





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.

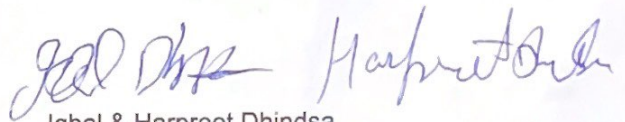
Our families have a long lasting relationship which is why we also decided to partner together to acquire this property in an effort to build our dream houses. As such we don't see the minor variance of space between our properties being an issue going forward. This will allow us to use the space to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

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

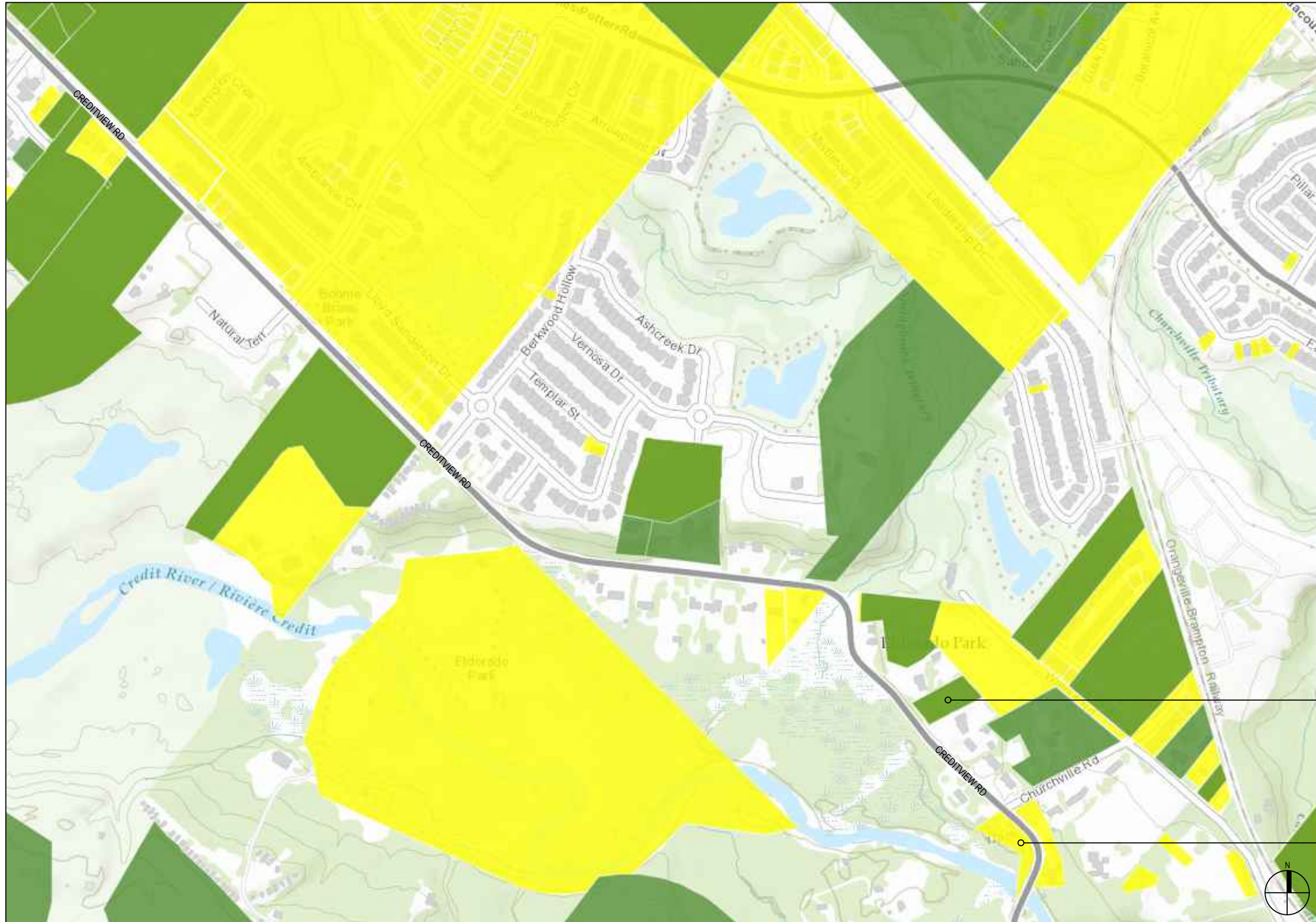
Thank you,



Harmandeep & Kulbir Gill
Owner of Lot 1



Iqbal & Harpreet Dhindsa
Owner of Lot 2



SUBJECT PROPERTY
0 CREDITVIEW RD,
BRAMPTON, ON
(Application for Minor
Variance & Consent applied)

8256 Creditview Rd

Approved Minor Variance

- Interior Side yard Setback: 1.5m
- Lot Area: 0.05 Ha.

KEY PLAN OF APPLIED MINOR VARIANCE AND CONSENT APPLICATIONS TO THE CITY (IN PAST YEARS)
(CREDITVIEW ROAD, BRAMPTON)

9092 Creditview Rd
Approved Minor Variance & Consent App. for Severed parcel "A"
• Lot Area: 0.05 ha.
• Lot Width: 15m
• Interior Side yard Setback: 1.2m

9035 Creditview Rd
Approved Minor Variance
• Interior Side yard Setback: 3.0m

9224 Creditview Rd
Approved Minor Variance
• Lot Width = 20.16m
• Exterior Side yard Setback = 2m

8877 Creditview Rd
Approved Minor Variance & Consent App.
• Lot Area: 0.11 ha.
• Lot Width: 21m
• Interior Side yard Setback: 1.9m & 2.0m

8871 Creditview Rd
Approved Minor Variance & Consent App.
• Lot Area: 0.06 ha.
• Lot Width: 18.29m
• Interior Left Side yard Setback: 0.61(till Garage wall) & 1.2m (till Building line)
• Interior Right Side yard Setback: 1.2m

8884 Creditview Rd
Approved Minor Variance
• Interior Side yard Setbacks: 2.66m & 2.89m on each side (Lot Front Width= 17.13m)

8940 Creditview Rd
Approved Minor Variance
• Interior Side yard Setbacks: 0.6m
• Front yard Setback: 5.0m

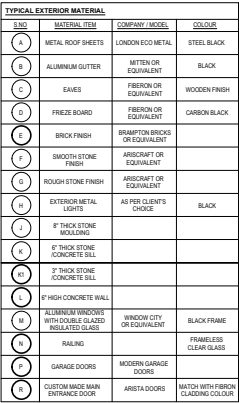
8824 Creditview Rd
Approved Minor Variance
• Lot Width: 25m
• Interior Side yard Setback: 1.2m on first floor & 0.6m on additional storey

8832 Creditview Rd
Approved Minor Variance
• Lot Area: 0.20 ha
• Lot Width: 30.48m
• Interior Side yard Setback: 3.51m & 3.52m on each side

8774 Creditview Rd
Approved Minor Variance & Consent App.
• Lot Area: 0.09 ha.
• Lot Width: 21m
• Interior Side yard Setback: 1.2m



KEY PLAN OF APPLIED MINOR VARIANCE AND CONSENT APPLICATIONS TO THE CITY (IN PAST YEARS)
(CREDITVIEW ROAD, BRAMPTON)



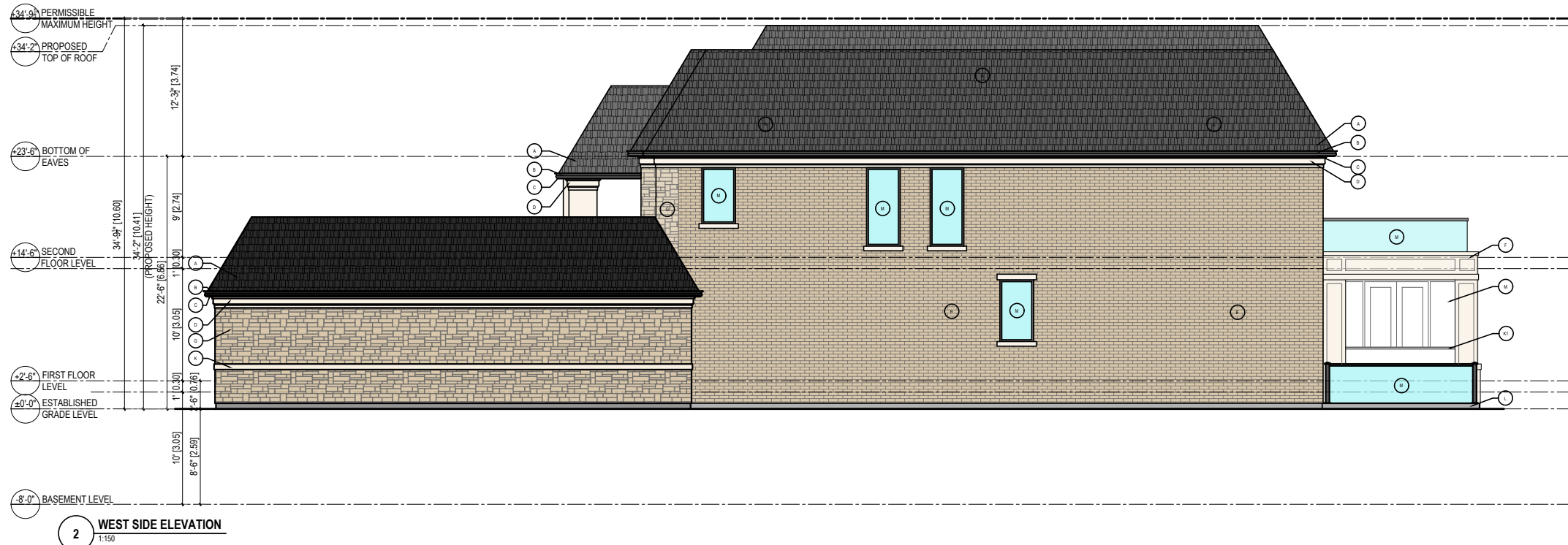
4	2024-04-22	Revised Minor Variance
3	2023-11-13	Minor Variance
2	2023-11-03	Consent Application
1	2023-09-29	CVC
#	DATE	ISSUED FOR

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

DRAWING NAME

NORTH & WEST
ELEVATION

DRAWN BY HK	PROJECT NO.
CHECKED BY HK	Rev 00
Scale 1:150	Drawing no. A3.0
TRUE NORTH	PROJECT NORTH





Dokoska, Kristina <Kristina.Dokoska@brampton.ca>

to Harpreet, Trisha, Cheryl-Anne, Megan, Francois, me, Bhevkirat, Harmandeep, pchohal7993@gmail.com, Shannon ▾

Thu, Mar 7, 10:07AM ☆ ↶ ⋮

Hi Harpreet,

I've had a chance to review the plan in more detail with my team and have also connected with CVC on the matter, prior to our meeting on Monday. Based on the information that we have available, we will not be requesting an EIS at this time. As such, a site visit will not be necessary at this time.

If you have any questions, let me know.

Thank you,
Kristina

Kristina Dokoska

Environmental Planner

Planning, Building and Growth Management

City of Brampton

905-874-2081

kristina.dokoska@brampton.ca





Dokoska, Kristina <Kristina.Dokoska@brampton.ca>
to Harpreet, Trisha, Cheryl-Anne, Megan, Francois, me, Bhavkirat, Harmandeep, pcheha11993@gmail.com, Shannon ▾

Mar 7, 2024, 10:45AM ☆ ↶ ⋮

To confirm, for **Environmental** Planning, we don't require any studies, so you should be good from our end.

Thank you,
Kristina

Kristina Dokoska
Environmental Planner
Planning, Building and Growth Management
City of Brampton
905-874-2081
kristina.dokoska@brampton.ca



January 15, 2024

City of Brampton, Committee of Adjustment
City Clerk's Office
Brampton City Hall
2 Wellington Street West
Brampton, ON L6Y 4R2

Attention: Secretary-Treasurer

**Re: City File No. B-2023-0031, A-2023-0395 & A-2023-0396
CVC File No. B 23/031 & A 23/395-396
Harmandeep Gill, Kulbir Gill, Iqbal Dhindsa, Harpreet Dhindsa
0 Creditview Road
Part of Lot 2, Concession 3 WHS
City of Brampton**

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the *Provincial Policy Statement (2020)*;
2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28 regulation*, to eliminate unnecessary delay or duplication in process;
3. Source Protection Agency – providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the *Clean Water Act*, as applicable.

CVC REGULATED AREA:

Based on CVC 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 CVC's Ontario Regulation 160/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. 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).

PROPOSAL:

It is our understanding that the applicant has applied for the following applications pertaining to the subject property:

1. Application B23/031 - The applicant requests the approval of Committee to sever a 1851 sq metre portion of land for the creation of a new lot.

January 15, 2024

Re: City File No. B-2023-0031, A-2023-0395 & A-2023-0396
CVC File No. B 23/031 & A 23/395-396
Harmandeep Gill, Kulbir Gill, Iqbal Dhindsa, Harpreet Dhindsa
0 Creditview Road
Part of Lot 2, Concession 3 WHS
City of Brampton

2. Application A23/395 - The applicant requests the approval of Committee for a minor variance to permit on the retained lot:
 - a. A lot area of 0.18 ha, whereas the by-law permits a minimum lot area of 0.2 ha;
 - b. A lot width of 20.62m, whereas the by-law permits a lot width of 45m;
 - c. An interior side yard (west side) setback of 2m, whereas the by-law permits an interior side yard setback of 7.5m; and,
 - d. An interior side yard (east side) setback of 3.76m, whereas the by-law permits an interior side yard setback of 7.6m.
3. Application A23/396 - The applicant requests the approval of Committee for a minor variance to permit on the severed lot:
 - a. A lot area of 0.18 ha, whereas the by-law permits a minimum lot area of 0.2 ha;
 - b. A lot width of 20.79m, whereas the by-law permits a lot width of 45m;
 - c. An interior side yard (west side) setback of 3.72m, whereas the by-law permits an interior side yard setback of 7.5m; and,
 - d. An interior side yard (east side) setback of 2m, whereas the by-law permits an interior side yard setback of 7.6m.

COMMENTS:

CVC policy does not support the creation of a new lot within or fragmenting the natural hazards or wetland features. CVC staff attended a site visit on October 24, 2023 to review site conditions. Based on our site visit and information available in our office, the proposed severance is outside of the floodplain and setback from other features of CVC interest (i.e., toe of slope and wetland). As such, the proposed severance does not appear to impact the natural hazards or wetlands. Further, there is a sufficient building envelope on both the lot to be severed and lot to be retained for future development in accordance with CVC policies. On this basis, CVC staff have **no objection** to the approval of the requested severance and associated minor variances by the Committee at this time.

The applicant should note that future development proposed on the lot to be retained and lot to be severed will require prior approval from CVC in the form of a permit. Following the Committee of Adjustment process, please contact CVC to confirm permitting requirements.

We trust that these comments are sufficient. If you have any questions or concerns, please do not hesitate to contact the undersigned at 905-670-1615 (x 325).

Sincerely,


Trisha Hughes, RPP
Acting Senior Planner

cc: Harmandeep Gill, Kulbir Gill, Iqbal Dhindsa, Harpreet Dhindsa (owners)
Harpreet Chatrath (agent)
Sara Feshangchi, Region of Peel