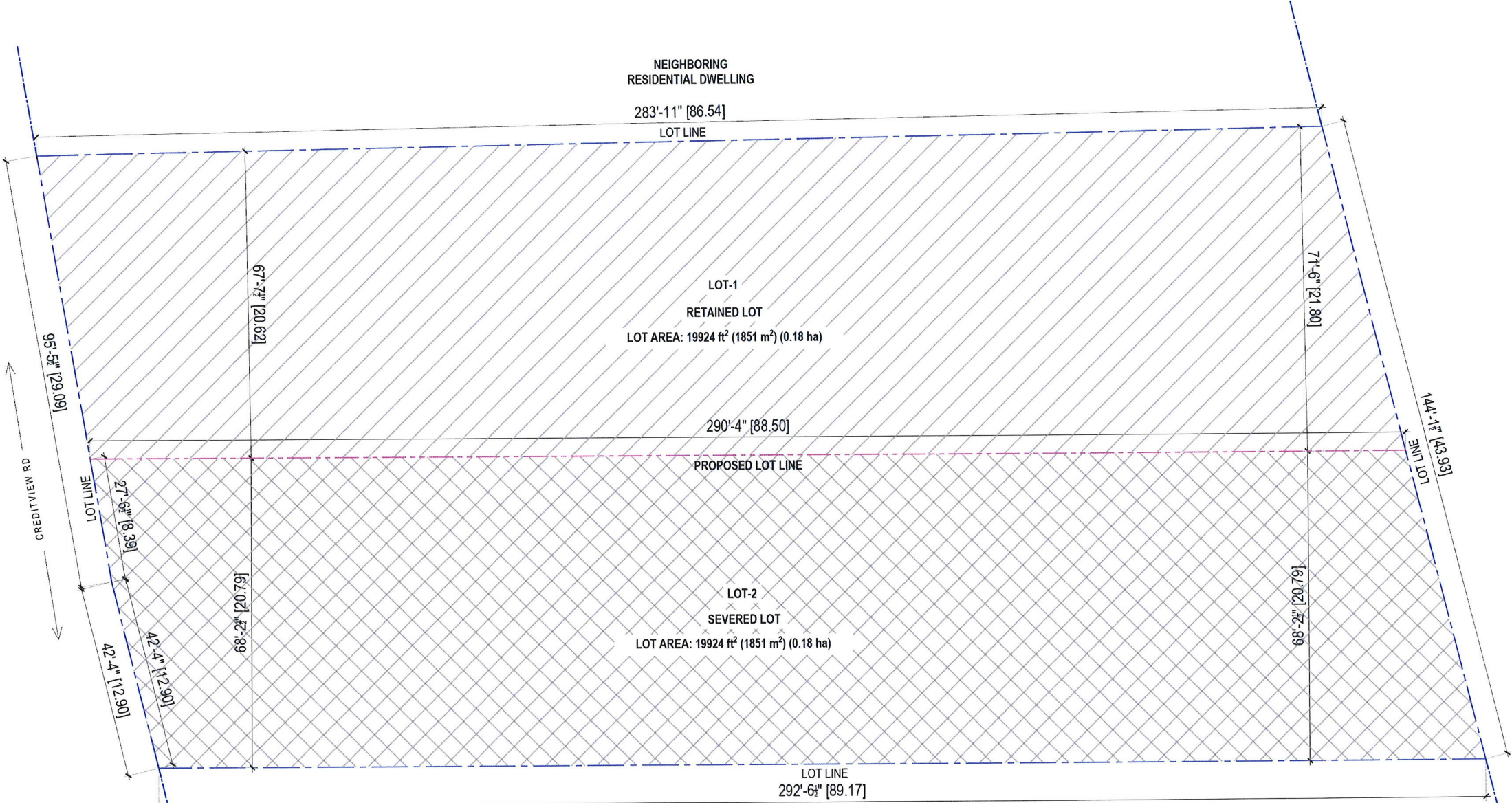
3		
2	2023-11-03	Consent Application
1	2023-09-29	CVC
#	DATE	ISSUED FOR



PROJECT NAME
SEVERANCE FOR PROPERTY
AT 0 CREDITVIEW RD,
BRAMPTON, ON

DRAWING NAME
SITE PLAN
(LOT SEVERED PLAN)





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



1 SITE PLAN
1:350

ZONING
ZONING: A (SPECIAL SECTION: 910) AGRICULTURAL
EXISTING USE: VACANT LOT
PROPOSED USE: RESIDENTIAL (PERMITTED USE - SINGLE DETACHED DWELLING)

NEIGHBORING
RESIDENTIAL DWELLING

LEGEND	
RETAINED LOT	
SEVERED LOT	
EXISTING LOT LINE	
PROPOSED LOT LINE	

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.

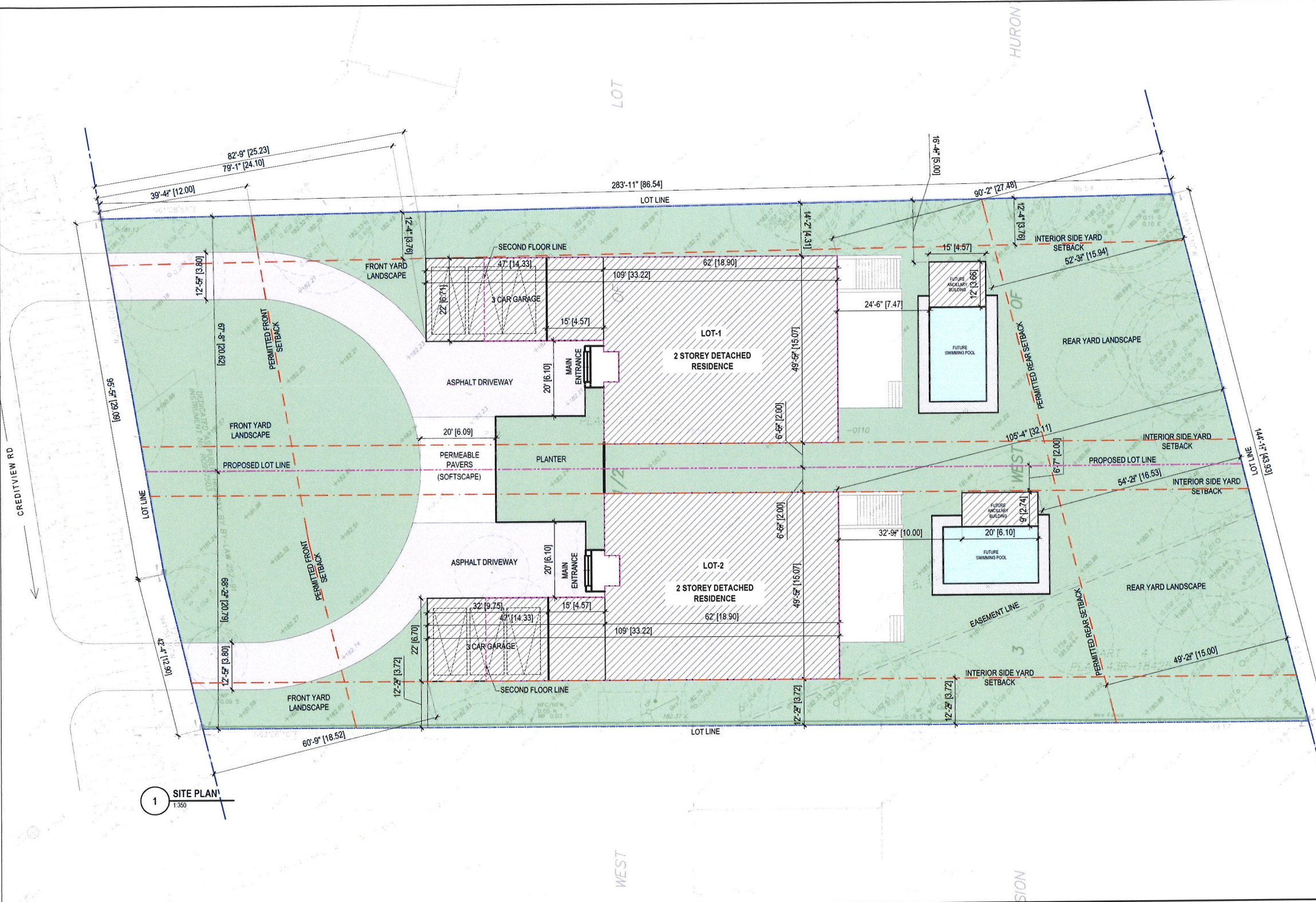
3		
2	2023-11-03	Consent Application
1	2023-09-29	CVC
#	DATE	ISSUED FOR



PROJECT NAME
SEVERANCE FOR PROPERTY
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. A002
TRUE NORTH	PROJECT NORTH



1 SITE PLAN
1:350

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.

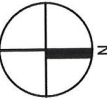
3		
2	2023-11-03	Consent Application
1	2023-09-29	CVC
#	DATE	ISSUED FOR



PROJECT NAME
SEVERANCE FOR PROPERTY
AT 0 CREDITVIEW RD,
BRAMPTON,ON

DRAWING NAME
SITE STATISTICS

DRAWN BY HK	PROJECT NO.
CHECKED BY HK	Rev 00
Scale 1:350	Drawing no. A002.a
TRUE NORTH	PROJECT NORTH



LEGEND
LOT LINE
PROPOSED LOT LINE
SETBACK LINE
PROPOSED DWELLING LINE
SECOND FLOOR LINE

SITE STATISTICS				
ZONING: A (SPECIAL SECTION: 910) AGRICULTURAL				
EXISTING: VACANT LOT				
SITE SUMMARY				
	PERMITTED (as per Zoning-Bylaw)	EXISTING	PROPOSED	
			LOT 1	LOT 2
LOT AREA (MINIMUM)	0.4 hectares	0.36 hectares	19924 sq.ft. (0.18 ha)	19924 sq.ft. (0.18 ha)
LOT WIDTH	45 M	41.99 M	67'-8" (20.62m)	68'-3 1/2" (20.79m)

			LOT 1	LOT 2
Min. FRONT YARD	12 m	-	79'-1" (24.10m)	60'-9" (18.52m)
Min. INTERIOR SIDE YARD (EAST)	7.5 m	-	6'-6 1/2" (2.0m)	12'-2 1/2" (3.72m)
Min. INTERIOR SIDE YARD (WEST)	7.5 m	-	12'-4" (3.76m)	6'-6 1/2" (2.0m)
Min. REAR YARD	15 m	-	90'-2" (27.48 m)	105'-2 1/2" (32.06 m)
MAX. HEIGHT	10.6 m	-	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)	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)	7000 sq.ft. (650.32 sq.mt)
FSI			0.35	0.35
LOT COVERAGE	-	-	23% (4502.38 sq.ft.)	23% (4502.38 sq.ft.)
DRIVEWAY WIDTH	9.14 m (30'-0")		6.10 m (20'-0")	6.10 m (20'-0")
LANDSCAPE AREA	70%		70.19% (4928.97 sq.ft.) Front Yard Area: 7022.17 ft² 4928.97x 100 = 70.19% 7022.17	70.35% (4369.77 sq.ft.) Front Yard Area: 6211.26 ft² 4369.77 x 100 = 70.35% 6211.26

ANCILLARY BUILDING	PERMITTED (as per Zoning-Bylaw)	EXISTING	PROPOSED	
			LOT 1	LOT 2
AREA	-	-	180 sq.ft. (16.72 SQM)	180 sq.ft. (16.72 SQM)
REAR SETBACK	-	-	52'-3" (15.94 m)	54'-1" (16.49 m)
SIDE SETBACKS	-	-	16'-4" (5.00 m)	6'-7" (2.00 m)
SETBACK FROM PRIMARY UNIT	-	-	24'-6" (7.47 m)	32'-9" (10.00 m)



INSPIRE ARCHITECTURAL GROUP

2515320 Ontario Ltd.

Unit 418, 2250 Bovaird Dr E,
Brampton, ON L6R 0W3, Canada

+1 905-861-2032

info@inspireag.ca

www.inspireag.ca

COVER LETTER

Date: 2023-11-06

To: City Of Brampton
Department of Planning
2 Wellington Street West
Brampton

Attention: Clara, Secretary-Treasurer

On behalf of our client, I would like to submit the application for Consent Application for a Lot severance at 0 Creditview Road, Brampton, Part of West ½ of Lot 2 Concession 3 West of Hurontario street.

Currently the Lot is vacant and zoned under Agriculture A zone and its under CVC. There are two owners of the lot and both are related to each other so they want to propose severance of the lot into 2 parts with a custom house of approximate 7000 sq.ft on each lot.

In the proposed Conceptual site plan we have shown two lots equally divided with two custom houses on each lot. For both the lots we have followed Zoning by laws as per Agriculture zone, like setbacks, height, minimum ground floor coverage.

Below are the attachments:

1. Cover Letter
2. Consent Application form
3. Authorization Form
4. Permit to Enter form
5. Survey Plan
6. Site plan
7. Reference emails from CVC

Since the Lot falls under CVC, we contacted them (contact planner Trisha Hughes) and they did the site visit. All the reference emails with cvc are attached as pdf. Kindly accept the application for Consent Application. Please let me know if you need any other information from our side.

Thanks,

Harpreet Chatrath

Principal Architect, B.Arch, O.A.A, RAIC

Inspire Architectural Group,

Unit 418, 2250 Bovaird Dr E, Brampton, ON

Phone: 647-852-5086

email: harpreet@inspireag.ca



Raman Kaur <raman@inspireag.ca>

RE: 0 Creditview Rd followup

11 messages

Hughes, Trisha <trisha.hughes@cvc.ca>

Thu, Sep 28, 2023 at 6:03 PM

To: "harpreet@inspireag.ca" <harpreet@inspireag.ca>

Cc: "hardeep@inspireag.ca" <hardeep@inspireag.ca>, "raman@inspireag.ca" <raman@inspireag.ca>

Hello Harpreet,

Thanks for your inquiry and your patience.

Based on our mapping and information available, the subject property at 0 Creditview Road in Brampton (vacant property between 8307 and 8375 Creditview Road) is located within the Credit River valley. The subject property is also in proximity to floodplain and wetland (Provincially Significant Churchville-Norval Wetland Complex). As such, the property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit). A copy of our mapping is attached.

The subject property is also within an area designated as Core Greenlands by the Region of Peel. Please contact the Region of Peel for any questions or requirements associated with this designation.

Your email noted that your client considering a potential severance on the property. CVC policy does not support the creation of a new lot within or fragmenting the natural hazards or natural heritage features. Therefore, it would need to be demonstrated that any new lot is located outside of the natural hazards and natural heritage features, with an appropriate buffer. Generally, a minimum 10m buffer is added to the greatest constraint. It would also need to be demonstrated that there is a sufficient building envelope on the proposed lot to be created and the lot to be retained to incorporate all necessary infrastructure (e.g. dwelling, driveway, parking, septic, etc.) in accordance with our policies. Further, it would need to be demonstrated that safe access in accordance with our policies is available.

In order to provide more specific comments, a conceptual site plan drawing showing the location and dimensions of any proposed severance and any proposed development (e.g., buildings/structures, grading, access, etc.) should be submitted for review. This can be hand drawn on a piece of paper or aerial image of the property. The actual limits of the regulated features may need to be reviewed and surveyed through a site visit once a plan has been proposed. Further study may also be required to confirm feasibility of a proposal.

Should you have any questions, please let me know.

Kind regards,

Trisha Hughes | RPP | she/her/hers

Acting Senior Planner, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext 325 | M: 437-855-4056

trisha.hughes@cvc.ca | cvc.ca



[View our privacy statement](#)

From: Harpreet Chatrath <harpreet@inspireag.ca>
Sent: Monday, September 25, 2023 7:57 PM
To: Pierce, Ryan <ryan.pierce@cvc.ca>
Cc: Raman Kaur <raman@inspireag.ca>; Hardeep Tatla <hardeep@inspireag.ca>
Subject: Re: [External] New Submission From CVC.CA Contact Form

You don't often get email from harpreet@inspireag.ca. [Learn why this is important](#)

[CAUTION] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt contact help211@cvc.ca

Hello Ryan,

Just following up regarding 0 Creditview road, Brampton. I would appreciate it if you can please send me details regarding the lot as per CVC.

Thanks,

Harpreet Chatrath
Principal Architect, B.Arch, O.A.A, RAIC



Inspire Architectural Group
2515320 Ontario Ltd
Unit 418, 2250 Bovaird Dr E, Brampton, ON
Phone: 647-852-5086
email: harpreet@inspireag.ca

On Tue, Sep 19, 2023 at 1:41 PM Harpreet Chatrath <harpreet@inspireag.ca> wrote:

Hello Ryan,

Just following up regarding 0 creditview road, kindly let me know if we can go over the lot and conservation details over the phone or through email.

Thanks,

--

Harpreet Chatrath
Principal Architect, B.Arch, O.A.A, RAIC



Inspire Architectural Group
2515320 Ontario Ltd
Unit 418, 2250 Bovaird Dr E, Brampton, ON
Phone: 647-852-5086
email: harpreet@inspireag.ca

On Mon, Sep 18, 2023 at 12:31 PM Harpreet Chatrath <harpreet@inspireag.ca> wrote:

Hello Ryan,

Please see attached map image. Let me know if that's what you need.

Thanks,

Harpreet

On Mon, Sept 18, 2023, 11:31 a.m. Pierce, Ryan <ryan.pierce@cvc.ca> wrote:

Hi Harpreet,

Thank you for your property inquiry. Could you please confirm the lot by sending a PIN map, screenshot of CVC’s mapping with the lot highlighted, ARN number, or on google maps? This will assist with ensuring that we are discussing the correct lot location during our review of your request for potential development and lot severance.

Kind Regards,

Ryan Pierce | he/him/his
Planning Technician, Planning and Development Services | Credit Valley Conservation
905-670-1615 ext. 380
ryan.pierce@cvc.ca | cvc.ca

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From: Credit Valley Conservation <noreply@cvc.ca>
Sent: Thursday, September 14, 2023 6:55 PM
To: ZZG-CVC-Planning <planning@cvc.ca>
Subject: [External] New Submission From CVC.CA Contact Form

[CAUTION] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt contact help211@cvc.ca

Page: Contact

Please Select Your Area of Interest

Planning and Permit Inquiries

Referring Webpage

footer_inquiry

First Name

Harpreet

Last Name

Chatrath

Email

harpreet@inspireag.ca

Postal Code

L9W6T3

Type of Inquiry

Question

Message

Hello,

I would like to enquire regarding a lot in Brampton at 0 creditview road Brampton. The lot falls under 8307 and 8375 creditview road.

Our client wants to develop and do severance this lot and would like to discuss regarding the same.

I would appreciate if someone can get back to me on 6478525086 or harpreet@inspireag.ca.

Thanks
Harpreet

Entry ID: 49851

 **dta_0CreditviewRd_br_20230928.pdf**
692K

Harpreet Chatrath <harpreet@inspireag.ca>
To: "Hughes, Trisha" <trisha.hughes@cvc.ca>
Cc: "hardeep@inspireag.ca" <hardeep@inspireag.ca>, "raman@inspireag.ca" <raman@inspireag.ca>, hbkjani22@yahoo.com, iqbaldhindsa747@gmail.com

Fri, Sep 29, 2023 at 10:33 AM

Hello Trisha,

Thanks for sending the email in detail, really appreciate it.

As per your email Trisha, I would like to submit a Conceptual site plan with a survey for the property for CVC review. Please find an attachment for the same.

I would appreciate it if we can schedule a virtual meeting to go over, so that my client's can understand all requirements from CVC.

Let me know how to proceed.

Thanks,

Harpreet Chatrath
Principal Architect, B.Arch, O.A.A, RAIC



Inspire Architectural Group
2515320 Ontario Ltd
Unit 418, 2250 Bovaird Dr E, Brampton, ON
Phone: 647-852-5086
email: harpreet@inspireag.ca

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4 attachments

- **Credit Valley Conservation**
inspired by nature
- **2022 CANADA'S GREENEST EMPLOYERS**
- **GREATER TORONTO'S TOP 1000 EMPLOYERS**
- **image001.jpg**
22K
- **Credit Valley Conservation**
inspired by nature
- **2022 CANADA'S GREENEST EMPLOYERS**
- **GREATER TORONTO'S TOP 1000 EMPLOYERS**
- **image001.jpg**
22K
-  **Survey.pdf**
647K

 **Conceptual Site Plan.pdf**
335K

Harpreet Chatrath <harpreet@inspireag.ca>
To: wajeeha shahrukh <wajeeha.shahrukh@gmail.com>
Cc: Raman Kaur <raman@inspireag.ca>, Hardeep Tatla <hardeep@inspireag.ca>

Wed, Oct 4, 2023 at 6:27 PM

Hello Wajeeha,

As discussed over the phone, please see below CVC email for credit view road. We have sent them a site plan and are waiting for them to respond back.

Please let me know if we can reach out to them for early response.

Thanks,
Harpreet

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3 attachments



Credit Valley Conservation
inspired by nature



2022 CANADA'S GREENEST EMPLOYERS



GREATER TORONTO'S TOP 1000 EMPLOYERS

image001.jpg
22K



Credit Valley Conservation
inspired by nature



2022 CANADA'S GREENEST EMPLOYERS



GREATER TORONTO'S TOP 1000 EMPLOYERS

image001.jpg
22K

 **dta_0CreditviewRd_br_20230928.pdf**
692K

Harpreet Chatrath <harpreet@inspireag.ca>
To: "Hughes, Trisha" <trisha.hughes@cvc.ca>
Cc: Hardeep Tatla <hardeep@inspireag.ca>, Raman Kaur <raman@inspireag.ca>, hbkjani22@yahoo.com, iqbalhindsa747@gmail.com

Wed, Oct 11, 2023 at 4:13 PM

Hello Trisha,

Just following up regarding 0 creditview road Brampton project. I would appreciate if you can kindly update regarding the same.

Thanks
Harpreet

[Quoted text hidden]

Hughes, Trisha <trisha.hughes@cvc.ca>
To: Harpreet Chatrath <harpreet@inspireag.ca>
Cc: "hardeep@inspireag.ca" <hardeep@inspireag.ca>, "raman@inspireag.ca" <raman@inspireag.ca>, "hbkjani22@yahoo.com" <hbkjani22@yahoo.com>, "iqbalhindsa747@gmail.com" <iqbalhindsa747@gmail.com>

Fri, Oct 13, 2023 at 4:25 PM

Hi Harpreet,

Thanks for following up with the concept plan, and I apologize for the delay. We are discussing requirements internally and will get back to you shortly with next steps.

Kind regards,

Trisha Hughes | RPP | she/her/hers

Acting Senior Planner, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext 325 | M: 437-855-4056

trisha.hughes@cvc.ca | cvc.ca



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From: Harpreet Chatrath <harpreet@inspireag.ca>

Sent: Friday, September 29, 2023 10:33 AM

To: Hughes, Trisha <trisha.hughes@cvc.ca>

Cc: hardeep@inspireag.ca; raman@inspireag.ca; hbkjani22@yahoo.com; iqbaldhindsa747@gmail.com

Subject: [External] Re: 0 Creditview Rd followup

[CAUTION] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt contact help211@cvc.ca

Hello Trisha,

Thanks for sending the email in detail, really appreciate it.

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I would appreciate it if we can schedule a virtual meeting to go over, so that my client's can understand all requirements from CVC.

Let me know how to proceed.

Thanks,

Harpreet Chatrath

Principal Architect, B.Arch, O.A.A, RAIC

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Inspire Architectural Group
2515320 Ontario Ltd
Unit 418, 2250 Bovaird Dr E, Brampton, ON
Phone: 647-852-5086
email: harpreet@inspireag.ca

On Tue, Sep 19, 2023 at 1:41 PM Harpreet Chatrath <harpreet@inspireag.ca> wrote:

Hello Ryan,

Just following up regarding 0 creditview road, kindly let me know if we can go over the lot and conservation details over the phone or through email.

Thanks,

--

Harpreet Chatrath
Principal Architect, B.Arch, O.A.A, RAIC

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Fri, Oct 13, 2023 at 4:29 PM

Harpreet Chatrath <harpreet@inspireag.ca>
To: "Hughes, Trisha" <trisha.hughes@cvc.ca>
Cc: "hardeep@inspireag.ca" <hardeep@inspireag.ca>, "raman@inspireag.ca" <raman@inspireag.ca>, "hbkjani22@yahoo.com" <hbkjani22@yahoo.com>, "iqbaldhindsa747@gmail.com" <iqbaldhindsa747@gmail.com>

Thanks Trisha. We will wait for your email.
Have a nice weekend.
[Quoted text hidden]

Mon, Oct 23, 2023 at 3:31 PM

Hughes, Trisha <trisha.hughes@cvc.ca>
To: Harpreet Chatrath <harpreet@inspireag.ca>
Cc: "hardeep@inspireag.ca" <hardeep@inspireag.ca>, "raman@inspireag.ca" <raman@inspireag.ca>, "hbkjani22@yahoo.com" <hbkjani22@yahoo.com>, "iqbaldhindsa747@gmail.com" <iqbaldhindsa747@gmail.com>

Hi Harpreet,

In follow-up to our discussion last week, we just wanted to confirm if CVC staff have permission to enter the site to take a look this week (either Tuesday morning or Thursday afternoon). We do not need to meet with anyone at this time. We just want to take a look at the site and take some photos, and can follow-up by phone or email after the site visit.

Thanks,

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[Quoted text hidden]
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Raman Kaur <raman@inspireag.ca>
To: "Hughes, Trisha" <trisha.hughes@cvc.ca>
Cc: Harpreet Chatrath <harpreet@inspireag.ca>, "hardeep@inspireag.ca" <hardeep@inspireag.ca>, "hbkjani22@yahoo.com" <hbkjani22@yahoo.com>, "iqbaldhindsa747@gmail.com" <iqbaldhindsa747@gmail.com>

Mon, Oct 23, 2023 at 3:56 PM

Hello Trisha,

We are really sorry, that we forgot to send you an email back for the confirmation of the site visit. We have talked to the owner and he does not have any issues with the site visit tomorrow, since the site is vacant, so, it is better if you can visit the site tomorrow morning.

Kindly let us know if you have any queries.

Thank you,

Ramandeep Kaur
Inspire Architectural Group
418 - 2250 Bovaird Dr. E, Brampton, ON
Phone: 905-861-2032
email: raman@inspireag.ca

[Quoted text hidden]

Harpreet Chatrath <harpreet@inspireag.ca>
To: "Hughes, Trisha" <trisha.hughes@cvc.ca>
Cc: "hardeep@inspireag.ca" <hardeep@inspireag.ca>, "raman@inspireag.ca" <raman@inspireag.ca>, "hbkjani22@yahoo.com" <hbkjani22@yahoo.com>, "iqbaldhindsa747@gmail.com" <iqbaldhindsa747@gmail.com>

Mon, Oct 23, 2023 at 4:27 PM

Hello Trisha,

Please go ahead for the site visit as I have updated the owner's regarding your site visit.

Thanks,
Harpreet
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Hughes, Trisha <trisha.hughes@cvc.ca>
To: Raman Kaur <raman@inspireag.ca>
Cc: Harpreet Chatrath <harpreet@inspireag.ca>, "hardeep@inspireag.ca" <hardeep@inspireag.ca>, "hbkjani22@yahoo.com" <hbkjani22@yahoo.com>, "iqbaldhindsa747@gmail.com" <iqbaldhindsa747@gmail.com>

Wed, Oct 25, 2023 at 5:09 PM

Hello Raman and Harpreet,

In follow-up to our site visit on October 24, 2023, we provide the following preliminary comments:

1. There appears to have been disturbance on the property (e.g., grading, placing fill). Please note that the entire property is regulated by CVC. As such, prior to any development, including but not limited to site grading and/or placing of fill, a CVC permit will be required. Please clarify what has been occurring on the property and if you have had any consultation with CVC prior to initiating the works. Any development should stop until all appropriate permits/approvals are received.

- 2. There appears to have been tree cutting on the property as well. If you haven't already, we recommend consultation with the City regarding any tree cutting, as well as the proposed severance. Please note that the property is mapped within the Peel Greenlands.
- 3. Based on our preliminary review of the current proposal, the proposed severance does not appear to impact the natural hazards. As such, CVC staff do not have concerns with the current proposal. We will still review and provide comments on any planning application(s) to the City and CVC approval/permitting will be required prior to any development on the property. Please note that CVC has separate fees associated with Plan Review and Permit Review.

As a next step, we recommend further consultation with the City to confirm their requirements and process.

Should you have any questions, please let me know.

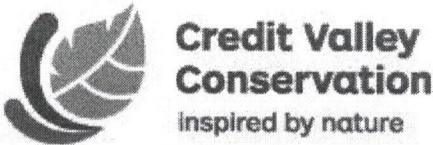
Kind regards,

Trisha Hughes | RPP | she/her/hers

Acting Senior Planner, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext 325 | M: 437-855-4056

trisha.hughes@cvc.ca | cvc.ca



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[Quoted text hidden]

Harpreet Chatrath <harpreet@inspireag.ca>
To: "Hughes, Trisha" <trisha.hughes@cvc.ca>
Cc: Raman Kaur <raman@inspireag.ca>, "hardeep@inspireag.ca" <hardeep@inspireag.ca>, "hbkjani22@yahoo.com" <hbkjani22@yahoo.com>, "iqbaldhindsa747@gmail.com" <iqbaldhindsa747@gmail.com>

Wed, Oct 25, 2023 at 6:44 PM

Hello Trisha,

Thanks for going on site for site visit and reviewing and sending an email.

As per your email, I have talked to the lot owners and they have no knowledge regarding the grading fills etc but they will keep a watch and definately will not do anything on site until we get all the approvals.

So, we will be submitting the proposal to the City through pre consultation and will update you once we do the submission.

Thanks,