



FILE NUMBER: A-2023-03916  
LOT 2 - SEVERED LOT

*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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)** IQBAL DHINDSA, HARPREET DHINDSA  
**Address** 75 PARITY ROAD, BRAMPTON

**Phone #** 416-670-9110 **Fax #** \_\_\_\_\_  
**Email** iqbaldhindsa747@gmail.com

2. **Name of Agent** HARPREET CHATRATH  
**Address** UNIT-418, 2250 BOVAIRD DRIVE EAST, BRAMPTON, ON L6R 0W3

**Phone #** 647-852-5086 **Fax #** \_\_\_\_\_  
**Email** harpreet@inspireag.ca

3. **Nature and extent of relief applied for (variances requested):**  
POSSIBLE VARIANCE REQUIRED FOR LOT-2 (SEVERED LOT) AT 0 CREDITVIEW RD

	PERMITTED	PROPOSED
1) LOT AREA	0.2 HA	0.18 HA (As per severance, lot size is reduced)
2) LOT WIDTH	45 MT	20.79 MT (As per severance, the lot width is reduced)
3) MINIMUM INTERIOR YARD SETBACK (WEST)	7.5 MT	3.72 MT
4) MINIMUM INTERIOR YARD SETBACK (EAST)	7.5 MT	2.0 MT (Both the owners have mutual consent and want to have house adjacent to each other)

4. **Why is it not possible to comply with the provisions of the by-law?**  
THE CURRENT LOT IS TH RETAINED LOT FROM THE SEVERANCE, SO THE LOT WIDTH IS LESS AS REQUIRED BY THE BYLAW. ALSO AS PER THE FAMILY REQUIREMENTS CLIENT NEEDS BIGGER HOUSE WHICH IMPACTS SIDE YARD.

5. **Legal Description of the subject land:**  
**Lot Number** ROLL NO. 10-08-0-011-09020-0000  
**Plan Number/Concession Number** 43R-18425 PARTS 2,3,4  
**Municipal Address** 0 CREDITVIEW ROAD, BRAMPTON

6. **Dimension of subject land (in metric units)**  
**Frontage** 20.79 MT  
**Depth** 88.50 MT  
**Area** 0.18 HA

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

Provincial Highway	<input 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 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:

VACANT LOT

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED 2 STOREY SINGLE DETACHED CUSTOM HOUSE, AREA 650.32 SQ.MT WITH FUTURE ADDITION OF SWIMMING POOL.

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 N/A  
Rear yard setback N/A  
Side yard setback N/A  
Side yard setback N/A

PROPOSED

Front yard setback 18.52 MT  
Rear yard setback 32.06 MT  
Side yard setback 3.72 MT  
Side yard setback 2.0 MT

10. Date of Acquisition of subject land: 27 JULY 2023

11. Existing uses of subject property: AGRICULTURE ZONE, CURRENTLY VACANT LOT

12. Proposed uses of subject property: RESIDENTIAL

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: VACANT LOT

15. Length of time the existing uses of the subject property have been continued: VACANT LOT

16. (a) What water supply is existing/proposed?

Municipal  Other (specify) \_\_\_\_\_  
Well

(b) What sewage disposal is/will be provided?

Municipal  Other (specify) \_\_\_\_\_  
Septic

(c) What storm drainage system is existing/proposed?

Sewers  Other (specify) \_\_\_\_\_  
Ditches   
Swales

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 Submitted

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 _____

H Kaur

Signature of Applicant(s) or Authorized Agent

DATED AT THE BRAMPTON OF \_\_\_\_\_

THIS 14 DAY OF NOVEMBER, 2023.

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, Ramandeep  
HARPREET GHATRATH, OF THE Norval  
JAG OF Halton Hills  
BRAMPTON

IN THE 14 OF NOVEMBER 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 12th DAY OF

December, 2023

Clara Vani  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton

A Commissioner etc.

H Kaur Ramandeep  
Signature of Applicant or Authorized Agent

Expires September 20, 2026

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: \_\_\_\_\_

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

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED Dec 12/23



**PERMISSION TO ENTER**

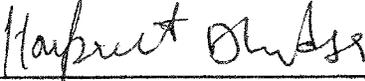
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 0 Creditview road, Brampton, Lot 2

I/We, 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 14th day of November, 2023.

   
(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
A001	SITE PLAN
A002	CONCEPTUAL NORTH & EAST ELEVATION
A002.a	CONCEPTUAL SOUTH & WEST ELEVATION
A003	SITE SECTION

**PROPOSED MINOR VARIANCE ON A SEVERED LOT  
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  
ISSUED FOR: MINOR VARIANCE (LOT-2)

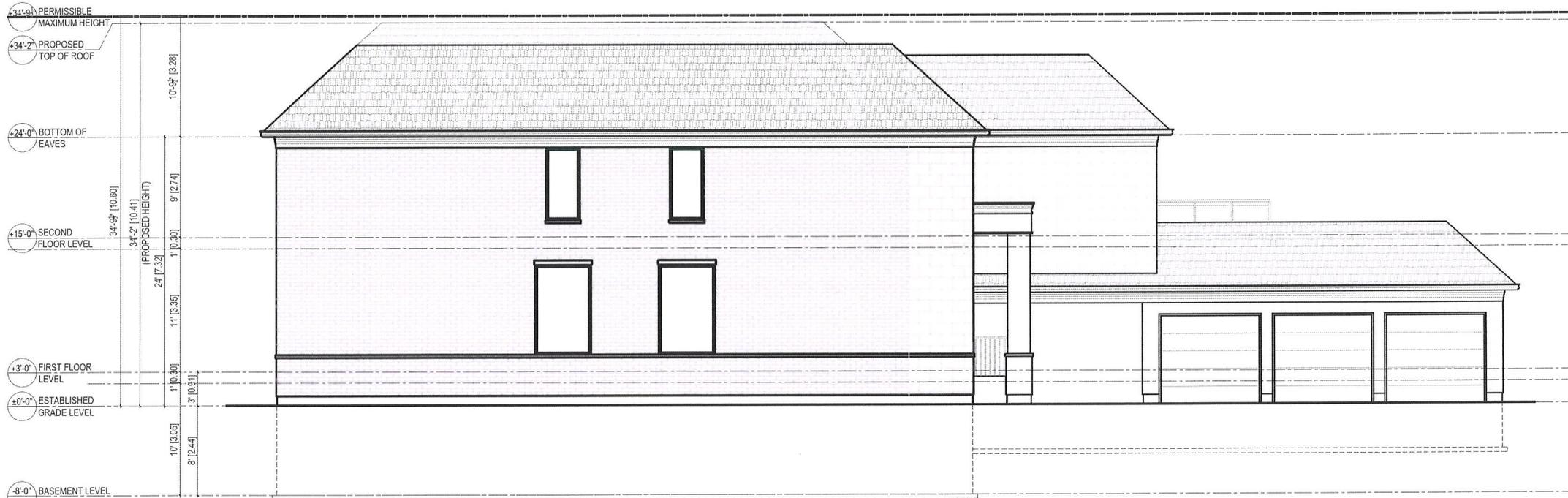




This drawing, as an instrument of service, is provided by and is the property of Inspire Architectural Group. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Inspire Architectural Group of any variations from the supplied information. This 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 Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



**NORTH ELEVATION**



**EAST ELEVATION**

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

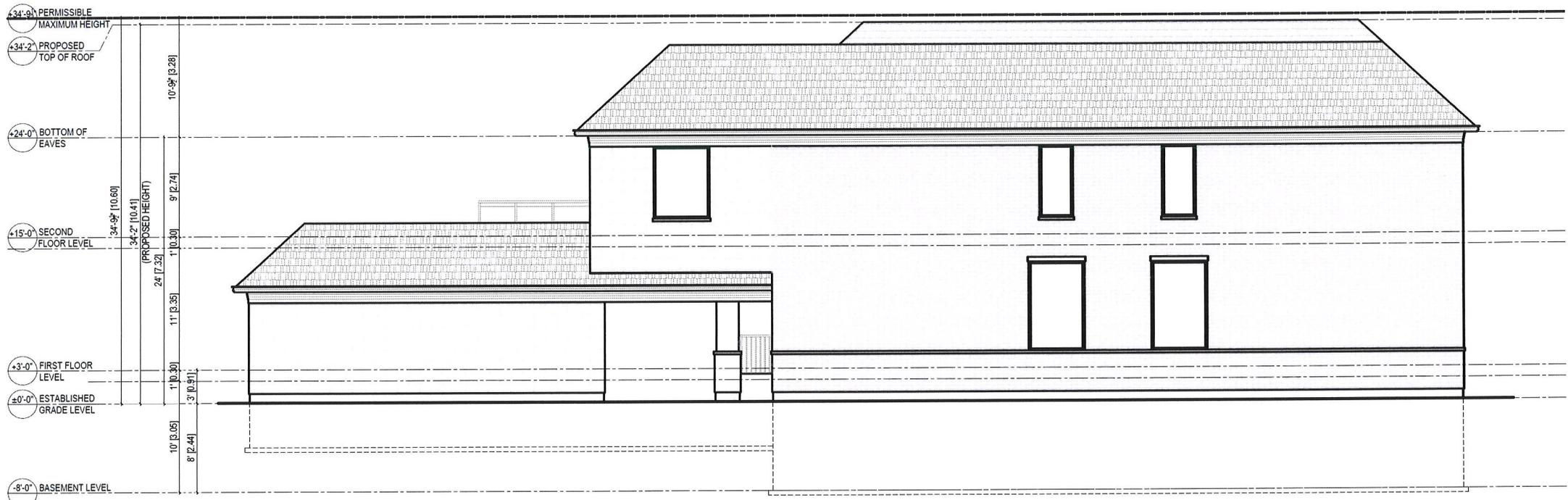
DRAWING NAME  
 CONCEPTUAL NORTH & EAST ELEVATION

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

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**SOUTH ELEVATION**



**WEST ELEVATION**

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

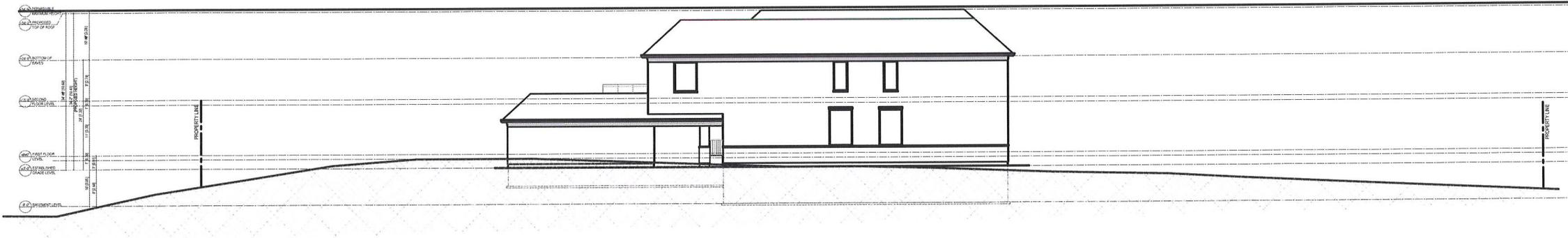


PROJECT NAME  
 PROPOSED MINOR VARIANCE ON A SEVERED LOT AT 0 CREDITVIEW RD, BRAMPTON, ON

DRAWING NAME  
 CONCEPTUAL SOUTH & WEST ELEVATION

DRAWN BY HK	PROJECT NO.
CHECKED BY HK	Rev 00
Scale 1:150	Drawing no. A002.a
TRUE NORTH	PROJECT NORTH

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 SECTION

DRAWN BY HK	PROJECT NO.
CHECKED BY HK	Rev 00
Scale 1:350	Drawing no. A003
TRUE NORTH	PROJECT NORTH

To whom it may concern

We, as an owner for both of the Lots 1 & 2, are writing this letter to support our application for minor variation for our property Lot 1 & Lot 2 at 0 Creditview Road.

Since both Lot 1 and 2 have been acquired through a severance of land we are not left with a lot of place to work with. After much discussion with our partners and subsequently soon to be neighbours for each other (Mr. Harmandeep Gill & Mrs. Kulbir Gill and Mr. Iqbal Dhindsa & Mrs. Harpreet Dhindsa) we have collectively decided to apply for these variances (Reduced Interior side yard setbacks in between the houses), in hopes to be able to build the properties we have envisioned for our families.

Our families have a long lasting relationship which is why we also decided to partner together to acquire this property in an effort to build our dream houses. As such we don't see the minor variance of space between our properties being an issue going forward. This will allow us to use the space to its fullest potential.

We hope you can take this letter of support into consideration as you review our applications for the minor variances.

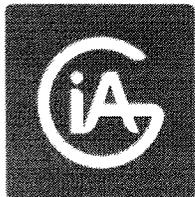
Thank you,



Harmandeep & Kulbir Gill  
Owner of Lot 1



Iqbal & Harpreet Dhindsa  
Owner of Lot 2



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## **COVER LETTER**

Date: 2023-11-13

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

Attention: Francois Hemon-Morneau, Principal Planner

---

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

Currently the Lot is vacant, zoned under Agriculture A zone, its under CVC and Consent application is submitted for Severance out of which this application is for severed lot no. 2. The owner wants to propose 2 storey single detached dwelling having an area of 650.32 sq.mt.

Below are the possible variances that we would like to propose:

1. Lot Width: The required Lot width of the lot - 2 is 45 mts. Since the existing lot having width 41.99 mt is severed into two so the lot width is reduced to 20.79 mts which becomes possible variance.
2. Interior Side yard setback: East side-2.0 mt, West side-3.72 mt  

West side is abutting neighboring residential property having an existing house. Proposed house will be 10.76 mts away from the existing house on the neighboring lot. The client will provide a heavy buffer of trees along the fence line to reduce any possible visibility and sound.

East Side is abutting a severed lot which belongs to the owner's relative and because of the family closeness, kids easy move ability, play area and mutual understanding they would prefer to keep the house having closer setbacks. Attached is a supporting letter from the neighbour.
3. Lot Area: The required Lot area of the lot - 2 is 0.2 ha. as per special section 910. The existing Lot area is 0.36 ha which is severed into two equal parts having 0.18 ha. for each lot, which becomes the possible variance.

Below are the attachments:

1. Cover Letter
2. Minor Variance Form
3. Authorization Form
4. Permit to Enter form
5. Survey Plan
6. Site plan
7. Conceptual Elevations

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.



Raman Kaur <raman@inspireag.ca>

---

## RE: 0 Creditview Rd followup

11 messages

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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](mailto: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> Fri, Sep 29, 2023 at 10:33 AM  
To: "Hughes, Trisha" <trisha.hughes@cvc.ca>  
Cc: "hardeep@inspireag.ca" <hardeep@inspireag.ca>, "raman@inspireag.ca" <raman@inspireag.ca>, hbkjani22@yahoo.com, iqbalhindsa747@gmail.com

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

[Quoted text hidden]

**4 attachments**



**Credit Valley Conservation**  
inspired by nature



**image001.jpg**  
22K



**Credit Valley Conservation**  
inspired by nature



**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  
[Quoted text hidden]

---

### 3 attachments



 **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



[View our privacy statement](#)

---

**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; iqbalhindsa747@gmail.com  
**Subject:** [External] Re: 0 Creditview Rd followup

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Harpreet Chatrath

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

[Quoted text hidden]

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:

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Thanks,

--

Harpreet Chatrath

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

[Quoted text hidden]

11/6/23, 2:52 PM

Inspire Architectural Group Mail - RE: 0 Creditview Rd followup

[Quoted text hidden]  
[Quoted text hidden]

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**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>

Fri, Oct 13, 2023 at 4:29 PM

Thanks Trisha. We will wait for your email.  
Have a nice weekend.  
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**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>

Mon, Oct 23, 2023 at 3:31 PM

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]  
[Quoted text hidden]

[Quoted text hidden]  
[Quoted text hidden]

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**Raman Kaur** <raman@inspireag.ca>

Mon, Oct 23, 2023 at 3:56 PM

To: "Hughes, Trisha" &lt;trisha.hughes@cvc.ca&gt;

Cc: Harpreet Chatrath &lt;harpreet@inspireag.ca&gt;, "hardeep@inspireag.ca" &lt;hardeep@inspireag.ca&gt;, "hbkjani22@yahoo.com" &lt;hbkjani22@yahoo.com&gt;, "iqbaldhindsa747@gmail.com" &lt;iqbaldhindsa747@gmail.com&gt;

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

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**Harpreet Chatrath** <harpreet@inspireag.ca>

Mon, Oct 23, 2023 at 4:27 PM

To: "Hughes, Trisha" &lt;trisha.hughes@cvc.ca&gt;

Cc: "hardeep@inspireag.ca" &lt;hardeep@inspireag.ca&gt;, "raman@inspireag.ca" &lt;raman@inspireag.ca&gt;, "hbkjani22@yahoo.com" &lt;hbkjani22@yahoo.com&gt;, "iqbaldhindsa747@gmail.com" &lt;iqbaldhindsa747@gmail.com&gt;

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>

Wed, Oct 25, 2023 at 5:09 PM

To: Raman Kaur &lt;raman@inspireag.ca&gt;

Cc: Harpreet Chatrath &lt;harpreet@inspireag.ca&gt;, "hardeep@inspireag.ca" &lt;hardeep@inspireag.ca&gt;, "hbkjani22@yahoo.com" &lt;hbkjani22@yahoo.com&gt;, "iqbaldhindsa747@gmail.com" &lt;iqbaldhindsa747@gmail.com&gt;

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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**Harpreet Chatrath** <harpreet@inspireag.ca> Wed, Oct 25, 2023 at 6:44 PM  
 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>

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,

11/6/23, 2:52 PM

Inspire Architectural Group Mail - RE: 0 Creditview Rd followup

Harpreet

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