

**Filing Date:** December 13, 2023

**Hearing Date:** January 23, 2024

**File:** B-2023-0031, A-2023-0395 and A-2023-0396

**Owner/  
Applicant:** Harmandeep Gill, Kulbir Gill, Iqbal Dhindsa, Harpreet Dhindsa  
Harpreet Chatrath

**Address:** 0 Creditview Rd

**Ward:** WARD 4

**Contact:** Megan Fernandes, Assistant Development Planner

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### **Proposal:**

The purpose of the application is to request a consent to sever a parcel of land currently having a total area of approximately 0.36 hectares (0.88 acres); together with a shared access easement in favour of the retained and the severed lands. The proposed severed lot has a frontage of approximately 20.79 metres, a depth of approximately 88.50 metres, and an area of approximately 1851 square metres. It is proposed that 2 lots be established from the existing lot for future residential development of a two storey dwelling on each lot together with a shared access easement.

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### **Recommendations:**

That applications B-2023-0031, A-2023-0395 and A-2023-0396 be deferred no later than the last hearing of May 2024

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### **Background:**

Consent application (B-2023-0031) and concurrent Minor Variance applications (A-2023-0395 and A-2023-0396) have been submitted to facilitate the severance of the subject property. Both the severed and retained lots are proposed to have a lot area of 0.18 hectares. The applicant is proposing a two-storey detached dwelling on each lot with individual driveways.

- **Official Plan:** The subject property is designated 'Open Space' in the Official Plan;
- **Council Adopted Brampton Plan (2023):** the subject property is designated as 'Natural Heritage System'
- **Secondary Plan:** The subject property is designated 'Primary Valleyland' and is located within the Eldorado Mills Settlement Area in the Credit Valley Secondary Plan (Area 45); and

- **Zoning By-law:** The subject property is zoned 'Agricultural – Special Section 910 (A-910)' according to By-Law 270-2004, as amended.

**Requested Variances:****A-2023-0395 – 0 Creditview Road (Retained Parcel)**

The applicant is requesting the following variance(s) in conjunction with the proposed severed lot under Consent Application B-2023-0031:

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 20.62 metres whereas the by-law permits a lot width of 45 metres;
3. To permit an interior side yard (west side) setback of 2 metres whereas the by-law permits an interior side yard setback of 7.5 metres;
4. To permit an interior side yard (east side) setback of 3.76 metres whereas the by-law permits an interior side yard setback of 7.6 metres.

**A-2023-0396 – 0 Creditview Road (Severed Parcel)**

The applicant is requesting the following variance(s) in conjunction with the proposed retained lot under Consent Application B-2023-0031:

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;
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.

**Current Situation:**

Consent application B-2023-0031 and concurrent Minor Variance Applications A-2023-0395 and A-2023-0396 have been submitted to facilitate the severance of the subject lands.

The purpose of the application is to request a consent to sever a parcel of land currently having a total area of approximately 0.36 hectares (0.88 acres); together with a shared access easement in favor of

the retained and the severed lands. The proposed severed lot has a frontage of approximately 20.79 metres, a depth of approximately 88.50 metres, and an area of approximately 1851 square metres. It is proposed that 2 lots be established from the existing lot for future residential development of a two storey dwelling on each lot together with a shared access easement.

Staff have reviewed the submission materials provided by the applicant and have determined that additional information on the proposal for future development is required prior to making a recommendation to the Committee of Adjustment. The subject lands are designated as Open Space' in the Official Plan, is designated 'Primary Valleyland' and is located within the Eldorado Mills Settlement Area in the Credit Valley Secondary Plan (Area 45). The property also is located within a Valleyland/Watercourse Corridor on Schedule D – Natural Heritage Features and Areas. Section 6.1.4 of the Secondary Plan state that limited development may be permitted in, and adjacent to, the areas designated Primary Valleyland within Eldorado Mills, provided it is demonstrated, through the preparation of an Environmental Implementation Report, that the ecological function and natural heritage features are not adversely impacted. Furthermore, the City's Environmental Planning department has advised that as per policy 4.6.7.1 in the current Official Plan, "Development and site alteration is generally not permitted within a valleyland or watercourse corridor unless it has been demonstrated that there will be no negative impact on the significant natural features and their functions in accordance with the required studies. Environmental planning staff note that although the Credit Valley Conservation Authority (CVCA) has provided no objections to the proposed severance, the provided comment letter (dated January 15, 2024) and the preliminary comments do note existing CVCA policies against fragmenting the Natural Heritage System. Additionally, Planning staff have concerns with the proposed design and layout of the proposed dwellings, particularly relating to the position of the attached garages.

Staff have provided the applicant with further information regarding the preliminary concerns regarding the application. Therefore, staff are recommending a flexible deferral of the applications so that the applicant can amend the applications, prepare additional studies and staff have sufficient time to review the materials. Once the information has been submitted, staff will be in a better position to provide a recommendation to the Committee of Adjustment.

Respectfully Submitted,

*Megan Fernandes*

Megan Fernandes  
Assistant Development Planner