

**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.

**Application Number:** A-2023-0396 - Lot 2 Severed  
**Property Address:** 0 Creditview Road  
**Legal Description:** Plan 43M1879, Block 181, Ward 6  
**Agent:** Harpreet Chatrath  
**Owner(s):** Iqbal Dhindsa, Harpreet Dhindsa  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, May 21, 2024 at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**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 5.74 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 7.5 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, along with authorization to post your comments on the agenda and must be received no later than **4:30 pm on Thursday, May 16, 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, May 16, 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).

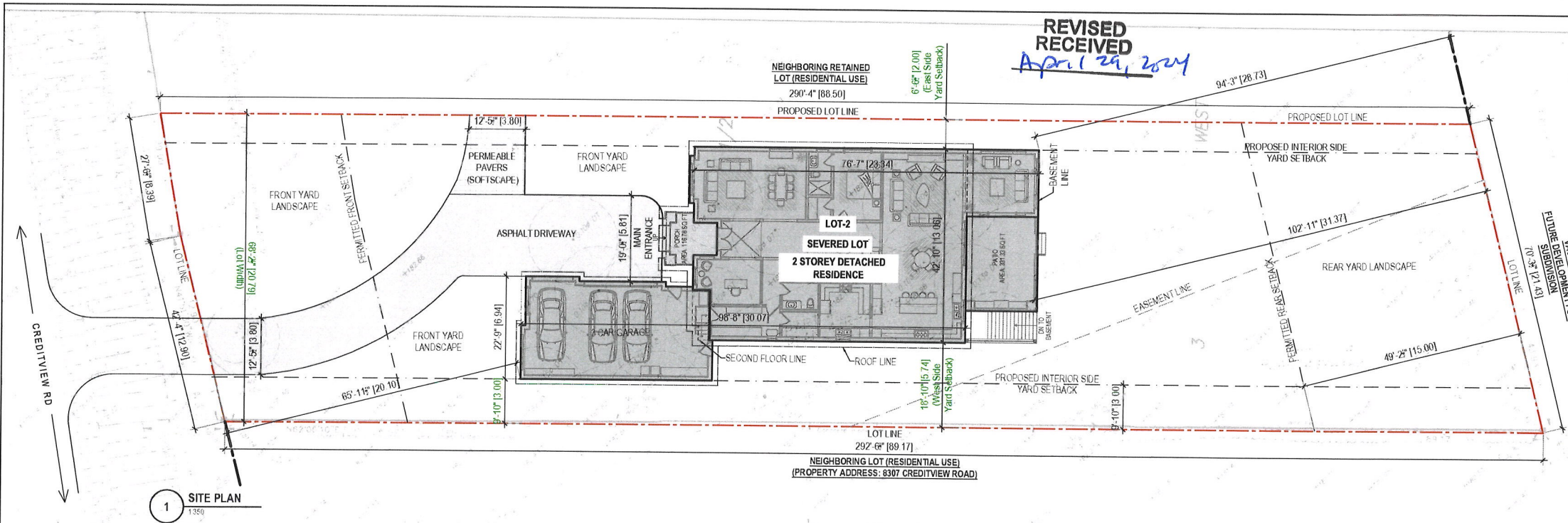
**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, 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.

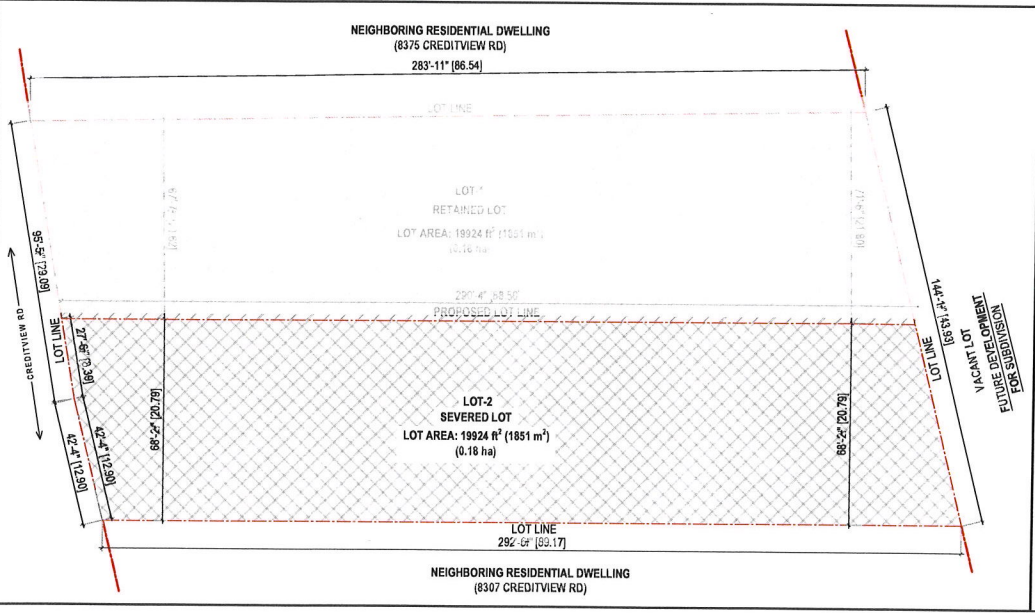
Dated this 3rd day of May 2024

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)





KEY PLAN SHOWING LOT SEVERANCE AT 0 CREDITVIEW RD, BRAMPTON



REVISED  
RECEIVED  
April 24, 2024



INSPIRE  
ARCHITECTURAL GROUP

201520 Ontario Ltd  
216 - 50 Sunny Meadow Blvd. Brampton, ON L6R 0Y7  
+1 566-681-2022  
+1 547-781-4095  
harp@inspireag.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 not rely on the drawing for any dimensions and conditions. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate consultants drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawing not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

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



2024-04-22  
OF  
ARCHITECTS  
HARPREET KAUR CHATRATH  
LICENCE  
9554

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. A1.0
TRUE NORTH	PROJECT NORTH



LEGEND			
LOT LINE			
SETBACK LINE			
PROPOSED BASEMENT LINE			
PROPOSED DWELLING LINE			
SECOND FLOOR LINE			
ROOF 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)	0.2 hectares (as per Section-910)	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	-	65'-11" (20.09m)
Min. INTERIOR SIDE YARD (WEST)	7.5 m	-	9'-10" (3.0m) (TILL GARAGE) 18'-10" (5.74m) (TILL HOUSE)
Min. INTERIOR SIDE YARD (EAST)	7.5 m	-	6'-6 1/2" (2.0m)
Min. REAR YARD	15 m	-	94'-3" (28.73 m)
MAX. HEIGHT	10.6 m	-	10.41 m
Min. GROUND FLOOR AREA	115 sq. mt if more than one storey high	-	2787.91 + 304.02 sq.ft. = 3672.54 sq.ft. (341.19 sq.mt.) (including Garage)
GROSS FLOOR AREA	-	-	5256.79 sq.ft. (486.37 sq.mt)
FSI	-	-	0.26
LOT COVERAGE	-	-	20.68% (4120.54 sq.ft.)
DRIVEWAY WIDTH	9.14 m (30'-0")	-	5.81m (19'-0")
LANDSCAPE AREA	70%	-	78.61% (3950.64 sq.ft.) Front Yard Area: 5063.40 ft² 3990.84x 100 = 78.61% 5063.40