

Filing Date: December 13, 2023

Hearing Date: May 21, 2024

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

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

Address: 0 Creditview Road

Ward: WARD 4

Contact: François Hémon-Morneau, Principal Planner/ Supervisor

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.

Recommendations:

That application **B-2023-0031** is supportable, subject to the following conditions being imposed:

1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate; and,
2. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received;
3. That the applicant contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of severance approval;
4. That when a custom home application is submitted, the driveway width will have to measure a minimum of 3.5-metres for single-vehicle driveways, 6.0-metres for double-vehicle driveways and 7.3-metres for shared-vehicle driveways. Driveways are to also measure a minimum of 6.0-metres in length between the property line and the garage, and/or between the garage and the private sidewalk, or travel portion of the private right-of-way;
5. As a condition of severance, there is to be a mutual access easement between the retained and the severed parcels. The Owner shall agree to hold the City harm-less in this regard and hereby

waives and releases the City from any claim for compensation, injurious affection or other damages, claims, demands, losses, costs, suits or other proceedings by anyone arising or which may arise as a result of such access arrangements. In this regard, the Owner shall submit the following to the Traffic Planning group for approval and copy the Legal Services Division:

- a. A draft reference plan;
 - b. A draft reference plan overlaid onto the proposed site plan, showing only the subject site, depicting separate parts where the easement is to be conveyed;
 - c. A memorandum to the Traffic Planning group setting out the parts on the draft reference plan that are to be conveyed and copied to the Legal Services Division;
 - d. Upon approval of the draft reference plan by the City's Traffic Planning group, arrange for the Surveyor to have the draft reference plan deposited at the Land Registry Office of Peel.
6. That Minor Variance applications A-2023-0395 and A-2023-0296 be approved.

That application **A-2023-0395** is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the applicant obtain a Custom House Architectural Control approval prior to the submission of a building permit application;
3. That the applicant/owner provide a Tree Preservation and Inventory Plan for review as part of the submission materials for the required Custom Home Application and that satisfactory arrangements be made with City Heritage Planning with respect to the retention of mature trees and vegetation along Creditview road;
4. That the applicant contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance approval;
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

That application **A-2023-0396** is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the applicant obtain a Custom House Architectural Control approval prior to the submission of a building permit application and that satisfactory arrangements be made with City Heritage Planning with respect to the retention of mature trees and vegetation along Creditview road;
3. That the applicant contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance approval;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void

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.

Current Situation:

The applicant is requesting to sever a parcel of land at the property municipally known as 0 Creditview Road in order to establish a separate parcel for the future development of the lands.

The property is designated 'Open Space' on Schedule A: General Land Use Designation of the Official Plan. It is also designated as 'Valleyland/Watercourse Corridor' and 'Woodland' as per Schedule D (Natural Heritage Features and Areas) of the Official Plan. Within the Council Adopted Brampton Plan (2023), the subject property is designated as 'Natural Heritage System'. The property is further designated 'Primary Valleyland' and is located within the Eldorado Mills Settlement Area in the Credit Valley Secondary Plan (Area 45).

The City's Official Plan and Credit Valley Secondary Plan outlines the guidelines for using certain lands, specifically valleylands and watercourse corridors and policies speak to the protection and conservation of natural heritage features and areas within the city. Policy 6.1.4 of the Credit Valley Secondary Plan allows limited development within and near the Primary Valleyland areas of Eldorado Mills Settlement Area. However, such development must be supported by an Environmental Implementation Report, ensuring no adverse impacts on ecological function or natural heritage features.

In accordance with the relevant policies, consultation with the Credit Valley Conservation Authority (CVC) has taken place between the City and the applicant with respect to the Consent and Minor Variance applications. The subject property is located within the Credit River Valley and is in proximity to floodplain and wetland (Provincially Significant Churchville-Norval Wetland Complex). The CVC's review found no concerns regarding natural hazards or wetlands on the property. However, the property remains regulated due to its proximity to hazard lands and wetlands, requiring CVC permits before any development. CVC staff noted that building envelopes are available on proposed lots for development.

As per Official Plan policy 4.6.6.3, the City's Environmental Planning staff previously required that an Environmental Impact Study (EIS) be prepared to support development for areas adjacent to the Natural Heritage System (NHS). In this case, an EIS was recently completed for the adjacent property to the north involving a Draft Plan of Subdivision application (City File: OZS-2022-0021), covering any NHS within 120 meters of the property in question. The EIS associated to that development confirmed that there are adequate buffers for wetlands and slopes outside the property, with no encroachment of floodplains. Consequently, the property's natural features pose no risk to people or neighboring properties including the property subject to this application.

The CVC's assessment, including a review with their engineer and mapping data (Appendices A and B), confirms that the potential floodplain and nearby wetlands do not encroach onto the property. The wetlands are located outside the property limits, with a setback of approximately 30 meters, and an additional unmapped wetland southeast of the property also maintains a sufficient distance of over 30 meters. Additionally, they found no concerns regarding slope stability or erosion after reviewing contour data, file history, and conducting a site visit on October 24, 2023.

Staff have undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 51(24) of the Planning Act (as summarized on Schedule "A" attached to this report), and advise that the proposed consent application is considered to represent proper and orderly planning and can be supported from a land use perspective.

Requested Variances:**A-2023-0395 – 0 Creditview Road (Retained Parcel – Lot 1)**

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 20.62 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; and
4. To permit an interior side yard (east side) setback of 4 metres, whereas the by-law permits an interior side yard setback of 7.5 metres.

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Open Space' on Schedule A: General Land Use Designation of the Official Plan. It is also designated as 'Valleyland/Watercourse Corridor' and 'Woodland' as per Schedule D (Natural Heritage Features and Areas) of the Official Plan. Within the Council Adopted Brampton Plan (2023), the subject property is designated as 'Natural Heritage System'. The property is further

designated 'Primary Valleyland' and is located within the Eldorado Mills Settlement Area in the Credit Valley Secondary Plan (Area 45).

The City's Official Plan and Credit Valley Secondary Plan outlines the guidelines for using certain lands, specifically valleylands and watercourse corridors and policies speak to the protection and conservation of natural heritage features and areas within the city. Policy 6.1.4 of the Credit Valley Secondary Plan allows limited development within and near the Primary Valleyland areas of Eldorado Mills Settlement Area.

In accordance with the relevant policies, consultation with the Credit Valley Conservation Authority (CVC) has taken place between the City and the applicant with the respect to the Consent and Minor Variance applications. CVC staff noted that building envelopes are available on proposed lots for development. In this case, an Environmental Impact Study (EIS) was recently completed for the adjacent property to the north involving a Draft Plan of Subdivision application (City File: OZS-2022-0021), covering any NHS within 120 meters of the property. The EIS associated with that development confirmed that there are adequate buffers for wetlands and slopes outside the property, with no encroachment of floodplains. Consequently, the property's natural features pose no risk to people or neighboring properties including the property subject to this application.

The CVC's assessment, including a review with their engineer and mapping data (Appendices A and B), confirms that the potential floodplain and nearby wetlands do not encroach onto the property. The wetlands are located outside the property limits, with a setback of approximately 30 meters, and an additional unmapped wetland southeast of the property also maintains a sufficient distance of over 30 meters. Additionally, they found no concerns regarding slope stability or erosion after reviewing contour data, file history, and conducting a site visit on October 24, 2023.

The variances requested, alongside the concurrent severance application, aim to create two lots for future residential development, each with a single detached residential dwelling. Adding one unit to each lot won't exceed the maximum density outlined in the Secondary Plan Area, aligning with the 'Low Density 1 Residential' designation of the nearby proposed residential subdivision and Credit Valley Secondary Plan. The variances will result in rectangular lots consistent with the area's streetscape and lot sizes. The retained and severed lands' size, shape, and dimensions are in line with neighboring lots ranging from large to smaller sizes along Creditview Road. The proposed dwellings will undergo Custom House Architectural Control review to ensure harmony with the neighborhood's architectural style and built form. subject to the recommended conditions of approval, the requested variances are considered to maintain the intent of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The subject property is zoned 'Agricultural – Special Section 910 (A-910)' according to By-Law 270-2004, as amended. The Agricultural (A) zone permits agricultural purposes and non-agricultural uses including a single detached dwelling, supportive housing residence type 1 or 2, a cemetery, an animal hospital, a kennel, a home occupation, and purposes accessory to the other permitted purposes. Additionally, Special Section 910 reduces the permitted minimum lot area to 0.2 hectares.

Variance 1 is requested to permit a lot area of 0.18 hectares, whereas the by-law permits a minimum lot area of 0.2 hectares. Variance 2 is requested to permit a lot width of 20.62 metres whereas the by-law permits a lot width of 45 metres. The intent of the by-law in regulating the lot area and width is to regulate the size and dimensions of lots within a specific area. It is intended to ensure that lots are large enough to accommodate the intended use or development in a functional manner and to prevent the overdevelopment of the property. The by-law also helps maintain the character and aesthetic of the neighborhood or area by ensuring that new developments fit within the existing streetscape.

The subject property, situated along Creditview Road north of Steeles Avenue West, is characterized by a rural setting with detached residential dwellings and narrow tree-lined roads. The proposed severance would result in a retained lot with an area of approximately 0.18 hectares and a width of 20.62 meters which is approximately half of the required lot width required under the Agricultural zone. Although the Zoning By-law requires a 45 metres lot width, staff note that the majority of the lots in the vicinity of the subject property measure approximately 42 metres in width. The requested variances for reduced lot width and area are necessary to accommodate the retained lot while ensuring ample space for the future development of a detached dwelling and landscaping/amenity areas in both front and rear yards. Despite the lot width being reduced to approximately half, the proposed shape and size of the lot is considered to be sufficiently shaped and sized in order to accommodate the intended residential use while maintaining the character and aesthetic of the area. Variances 1 and 2 are considered to conform to the general intent of the Zoning By-Law.

Variance 3 is requested 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. Variance 4 is requested to permit an interior side yard (east side) setback of 4 metres whereas the by-law permits an interior side yard setback of 7.5 metres. The intent of the by-law in regulating the minimum side yard setback is to ensure that there is an appropriate separation distance between buildings. The setbacks contribute to maintaining privacy between neighbouring properties, providing appropriate open space and permeable landscaping for drainage, and providing sufficient area to maintain the dwelling.

Regarding the retained parcel, the applicant aims to reduce the interior side yard setbacks to 2 meters (west side) and 4 meters (east side) for the proposed new dwelling. The design of the dwellings on Lot 1 and Lot 2 incorporates reduced setbacks to minimize impacts on neighboring properties. The adjacent existing dwelling north of Lot 1 maintains an approximate building setback of 11 meters from the property line, resulting in an approximate 15-meter separation between the new and existing dwellings, addressing concerns related to building separation, privacy, shadowing, and drainage.

Access to the rear yard remains adequate, ensuring a continuous path given the property's size. Despite the reduced setbacks, a combined 4-meter separation between proposed dwellings on the retained and severed lots will be maintained, mitigating potential negative impacts. The 4-meter interior east side yard setback variance is necessary for accommodating a proposed 3-car side-facing garage and carport, with subsequent adjustments to increase the east side yard setback. The City's Engineering department has reviewed the proposed setbacks and found no drainage concerns. Subject to recommended conditions, variances 3 and 4 align with the zoning by-law's intent and purpose.

3. Desirable for the Appropriate Development of the Land

Variances 1 and 2 are requested to reduce the minimum lot width and area for the proposed severance application (B-2023-0031). Despite the lot's rectangular shape and overall size aligning with the existing neighborhood, its width is approximately half of the required minimum in the Zoning By-law. However, the lot will still function effectively for the residential dwelling, with adequate space for landscaping between buildings and adjacent lots.

Variances 3 and 4 aim to reduce interior side yard setbacks for a proposed dwelling on a vacant property. As a result of the reduced setbacks, mature trees on the property may be impacted and removed. Conditions of approval are recommended that the applicant/owner provide Tree Preservation and Inventory Plan for review as part of the submission materials for the required Custom Home Application. Further conditions are provided that the mature trees and vegetation remain along Creditview Road as a buffer and that the applicant contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance approval. Through the City of Brampton Custom House Architectural Control application review process, City Urban Design staff will review the proposed dwelling will confirm to the architectural and massing of the surrounding area.

Subject to the recommended conditions of approval, the requested variances are considered desirable for the appropriate development of the land.

4. Minor in Nature

Variance 1 seeks to permit a lot area of 0.18 hectares, slightly below the by-law's minimum requirement of 0.2 hectares. Variance 2 aims to permit a lot width of 20.62 meters, significantly less than the required 45 meters according to the by-law. Despite the reduced lot width and area, the proposed shape and size of the lot are still adequate to accommodate the intended residential use while maintaining the character and aesthetic of the area. The size and width of the proposed lot are not anticipated to alter the existing character of the neighborhood as the proposed development consists of a single detached home, similar to those on the neighbouring properties.

Variances 3 and 4 are sought to accommodate the footprint of the proposed dwelling, necessitating reduced interior side yard setbacks. The design of both retained and severed land dwellings has intentionally minimized setbacks to themselves. This design choice aims to create more separation and larger setbacks for the existing dwellings on the lots to the north and south of the property. The reduced interior side yard setbacks are not anticipated to cause negative impacts on the side or adjacent properties, as the remaining space is deemed adequate for drainage and rear property access.

As mentioned earlier, the residential development on the retained and severed parcels will be subject to the City of Brampton Custom Home Architectural Control review process to ensure that the redevelopment of the lots are designed in a manner that conforms to the architectural style. The reduced lot dimensions and setbacks provide adequate space for the development of the lands, including the single detached home, driveway, and landscaped area. Subject to the recommended conditions of approval, the requested variances are considered minor in nature.

A-2023-0396 – 0 Creditview Road (Severed Parcel – Lot 2)

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 20.79 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;
 - *According to the plans, the variance should be revised to permit an interior side yard (west side) setback of 3.0 metres whereas the by-law permits an interior side yard setback of 7.5 metres. The variance was previously measured from the side wall of the dwelling rather than the side wall of the attached garage and there has been no changes to the drawings included in the public notice.*
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.

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Open Space' on Schedule A: General Land Use Designation of the Official Plan. It is also designated as 'Valleyland/Watercourse Corridor' and 'Woodland' as per Schedule D (Natural Heritage Features and Areas) of the Official Plan. Within the Council Adopted Brampton Plan (2023), the subject property is designated as 'Natural Heritage System'. The property is further designated 'Primary Valleyland' and is located within the Eldorado Mills Settlement Area in the Credit Valley Secondary Plan (Area 45).

The City's Official Plan and Credit Valley Secondary Plan outlines the guidelines for using certain lands, specifically valleylands and watercourse corridors and policies speak to the protection and conservation of natural heritage features and areas within the city. Policy 6.1.4 of the Credit Valley Secondary Plan allows limited development within and near the Primary Valleyland areas of Eldorado Mills Settlement Area.

In accordance with the relevant policies, consultation with the Credit Valley Conservation Authority (CVC) has taken place between the City and the applicant with the respect to the Consent and Minor Variance applications. CVC staff noted that building envelopes are available on proposed lots for development. In this case, an Environmental Impact Study (EIS) was recently completed for the adjacent property to the north involving a Draft Plan of Subdivision application (City File: OZS-2022-0021), covering any NHS within 120 meters of the property. The EIS associated with that development confirmed that there are adequate buffers for wetlands and slopes outside the property, with no encroachment of floodplains. Consequently, the property's natural features pose no risk to people or neighboring properties including the property subject to this application.

The CVC's assessment, including a review with their engineer and mapping data (Appendices A and B), confirms that the potential floodplain and nearby wetlands do not encroach onto the property. The

wetlands are located outside the property limits, with a setback of approximately 30 meters, and an additional unmapped wetland southeast of the property also maintains a sufficient distance of over 30 meters. Additionally, they found no concerns regarding slope stability or erosion after reviewing contour data, file history, and conducting a site visit on October 24, 2023.

The variances requested, alongside the concurrent severance application, aim to create two lots for future residential development, each with a single detached residential dwelling. Adding one unit to each lot won't exceed the maximum density outlined in the Secondary Plan Area, aligning with the 'Low Density 1 Residential' designation of the nearby proposed residential subdivision and Credit Valley Secondary Plan. The variances will result in rectangular lots consistent with the area's streetscape and lot sizes. The retained and severed lands' size, shape, and dimensions are in line with neighboring lots ranging from large to smaller sizes along Creditview Road. The proposed dwellings will undergo Custom House Architectural Control review to ensure harmony with the neighborhood's architectural style and built form. subject to the recommended conditions of approval, the requested variances are considered to maintain the intent of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The subject property is zoned 'Agricultural – Special Section 910 (A-910)' according to By-Law 270-2004, as amended. The Agricultural (A) zone permits agricultural purposes and non-agricultural uses including a single detached dwelling, supportive housing residence type 1 or 2, a cemetery, an animal hospital, a kennel, a home occupation, and purposes accessory to the other permitted purposes. Additionally, Special Section 910 reduces the permitted minimum lot area to 0.2 hectares.

Variance 1 is requested to permit a lot area of 0.18 hectares, whereas the by-law permits a minimum lot area of 0.2 hectares. Variance 2 is requested to permit a lot width of 20.79 metres whereas the by-law permits a lot width of 45 metres. The intent of the by-law in regulating the lot area and width is to regulate the size and dimensions of lots within a specific area. It is intended to ensure that lots are large enough to accommodate the intended use or development in a functional manner and to prevent the overdevelopment of the property. The by-law also helps maintain the character and aesthetic of the neighborhood or area by ensuring that new developments fit within the existing streetscape.

The subject property, situated along Creditview Road north of Steeles Avenue West, is characterized by a rural setting with detached residential dwellings and narrow tree-lined roads. The proposed severance would result in a retained lot with an area of approximately 0.18 hectares and a width of 20.79 metres which is approximately half of the required lot width required under the Agricultural zone. Although the Zoning By-law requires a 45 metres lot width, staff note that the majority of the lots in the vicinity of the subject property measure approximately 42 metres. The requested variances for reduced lot width and area are necessary to accommodate the retained lot while ensuring ample space for the future development of a detached dwelling and landscaping/amenity areas in both front and rear yards. Despite the lot width being reduced to approximately half, the proposed shape and size of the lot is considered to be sufficiently shaped and sized in order to accommodate the intended residential use while maintaining the character and aesthetic of the area. Variances 1 and 2 are considered to conform to the general intent of the Zoning By-Law.

Variance 3 is requested permit an interior side yard (west side) setback of 3.0 metres whereas the by-law permits an interior side yard setback of 7.5 metres. Variance 4 is requested 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. The intent of the by-law in regulating the minimum side yard setback is to ensure that there is an appropriate separation distance between buildings. The setbacks contribute to maintaining privacy between neighbouring properties, providing appropriate open space and permeable landscaping for drainage, and providing sufficient area to maintain the dwelling.

Regarding the severed parcel, the applicant aims to reduce the interior side yard setbacks to 3.0 meters (west side) and 2 meters (east side) for the proposed new dwelling. The design of the dwellings on Lot 1 and Lot 2 incorporates reduced setbacks to minimize impacts on neighboring properties. The adjacent existing dwelling south of Lot 2 maintains an approximate building setback of 6 meters from the property line, resulting in an approximate 9-meter separation between the new and existing dwellings, addressing concerns related to building separation, privacy, shadowing, and drainage. Furthermore, staff note that the portion of the existing dwelling located closest to the proposed dwelling to the south of Lot 2 consists of a side-facing attached garage.

Access to the rear yard remains adequate, ensuring a continuous path given the property's size. Despite the reduced setbacks, a combined 4-meter separation between proposed dwellings on the retained and severed lots will be maintained, mitigating potential negative impacts. The 4-meter interior east side yard setback variance is necessary for accommodating a proposed 3-car side-facing garage and carport, with subsequent adjustments to increase the east side yard setback. The City's Engineering department has reviewed the proposed setbacks and found no drainage concerns. Subject to recommended conditions, variances 3 and 4 align with the zoning by-law's intent and purpose.

3. Desirable for the Appropriate Development of the Land

Variances 1 and 2 are requested to reduce the minimum lot width and area for the proposed severance application (B-2023-0031). Despite the lot's rectangular shape and overall size aligning with the existing neighborhood, its width is approximately half of the required minimum in the Zoning By-law. However, the lot will still function effectively for the residential dwelling, with adequate space for landscaping between buildings and adjacent lots.

Variances 3 and 4 aim to reduce interior side yard setbacks for a proposed dwelling on a vacant property. As a result of the reduced setbacks, mature trees on the property may be impacted and removed. Conditions of approval are recommended that the applicant/owner provide Tree Preservation and Inventory Plan for review as part of the submission materials for the required Custom Home Application. Further conditions are provided that the mature trees and vegetation remain along Creditview Road as a buffer and that the applicant contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance approval. Through the City of Brampton Custom House Architectural Control application review process, City Urban Design staff will review the proposed dwelling will confirm to the architectural and massing of the surrounding area.

Subject to the recommended conditions of approval, the requested variances are considered desirable for the appropriate development of the land.

4. Minor in Nature

Variance 1 seeks to permit a lot area of 0.18 hectares, slightly below the by-law's minimum requirement of 0.2 hectares. Variance 2 aims to permit a lot width of 20.79 meters, significantly less than the required 45 meters according to the by-law. Despite the reduced lot width and area, the proposed shape and size of the lot are still adequate to accommodate the intended residential use while maintaining the character and aesthetic of the area. The size and width of the proposed lot are not anticipated to alter the existing character of the neighborhood as the proposed development consists of a single detached home, similar to those on the neighbouring properties.

Variances 3 and 4 are sought to accommodate the footprint of the proposed dwelling, necessitating reduced interior side yard setbacks. The design of both retained and severed land dwellings has intentionally minimized setbacks to themselves. This design choice aims to create more separation and larger setbacks for the existing dwellings on the lots to the north and south of the property. The reduced interior side yard setbacks are not anticipated to cause negative impacts on the side or adjacent properties, as the remaining space is deemed adequate for drainage and rear property access.

As mentioned earlier, the residential development on the retained and severed parcels will be subject to the City of Brampton Custom Home Architectural Control review process to ensure that the redevelopment of the lots are designed in a manner that conforms to the architectural style. The reduced lot dimensions and setbacks provide adequate space for the development of the lands, including the single detached home, driveway, and landscaped area. Subject to the recommended conditions of approval, the requested variances are considered minor in nature.

Respectfully Submitted,

François Hémon-Morneau

François Hémon-Morneau, Principal Planner/ Supervisor

SCHEDULE "A"

**CRITERIA TO BE CONSIDERED UNDER SECTION 53(12) & 51(24) OF THE
PLANNING ACT**

| CRITERIA TO BE CONSIDERED | ANALYSIS |
|---|---|
| a) <i>The effect of development of the proposed subdivision on matters of provincial interest;</i> | The proposed severance has no effect on matters of provincial interest. |
| b) <i>Whether the proposal is premature or in the public interest;</i> | The proposed severance is neither premature nor contrary to any matters of public interest. |
| c) <i>Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i> | The proposed severance does not present any concern with regard to the Official Plan or adjacent plans of subdivision. |
| d) <i>The suitability of the land for the purposes for which it is to be subdivided;</i> | The proposed severance is suitable for the residential purposes for which it is to be subdivided. |
| e) <i>The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i> | The proposed severance does not present any concern with regard to the adequacy of the roadwork network. The location and width of the proposed driveways will be determined and confirmed at the Custom Home application stage. |
| f) <i>The dimensions and shapes of the proposed lots;</i> | The proposed lots are appropriate in size and shape for their residential purpose. Minor Variances A-2023-0395 and A-2023-0396 are requested to permit reductions to the lot width and lot area. The size and shapes of both the severed and retained lots are generally consistent with the residential character of the area. |
| g) <i>The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i> | No concerns are noted with regard to restrictions on the lands included in the lands to be subdivided. |
| h) <i>The conservation of natural resources and flood control;</i> | The proposed land conveyance presents no concerns with regard to flood control and the |

| | |
|--|--|
| | conservation of natural resources. The property is regulated due to its proximity to hazard lands and wetlands. CVC permits will be required prior to any development. |
| i) <i>The adequacy of utilities and municipal services;</i> | There are no concerns with regard to the adequacy of utilities and municipal services. |
| j) <i>The adequacy of school sites;</i> | The proposed severance presents no concerns with regard to the adequacy of school sites. |
| k) <i>The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i> | There are no concerns related to conveyances for public purposes. |
| l) <i>The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy</i> | The proposed severance has no impact on matters of energy conservation. |
| m) <i>The interrelationship between the design of the proposal and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act.</i> | The proposed detached dwellings will be subject to the Custom House Architectural Control approval process. |

Fernandes, Megan

From: Dokoska, Kristina
Sent: 2024/04/26 10:42 AM
To: Hughes, Trisha; Fernandes, Megan
Cc: Hemon-Morneau, Francois; Cooper, Pam
Subject: RE: [External] RE: [EXTERNAL]b23/031, a23/395 and a23/396 - 0 Creditview Road in Brampton - CVC Comments

Hi Megan and Francois,

Trisha has touched upon many of the points related to the City's decision to waive the requirements for an EIS. While through OP policy 4.6.6.3, Environmental Planning requires an EIS for all applications that contain or is adjacent to any NHS, the precise boundaries of the natural heritage features and areas along with their buffers are determined on a site specific basis and in consultation with our CA's.

With regards to this site, an EIS was completed for the adjacent property to the north (OZS-2022-0021). This EIS encompasses any NHS within 120m of the property, including this site. Through this EIS, we were able to identify that the wetland located outside of this property contain a sufficient buffer of approximately 30 meters as required through our OP. The top of slope is also outside of the property and contains a sufficient 10 meter buffer. The EIS also demonstrated that the floodplain does not encroach onto the property. Therefore, the natural heritage features are all offsite with adequate buffers and with the property being tableland area of the valley and relatively flat and outside of the floodplain, there is also no risk to people or their properties. As such, EnvPlanning waived the requirements for the EIS.

If you have any other questions, let me know.

Thank you,
Kristina

Kristina Dokoska, MCIP, RPP

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



From: Hughes, Trisha <trisha.hughes@cvc.ca>
Sent: Friday, April 26, 2024 9:50 AM
To: Fernandes, Megan <Megan.Fernandes@brampton.ca>
Cc: Hemon-Morneau, Francois <Francois.HemonMorneau@brampton.ca>; Dokoska, Kristina <Kristina.Dokoska@brampton.ca>
Subject: RE: [External] RE: [EXTERNAL]b23/031, a23/395 and a23/396 - 0 Creditview Road in Brampton - CVC Comments

Hi Megan,

Thanks for reaching out. We are happy to provide clarification on our review of this application; however, it is not as simple as providing one map. Our regulation mapping is used as a screening tool to guide our review, but we often reference other available information to confirm regulated features and address our interests. It is also important to note that our review focused solely on our regulated features due to the scoping changes resulting from Bill 23 and O. Reg 596/22. City and/or Region staff may have further comments related to their natural heritage features of interest. Below is a brief summary of our review.

Floodplain

Based on our review of our flood mapping (attached for reference) and discussion with our review engineer, the floodplain does not encroach onto this property.

Wetland

Based on information available, including review of our mapping and studies completed for an adjacent development proposal, there are wetlands located in the area, but they are outside the property limits and sufficiently setback. Based on our mapping, the wetlands are approximately 30 m from the property (see attached wetland map for reference). We do know there is another unmapped wetland to the southeast, but again it is more than 30m from the property (can be seen in the EIS for 21T-22004B).

Valley Slope

The property is located within the valley of the Credit River. Typically, we would not want to fragment the valley system; however, our review is based on natural hazards and potential concerns related to risks to property and life. Based on our review of contour data available, file history and the site visit on October 24, 2023, we noted the following:

- The property is relatively flat and would be considered in a plateau/tableland area of the valley.
- The toe of slope associated with the upper tier of the valley is approximately 10m off the rear of the lot.
- The top of slope associated with the lower tier of the valley is on the other side of Creditview Road and over 10 m from the property limit.
- When reviewing an adjacent development proposal, we noted that a portion of the slope off the rear of the property was a historic valley that has been disturbed over time due to development in the area.
- Based on our review, we did not have concerns related to slope stability or erosion.

Based on our review, we did not have concerns from a natural hazard or wetland perspective. The entire property is still regulated due to proximity of hazard lands/wetland, and they would need CVC permits prior to any development. However, as our features of interest are off-lot, building envelopes are available on the proposed lots to accommodate proposed development.

Please let me know if you have any further questions.

Kind regards,

Trisha Hughes | RPP | she/her/hers

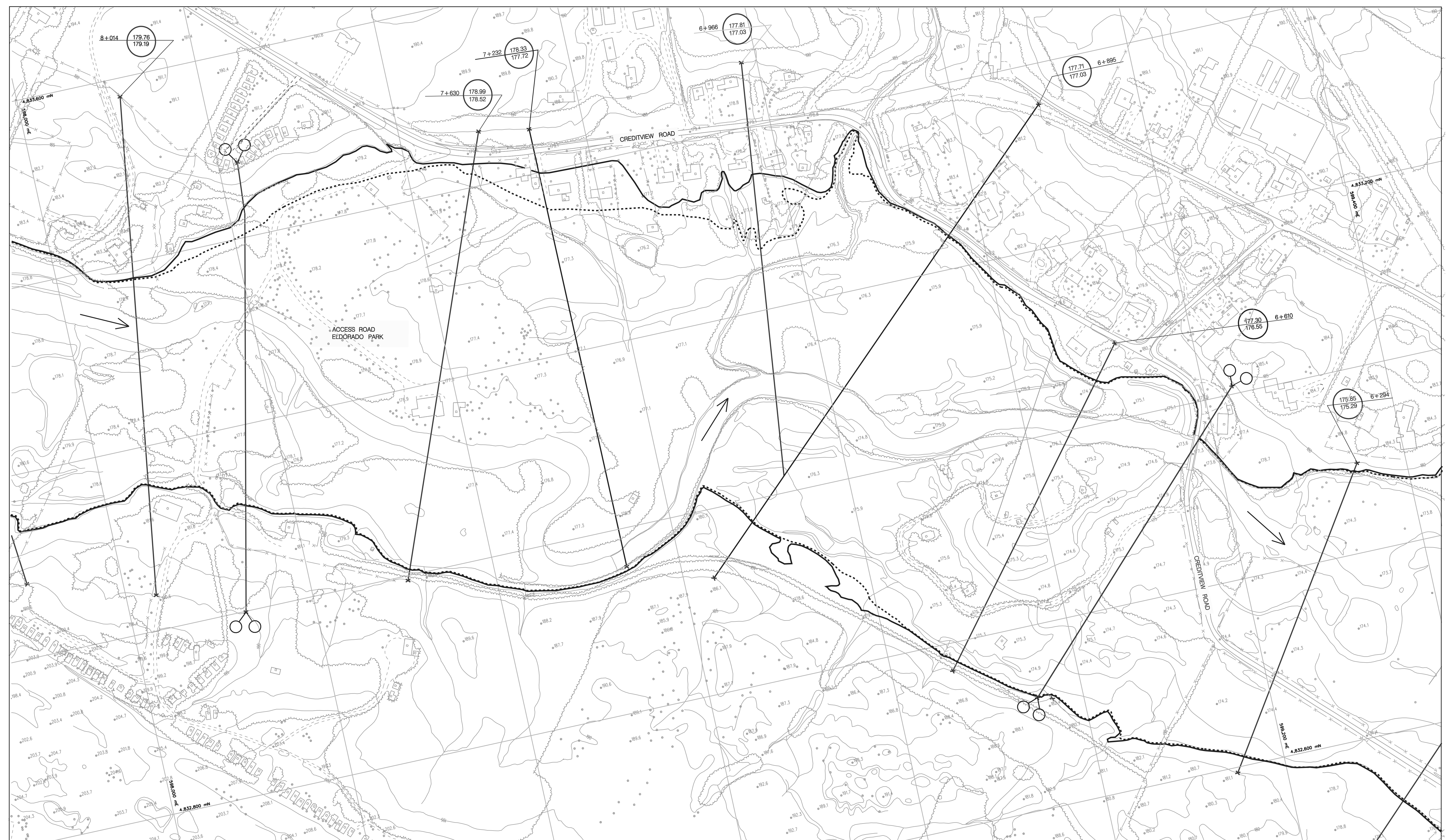
Acting Senior Planner, Planning and Development Services | Credit Valley Conservation


905-670-1615 ext 3250 | M: 437-855-4056

trisha.hughes@cvc.ca | cvc.ca




[View our privacy statement](#)






Environmental Water Resources Group Ltd

LEGEND



BRIDGE CROSS SECTION




CROSS SECTION

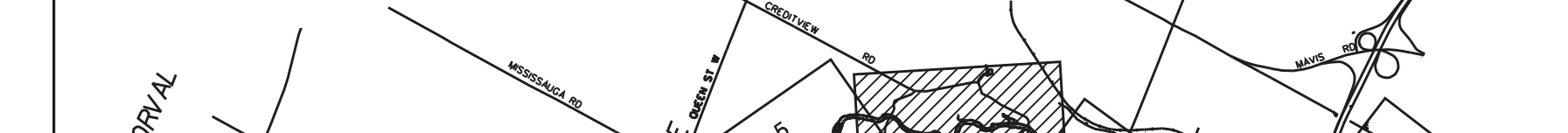
— Regulatory Floodline

..... 100 Year Floodline


→ Flow Arrow



This topographic mapping was supplied by The Corporation of The City of Brampton and The Corporation of the City of Mississauga



| REVISIONS | | | |
|-----------|-------------|----|------|
| NO. | DESCRIPTION | BY | DATE |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



FLOOD RISK MAP
CREDIT RIVER
MEADOWVALE TO NORVAL

Scale 1:2000

Metres 0 100 200

Feet 0 200 400 600 800

CONTOUR INTERVAL 0.5 METRES:

ONTARIO REGULATION No. ____

SCHEDULE No. ____

SHEET No. 4 OF 8



Credit Valley Conservation



0 0.01 0.02
km

- Rivers and Streams (Jan 2024)
- Road Network (2020)
- Wetlands Component 2012
- Wetlands_ELC
- Wetlands_NHP
- Wetlands_MNR

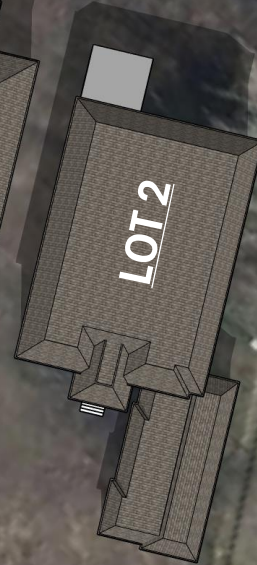
This is not a plan of survey. Credit Valley Conservation makes no guarantees about the accuracy or currency of the information presented. Conclusions and decisions made on the basis of the information on this map are the sole responsibility of the user.

4/25/2024, 10:52:11 AM

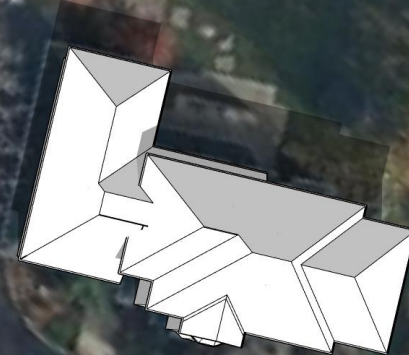
8375
CREDITVIEW ROAD



0 CREDITVIEW ROAD



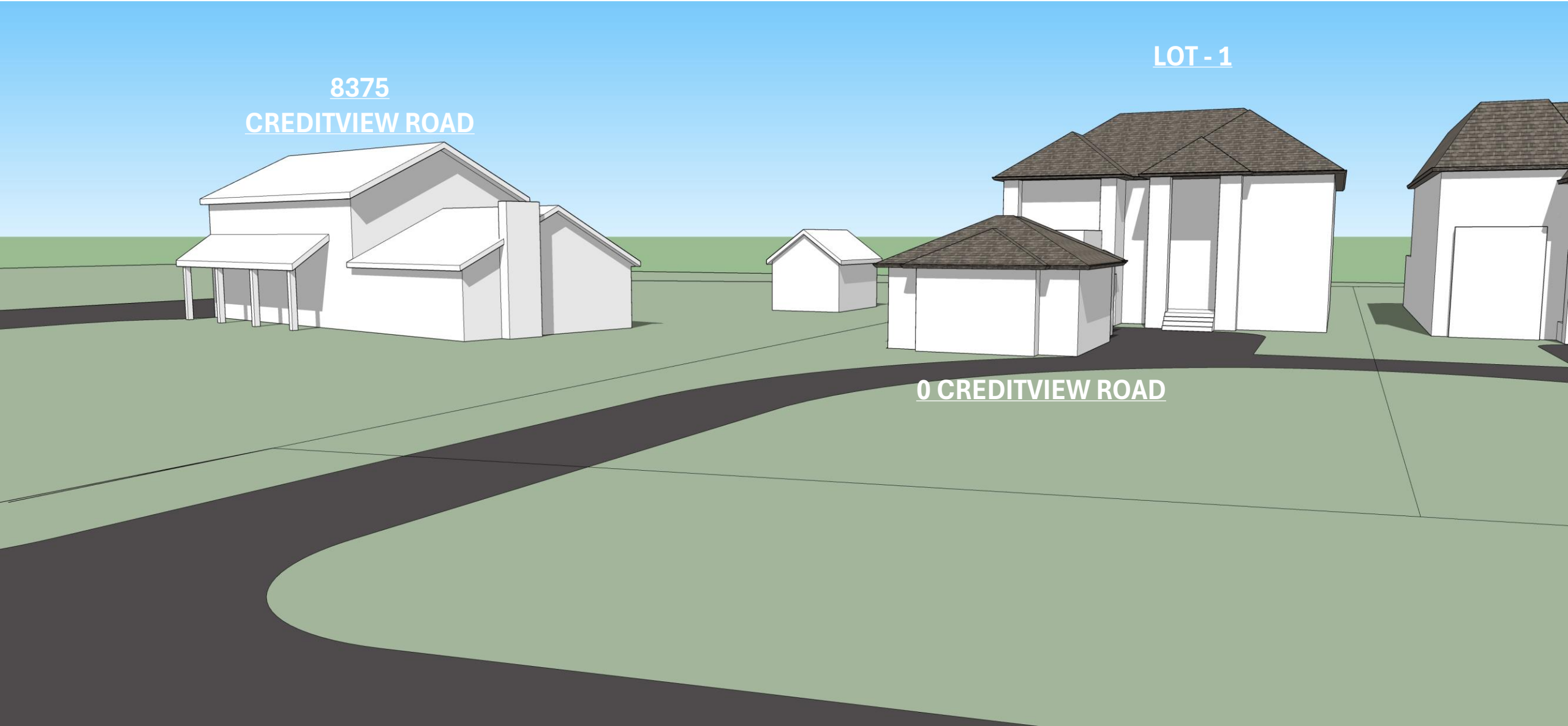
8307
CREDITVIEW ROAD



8375
CREDITVIEW ROAD

LOT - 1

0 CREDITVIEW ROAD



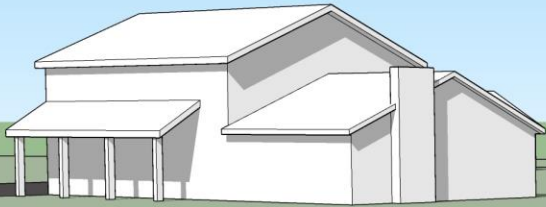
LOT - 2

8307
CREDITVIEW ROAD

0 CREDITVIEW ROAD



8375
CREDITVIEW ROAD



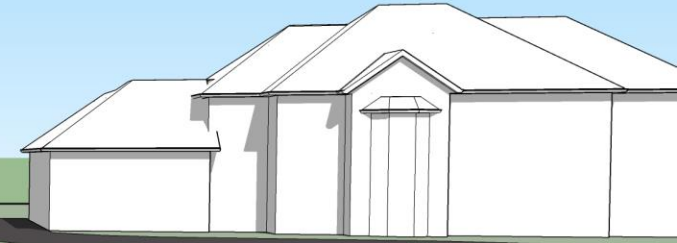
LOT - 1

LOT - 2

0 CREDITVIEW ROAD



8307
CREDITVIEW ROAD







| SHEET LIST | |
|------------|----------------------------|
| SHEET NO. | COVER SHEET |
| | |
| 00 | SURVEY |
| A1.0 | SITE PLAN |
| A2.0 | PROPOSED BASEMENT PLAN |
| A2.1 | PROPOSED FIRST FLOOR PLAN |
| A2.2 | PROPOSED SECOND FLOOR PLAN |
| A2.3 | PROPOSED ROOF PLAN |
| A3.0 | NORTH & WEST ELEVATION |
| A3.1 | SOUTH & EAST ELEVATION |

PROPOSED MINOR VARIANCE ON A RETAINED LOT
AT 0 CREDITVIEW RD, BRAMPTON,ON

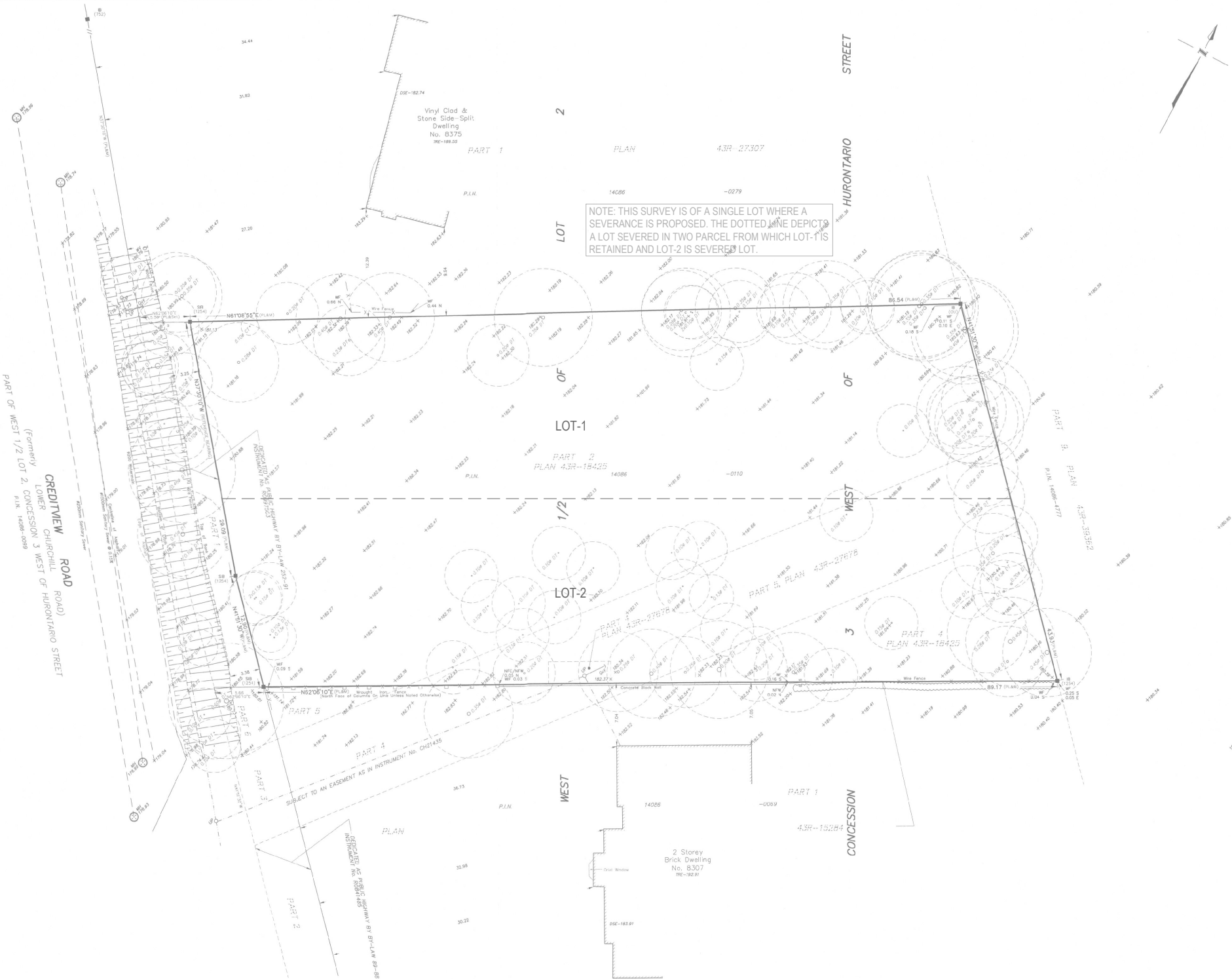
(A LOT IN BETWEEN LOT 8307 & 8375 CREDITVIEW RD, BRAMPTON)

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-1)



SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
Part of WEST 1/2 OF LOT 2
CONCESSION 3 WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGACOUSSET)
CITY of BRAMPTON
REGIONAL MUNICIPALITY OF PEE
SCALE 1:200
YOUNG & YOUNG SURVEYING
(ETOBICOKE 2008) INC.
© COPYRIGHT 2022

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048.

BEARING NOTE
BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE
EASTERLY LIMIT OF CREDITVIEW ROAD, HAVING A BEARING
N73°57'00"W ACCORDING TO PLAN 43R-16425.

ELEVATION NOTE
ELEVATIONS ARE GLOTTIC AND ARE REFERRED TO THE
CITY OF BRAMPTON BENCHMARK NO. C4205243 HAVING A
PUBLISHED ELEVATION OF 166.28 METRES.

CAUTION
PLEASE NOTE THAT THE FIELD WORK REPRESENTED HEREON
WAS ACQUIRED DURING EXTREME WINTER CONDITIONS AND
DUE TO SHOW ACCUMULATION SOME TOPOGRAPHIC ELEMENTS
COULD NOT BE MEASURED.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - PL — PLAN 43R-18425
 - N.S.E.W. — NORTH, SOUTH, EAST, WEST
 - M — MEASURED
 - SB — STANDARD IRON BAR
 - RI — IRON ROD
 - P.L.N. — PROPERTY IDENTIFIER NUMBER
 - C- — OVERHEAD WIRE & UTILITY POLE
 - MH — MANHOLE
 - WV — WATER VALVE
 - NFC — NORTH FACE OF COLUMN
 - NFW — NORTH FACE OF WALL
 - WF — WIRE FENCE
 - DU — DRAIN UNKNOWN
 - (1254) — R.E. CLIPSHAM, O.L.S.



SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1) THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 3rd DAY OF
MARCH, 2022.

MARCH 04, 2022
DATE
CHRIS BERESNEWICZ
ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR DAVID SWALL DESIGNS INC.

PART 2 - SURVEY REPORT
1) PLEASE NOTE LOCATION OF FENCES, WALL AND OVERHEAD WIRES
2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY - NONE
3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAW

YOUNG & YOUNG
SURVEYING (ETOBICOKE) INC.
310 North Queen St., Unit 102, Toronto ON M5G 0K4
Tel: (416) 661-2878 • Fax: (416) 661-3300
EMAIL: info@youngandyoung.ca
DRAWN: RJA CHECKED: JLC/201 PROJECT 22-T10992

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.

| | | |
|---|------------|------------------------|
| 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
RETAINED LOT AT 0 CREDITVIEW
RD, BRAMPTON, ON

DRAWING NAME
SITE PLAN

DRAWN BY
HK

PROJECT NO.

CHECKED BY
HK

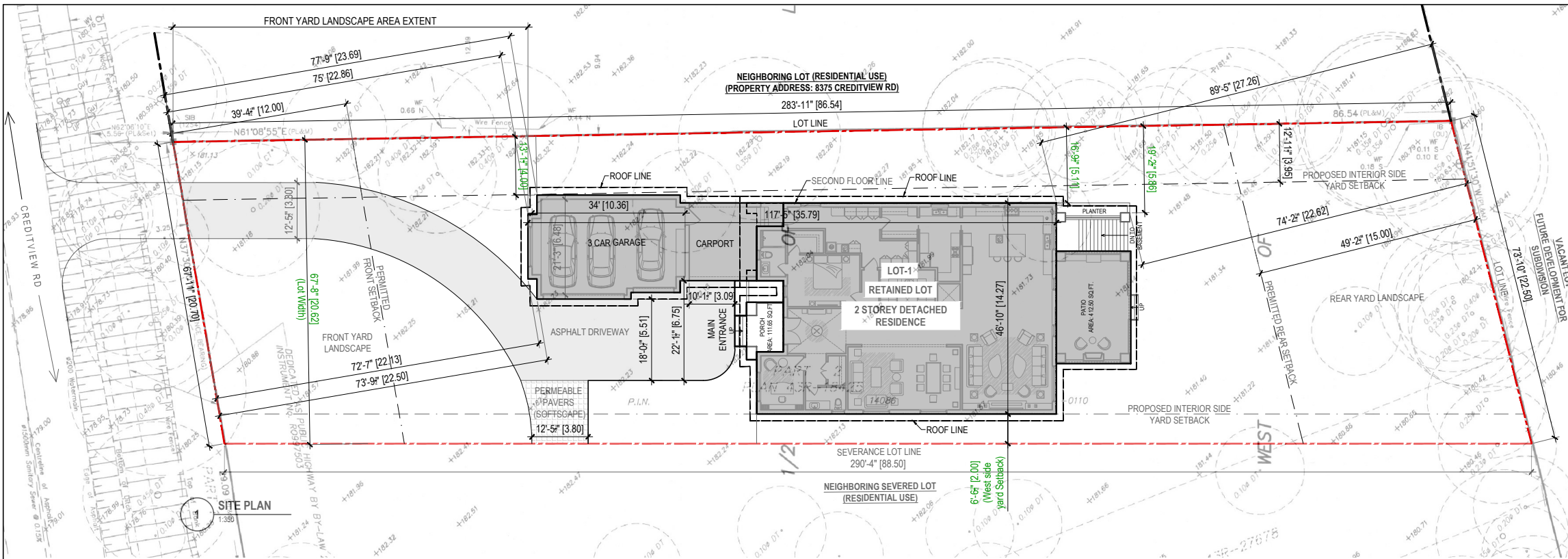
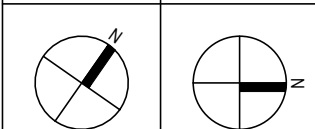
Rev
00

Scale
1:350

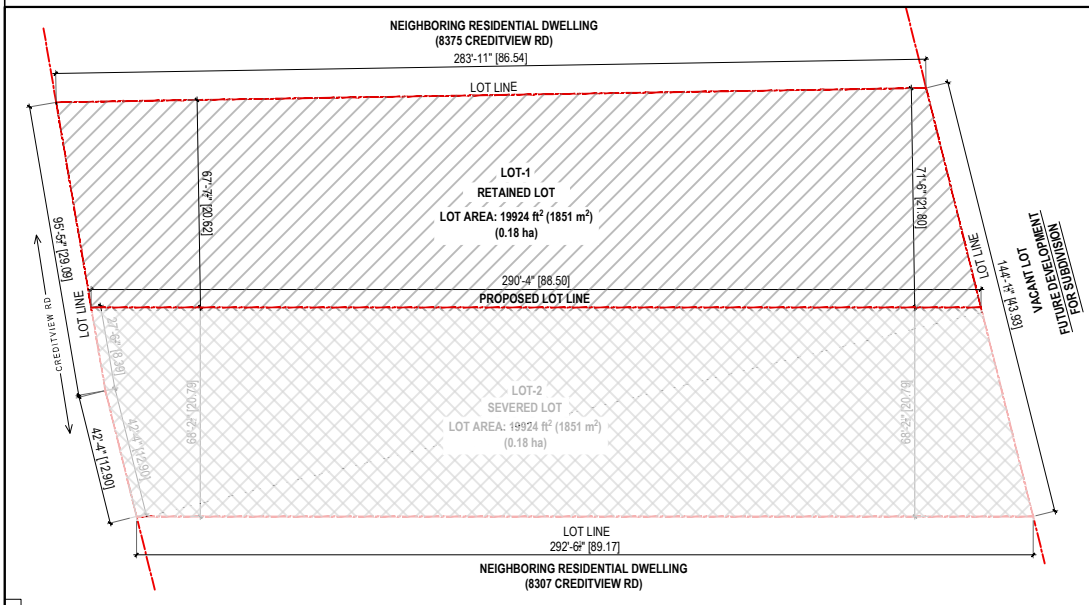
Drawing no.
A1.0

TRUE NORTH

PROJECT NORTH



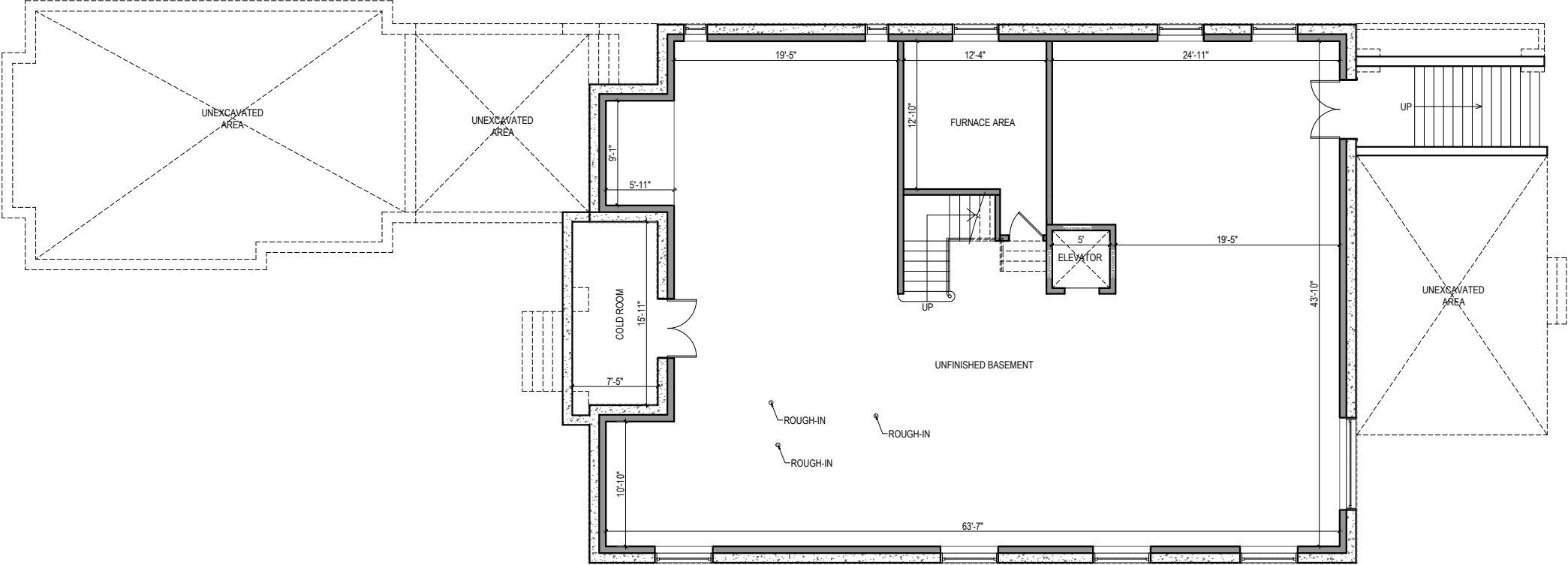
KEY PLAN SHOWING LOT SEVERANCE AT 0 CREDITVIEW RD, BRAMPTON



| 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 1 |
| 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 | 67'-8" (20.62m) |
| Min. FRONT YARD | 12 m | - | 72'-7" (22.13m) |
| Min. INTERIOR SIDE YARD (WEST) | 7.5 m | - | 6'-6" (2.0m) |
| Min. INTERIOR SIDE YARD (EAST) | 7.5 m | - | 13'-1" (4.0m) Till Garage |
| Min. REAR YARD | 15 m | - | 16'-9" (5.1m) Till house |
| MAX. HEIGHT | 10.6 m | - | 74'-2" (22.62 m) |
| MIN. GROUND FLOOR AREA | 115 sq. mt if more than one storey high | - | 4073.37 sq. ft. (378.42 sq. mt.) (including Garage & Carport) |
| GROSS FLOOR AREA | - | - | 2994.49 + 1078.87 sq. ft. = 4073.37 sq. ft. (378.42 sq. mt.) |
| FSI | - | - | 5898.8 sq. ft. (548.01 sq. mt.) |
| LOT COVERAGE | - | - | 0.29 |
| DRIVEWAY WIDTH | 9.14 m (30'-0") | - | 23.03% (4589.10 sq. ft.) |
| LANDSCAPE AREA | 70% | - | 6.75 m (21'-1") |
| | | | 78.0% (3940.96 sq. ft.) |
| | | | Front Yard Area: 5052.22 ft² |
| | | | 3940.96 x 100 = 78.0% |
| | | | 5052.22 |

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.



1 BASEMENT FLOOR PLAN
1:150

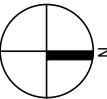
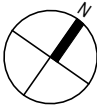
| | | |
|---|------------|------------------------|
| 4 | 2024-04-22 | Revised Minor Variance |
| 3 | 2023-11-13 | Minor Variance |
| 2 | 2023-11-03 | Consent Application |
| 1 | 2023-09-29 | CVC |
| # | DATE | ISSUED FOR |

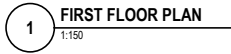


PROJECT NAME
PROPOSED MINOR VARIANCE ON A
RETAINED LOT AT 0 CREDITVIEW
RD, BRAMPTON, ON

DRAWING NAME
PROPOSED BASEMENT PLAN

| | |
|------------------|---------------------|
| DRAWN BY HK | PROJECT NO. |
| CHECKED BY HK | Rev 00 |
| Scale 1:150 | Drawing no. A2.0 |
| TRUE NORTH | PROJECT NORTH |





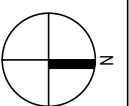
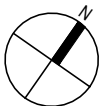
| | | |
|---|------------|------------------------|
| 4 | 2024-04-22 | Revised Minor Variance |
| 3 | 2023-11-13 | Minor Variance |
| 2 | 2023-11-03 | Consent Application |
| 1 | 2023-09-29 | CVC |
| # | DATE | ISSUED FOR |



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

| |
|---------------------------|
| DRAWING NAME |
| PROPOSED FIRST FLOOR PLAN |

| | |
|------------------|---------------------|
| DRAWN BY HK | PROJECT NO. |
| CHECKED BY HK | Rev 00 |
| Scale 1:150 | Drawing no. A2.1 |
| 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.

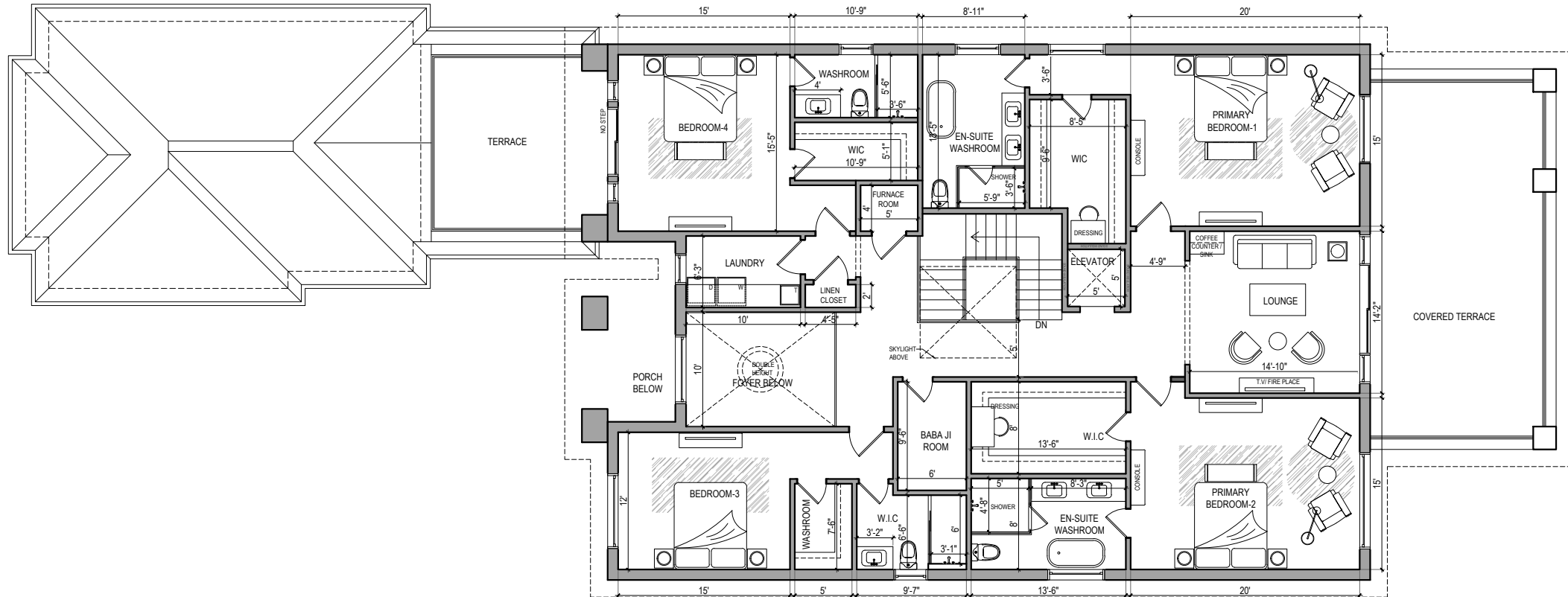
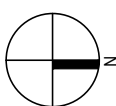
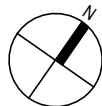
| | | |
|---|------------|------------------------|
| 4 | 2024-04-22 | Revised Minor Variance |
| 3 | 2023-11-13 | Minor Variance |
| 2 | 2023-11-03 | Consent Application |
| 1 | 2023-09-29 | CVC |
| # | DATE | ISSUED FOR |



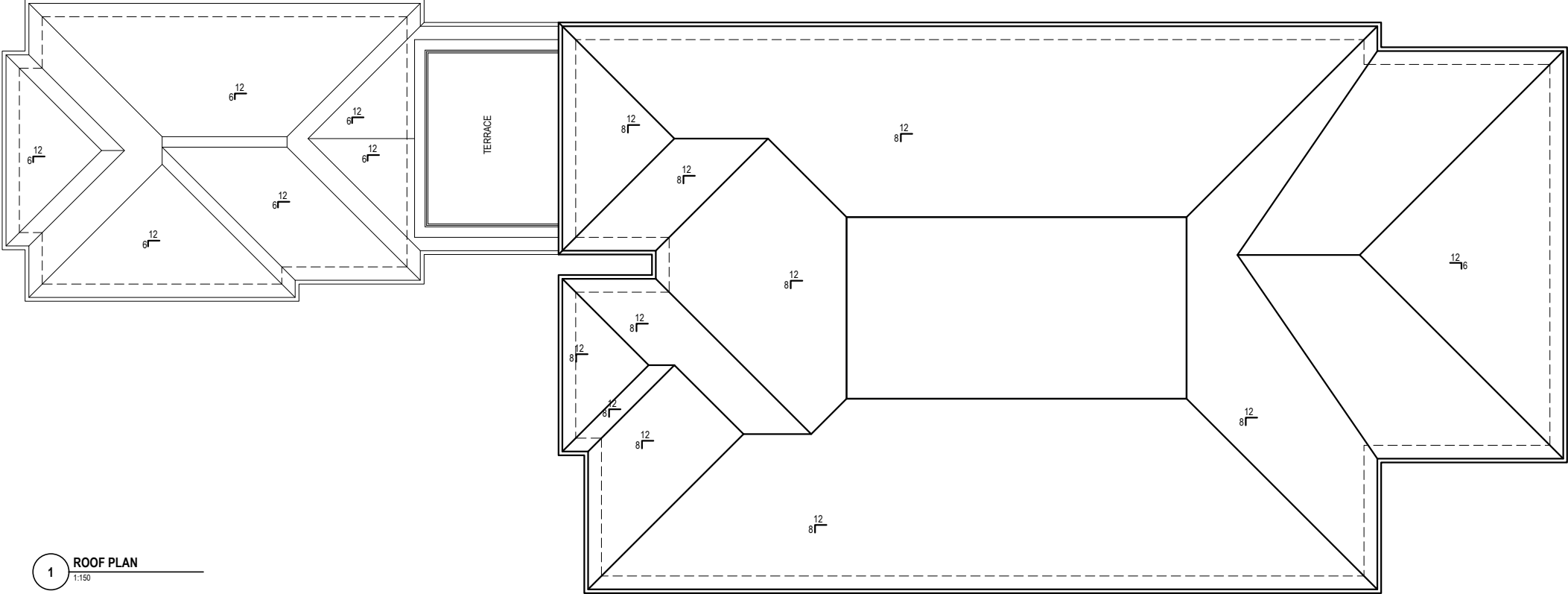
PROJECT NAME
PROPOSED MINOR VARIANCE ON A
RETAINED LOT AT 0 CREDITVIEW
RD, BRAMPTON, ON

DRAWING NAME
PROPOSED SECOND FLOOR PLAN

| | |
|------------------|---------------------|
| DRAWN BY HK | PROJECT NO. |
| CHECKED BY HK | Rev 00 |
| Scale 1:150 | Drawing no. A2.2 |
| TRUE NORTH | PROJECT NORTH |



1 SECOND FLOOR PLAN
1:150



1 ROOF PLAN
1:150

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.

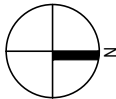
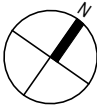
| | | |
|---|------------|------------------------|
| 4 | 2024-04-22 | Revised Minor Variance |
| 3 | 2023-11-13 | Minor Variance |
| 2 | 2023-11-03 | Consent Application |
| 1 | 2023-09-29 | CVC |
| # | DATE | ISSUED FOR |



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

DRAWING NAME
PROPOSED ROOF PLAN

| | |
|------------------|---------------------|
| DRAWN BY HK | PROJECT NO. |
| CHECKED BY HK | Rev 00 |
| Scale 1:150 | Drawing no. A2.3 |
| 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.

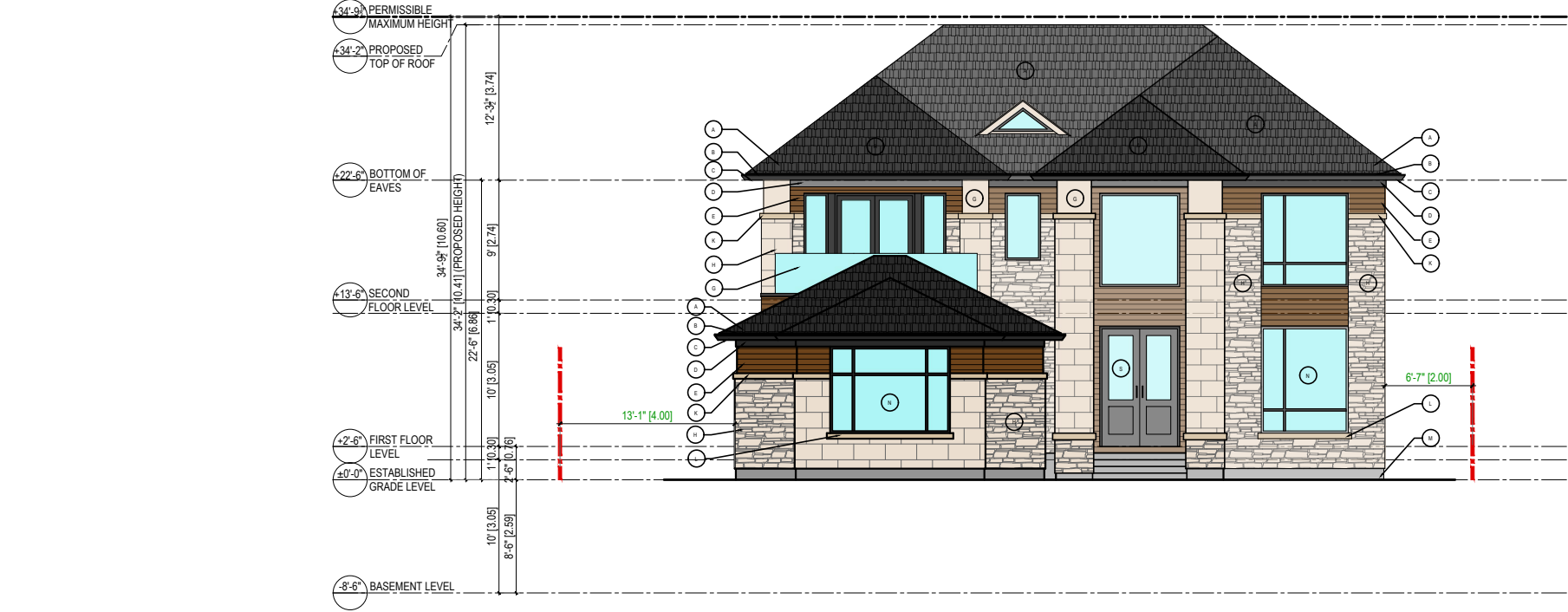
| | | |
|---|------------|------------------------|
| 4 | 2024-04-22 | Revised Minor Variance |
| 3 | 2023-11-13 | Minor Variance |
| 2 | 2023-11-03 | Consent Application |
| 1 | 2023-09-29 | CVC |
| # | DATE | ISSUED FOR |



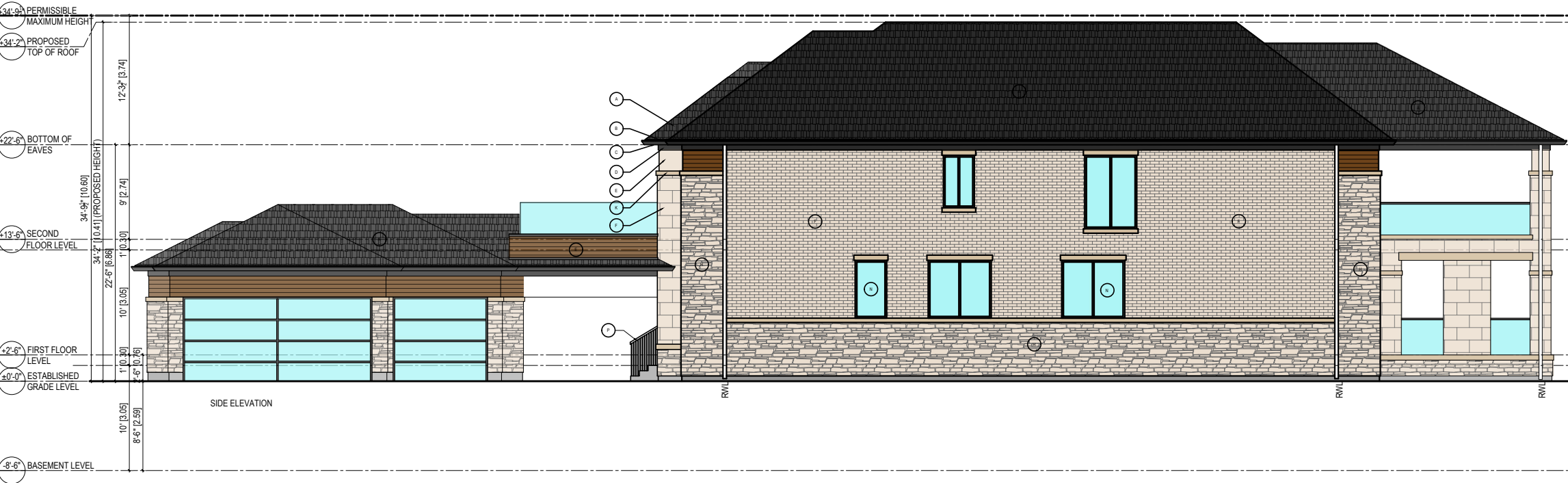
PROJECT NAME
PROPOSED MINOR VARIANCE ON A
RETAINED LOT AT 0 CREDITVIEW
RD, BRAMPTON, ON

DRAWING NAME
FRONT ELEVATION

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



1 NORTH ELEVATION
1:150



SIDE ELEVATION

RVL

RVL

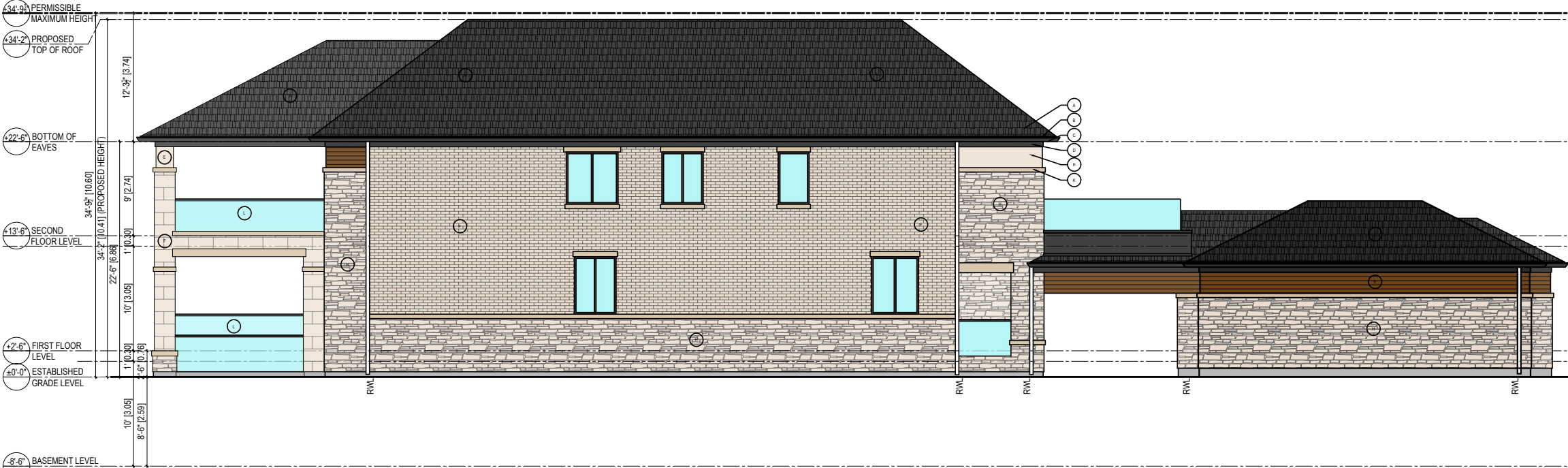
RVL

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.

| TYPICAL EXTERIOR MATERIAL | | | |
|---------------------------|---|-------------------------------|-----------------------------------|
| S/M | MATERIAL ITEM | COMPANY / MODEL | COLORS |
| A | METAL ROOF SHEETS | LONDON ECO METAL | STEEL BLACK |
| B | ALUMINUM GUTTER | MITTEN OR EQUIVALENT | BLACK |
| C | EAVES | FIBERON OR EQUIVALENT | WOODEN FINISH |
| D | FRIEZE BOARD | FIBERON OR EQUIVALENT | CARBON BLACK |
| E | WOODEN CLADDING | FIBERON CLADDING | |
| F | BRICK FINISH | BRAMPTON BRICKS OR EQUIVALENT | |
| G | SMOOTH STONE FINISH | ARISCRAPT OR EQUIVALENT | |
| H | ROUGH STONE FINISH | ARISCRAPT OR EQUIVALENT | |
| I | EXTERIOR METAL LIGHTS | AS PER CLIENT'S CHOICE | BLACK |
| J | 3" WIDE STONE / CONCRETE SILL | | |
| K | 5" WIDE STONE / CONCRETE SILL | | |
| L | 12" HIGH CONCRETE WALL | | |
| M | ALUMINUM WINDOWS WITH DOUBLE GLAZED INSULATED GLASS | WINDOW CITY OR EQUIVALENT | BLACK FRAME |
| N | RAILING | | FRAMELESS CLEAR GLASS |
| O | GARAGE DOORS | MODERN GARAGE DOORS | |
| P | CUSTOM MADE MAIN ENTRANCE DOOR | ARISTA DOORS | MATCH WITH FIBRON CLADDING COLOUR |



1 SOUTH ELEVATION
1:150



2 EAST ELEVATION
1:150

| | | |
|---|------------|------------------------|
| 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
RETAINED LOT AT 0 CREDITVIEW
RD, BRAMPTON, ON

DRAWING NAME
CONCEPTUAL SOUTH
& EAST SIDE ELEVATION

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

| SHEET LIST | |
|------------|----------------------------|
| SHEET NO. | COVER SHEET |
| | |
| 00 | SURVEY |
| A1.0 | SITE PLAN |
| A2.0 | PROPOSED BASEMENT PLAN |
| A2.1 | PROPOSED FIRST FLOOR PLAN |
| A2.2 | PROPOSED SECOND FLOOR PLAN |
| A2.3 | PROPOSED ROOF PLAN |
| A3.0 | NORTH & WEST ELEVATION |
| A3.1 | SOUTH & EAST ELEVATION |

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

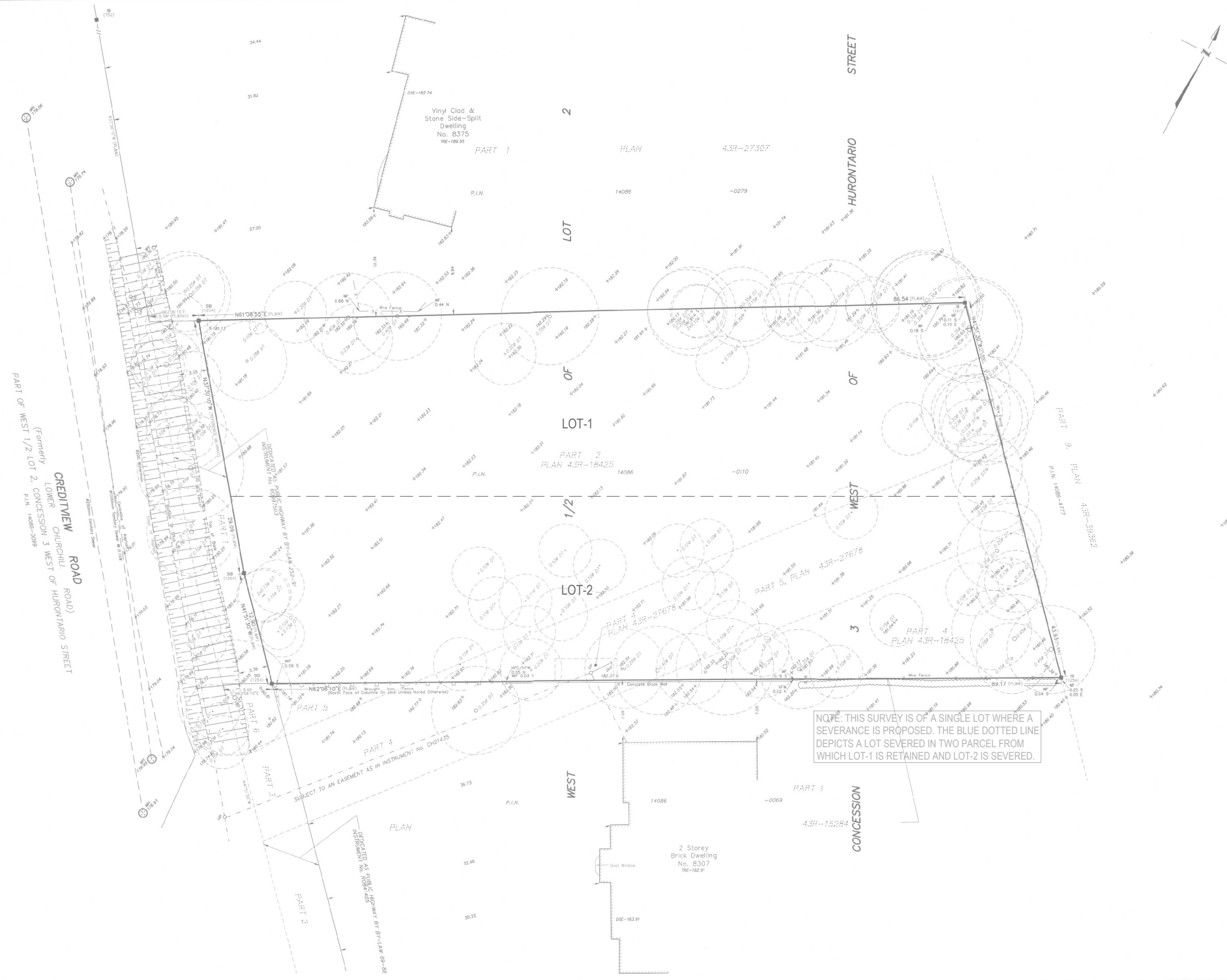
(A LOT IN BETWEEN LOT 8307 & 8375 CREDITVIEW RD, BRAMPTON)

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)



SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
Part of West 1/2 of LOT 2
CONCESSION 3 WEST OF HURONTARIO STREET
(GEORGIAN TOWNSHIP OF CHINDAGUISH)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1 : 200
YOUNG & YOUNG SURVEYING
(ETOBICOKE 2008) INC.
© COPYRIGHT 2022

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE
BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE
EASTERLY LIMIT OF CREDITVIEW ROAD, HAVING A BEARING OF
N77°20'10"W ACCORDING TO PLAN 43R-18425.

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE
CITY OF BRAMPTON BENCHMARK NO. 04020243 HAVING A
PUBLISHED ELEVATION OF 195.28 METRES.

CAUTION
PLEASE NOTE THAT THE FIELD WORK REPRESENTED HEREON
WAS ACQUIRED DURING EXTREME WINTER CONDITIONS AND
DUE TO SNOW ACCUMULATION SOME TOPOGRAPHIC ELEMENTS
COULD NOT BE MEASURED.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - PL --- PLAN 43R-18425
 - N,S,E,W --- NORTH, SOUTH, EAST, WEST
 - M --- MEASURED
 - SB --- STANDARD IRON BAR
 - IB --- IRON BAR
 - P.L.N. --- PROPERTY IDENTIFIER NUMBER
 - CD --- OVERHEAD WIRE & UTILITY POLE
 - MI --- MANHOLE
 - WV --- WATER VALVE
 - NFC --- NORTH FACE OF COLUMN
 - NFW --- NORTH FACE OF WALL
 - WF --- WOODROT RAIL FENCE
 - WF --- WIRE FENCE
 - OU --- OTHER UNKNOWN
 - (1254) --- R.E. CLIPSHAM, O.L.S.



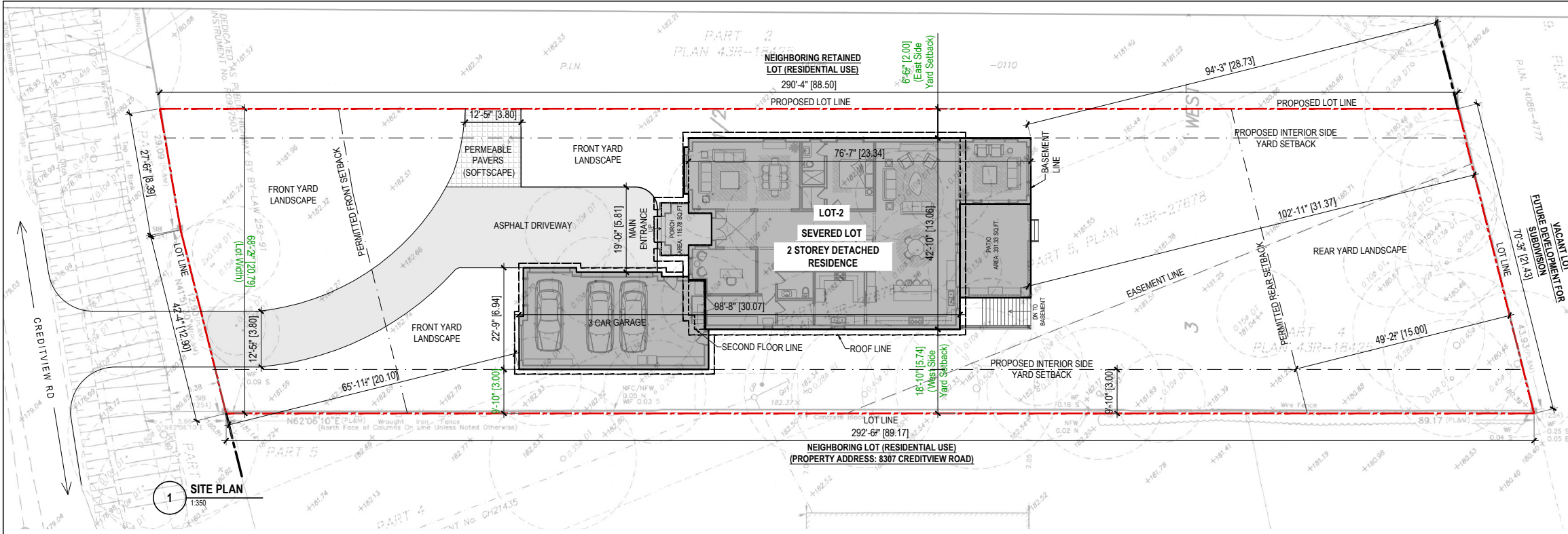
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 3rd DAY OF MARCH, 2022.

MARCH 04, 2022
DATE
CHUCK BERNTSEN
ONARIO LAND SURVEYOR

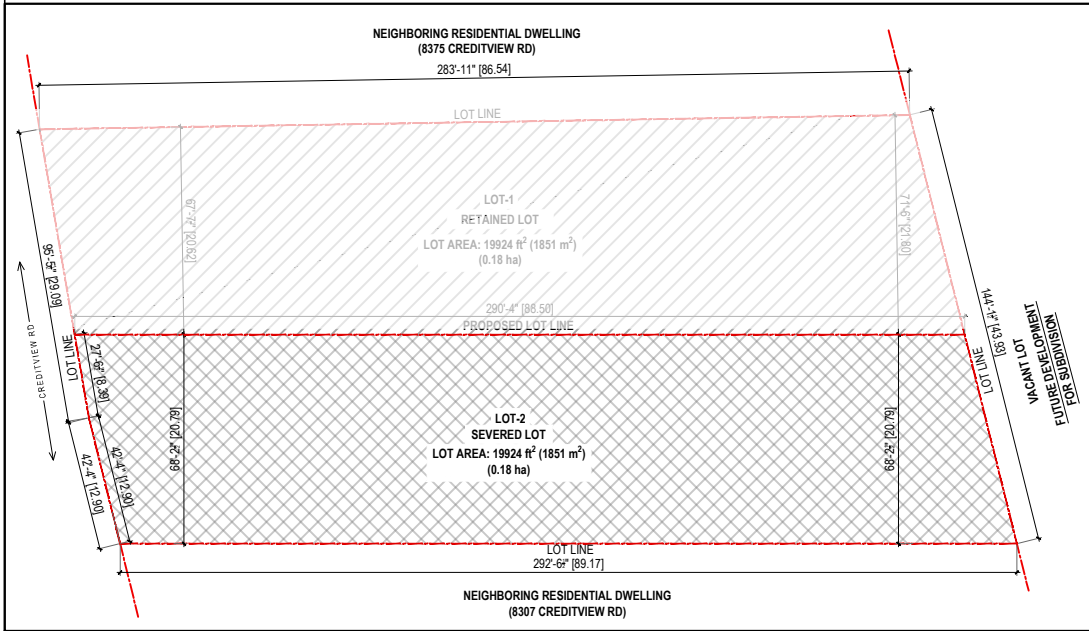
THIS PLAN WAS PREPARED FOR DAVID SMALL DESIGNS INC.

PART 2 - SURVEY REPORT
1) PLEASE NOTE LOCATION OF FENCES, WALL AND OVERHEAD WIRES
2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY - NONE
3) THIS PLAN DOES NOT CONSTITUTE COMPLIANCE WITH ZONING BY-LAW

YOUNG & YOUNG
SURVEYING (ETOBICOKE) INC.
310 North Queen St., Unit 102, Toronto ON M6C 6K4
Tel: (416) 832-2878 - Fax: (416) 832-1300
E-MAIL: info@youngandyoung.ca
DRAWN BY: CHECKED BY: PROJECT 22-110992



KEY PLAN SHOWING LOT SEVERANCE AT 0 CREDITVIEW RD, BRAMPTON



| LEGEND | |
|------------------------|--|
| LOT LINE | --- |
| SETBACK LINE | --- |
| PROPOSED BASEMENT LINE | --- |
| PROPOSED DWELLING LINE | --- |
| SECOND FLOOR LINE | --- |
| ROOF LINE | --- |
| POSSIBLE VARIANCE | --- |

| SITE STATISTICS | | | |
|---|--------------------------------------|----------------|------------------------|
| ZONING: A (SPECIAL SECTION: 910) AGRICULTURAL | | | |
| EXISTING: VACANT LOT | | | |
| SITE SUMMARY | | PROPOSED LOT 2 | |
| | PERMITTED (as per Zoning-Bylaw) | EXISTING | |
| 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" (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" (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 | - | 2767.91 + 904.62 sq.ft. = 3672.54 sq.ft.(341.19 sq.mt.) (including Garage) |
| GROSS FLOOR AREA | - | - | 5256.79 sq.ft. (488.37 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% | - | 78.81% (3990.84 sq.ft.) Front Yard Area: 5063.40 ft ² 3990.84x 100 = 78.81% 5063.40 |

INSPIRE ARCHITECTURAL GROUP

2513320 Ontario Ltd.

218 - 50 Sunny Meadow Blvd. Brampton, ON L6R 0Y7

+1 905-861-2032

+1 647-761-4063

harpreet@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 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.

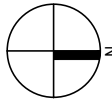
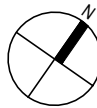
| | | |
|---|------------|------------------------|
| 4 | 2024-04-22 | Revised Minor Variance |
| 3 | 2023-11-13 | Minor Variance |
| 2 | 2023-11-03 | Consent Application |
| 1 | 2023-09-29 | CVC |
| # | DATE | ISSUED FOR |



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

DRAWING NAME
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 |





| | | |
|---|------------|------------------------|
| 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 |

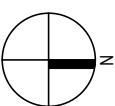
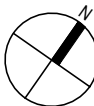


PROJECT NAME
PROPOSED MINOR VARIANCE ON A
SEVERED LOT AT 0 CREDITVIEW
RD, BRAMPTON, ON

DRAWING NAME

PROPOSED BASEMENT PLAN

| | |
|------------------|---------------------|
| DRAWN BY HK | PROJECT NO. |
| CHECKED BY HK | Rev 00 |
| Scale 1:150 | Drawing no. A2.0 |
| 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.

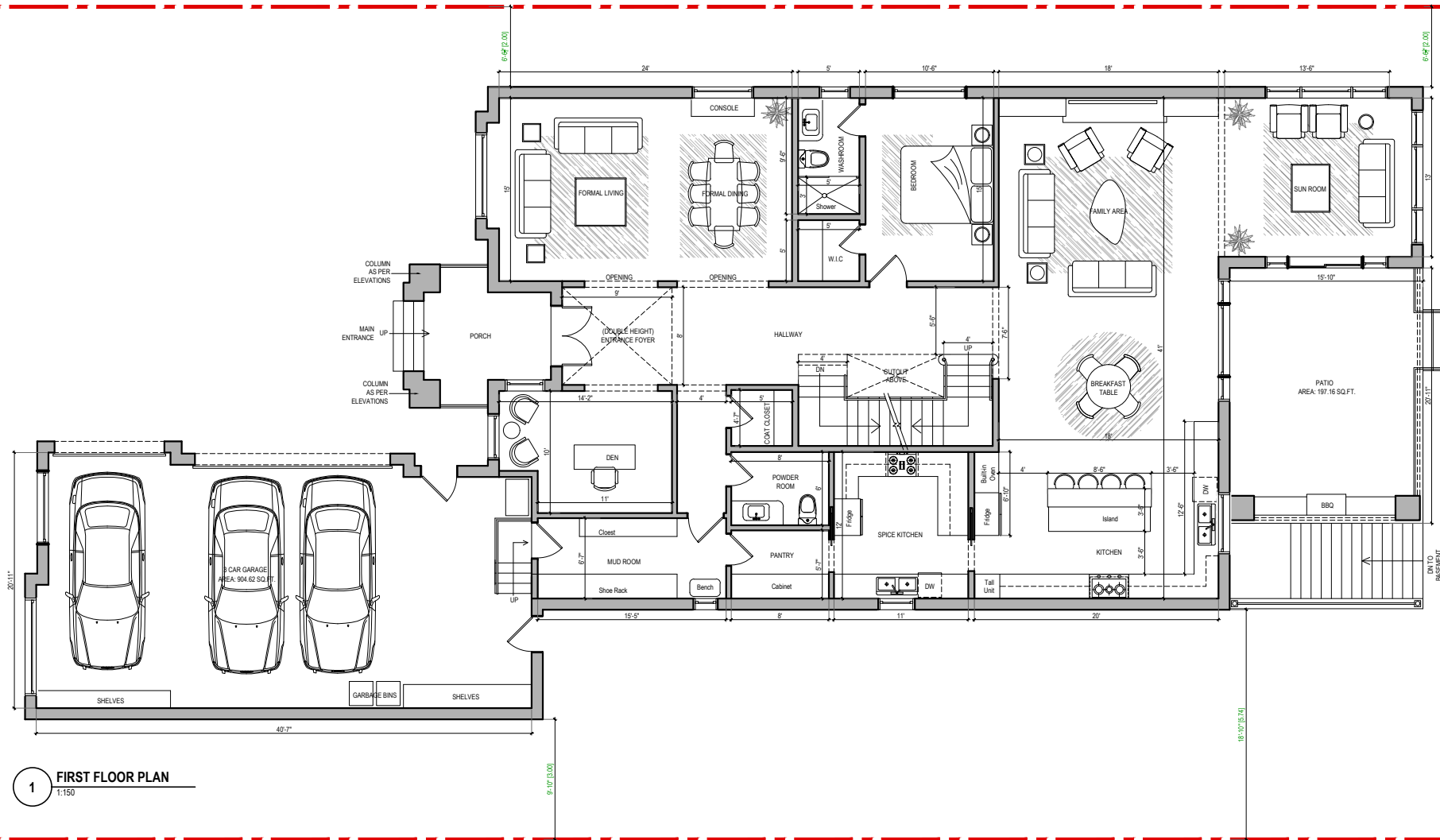
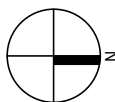
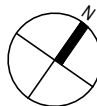
| | | |
|---|------------|------------------------|
| 4 | 2024-04-22 | Revised Minor Variance |
| 3 | 2023-11-13 | Minor Variance |
| 2 | 2023-11-03 | Consent Application |
| 1 | 2023-09-29 | CVC |
| # | DATE | ISSUED FOR |



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

DRAWING NAME
PROPOSED FIRST FLOOR PLAN

| | |
|------------------|---------------------|
| DRAWN BY HK | PROJECT NO. |
| CHECKED BY HK | Rev 00 |
| Scale 1:150 | Drawing no. A2.1 |
| TRUE NORTH | PROJECT NORTH |



1 FIRST FLOOR PLAN
1:150

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.

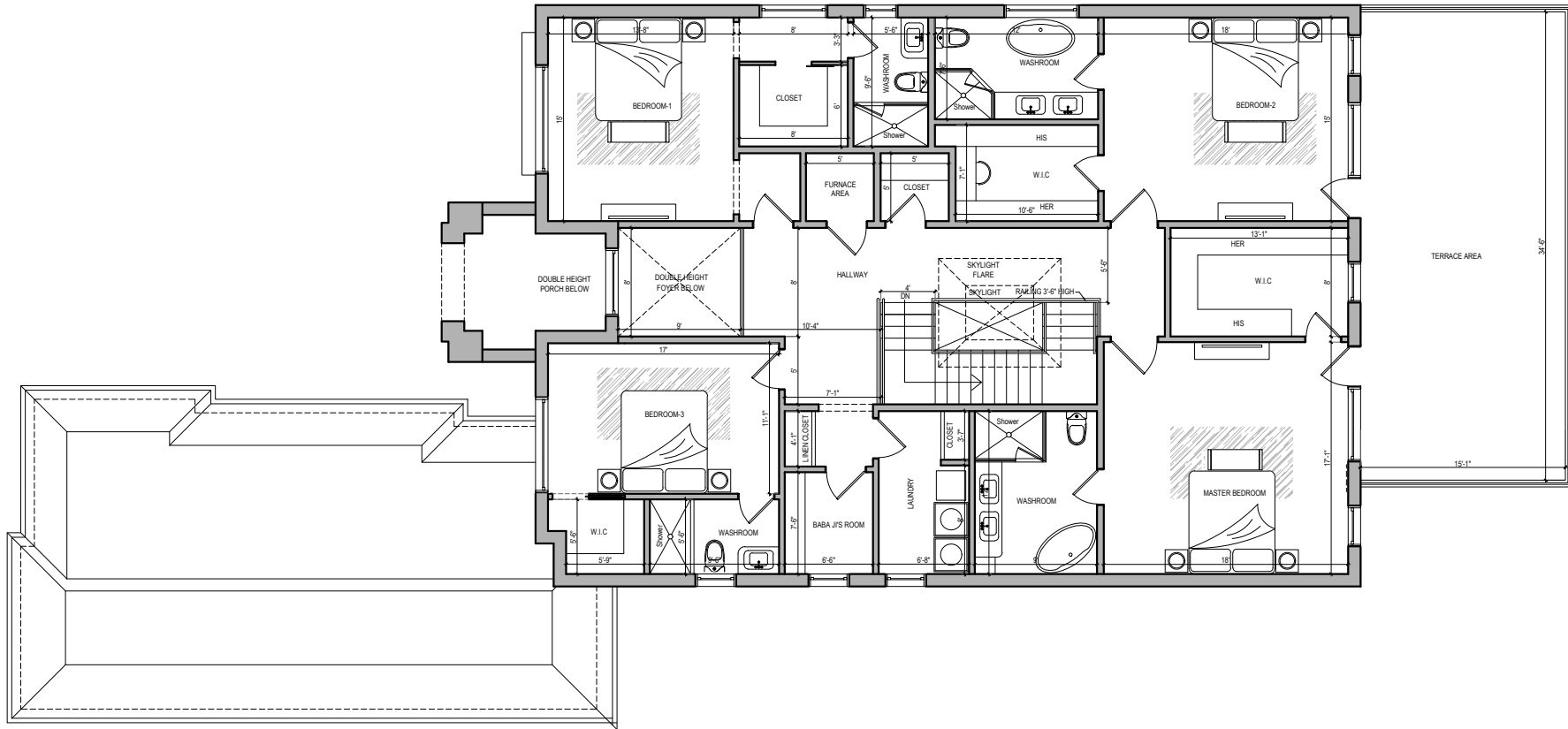
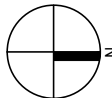
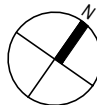
| | | |
|---|------------|------------------------|
| 4 | 2024-04-22 | Revised Minor Variance |
| 3 | 2023-11-13 | Minor Variance |
| 2 | 2023-11-03 | Consent Application |
| 1 | 2023-09-29 | CVC |
| # | DATE | ISSUED FOR |



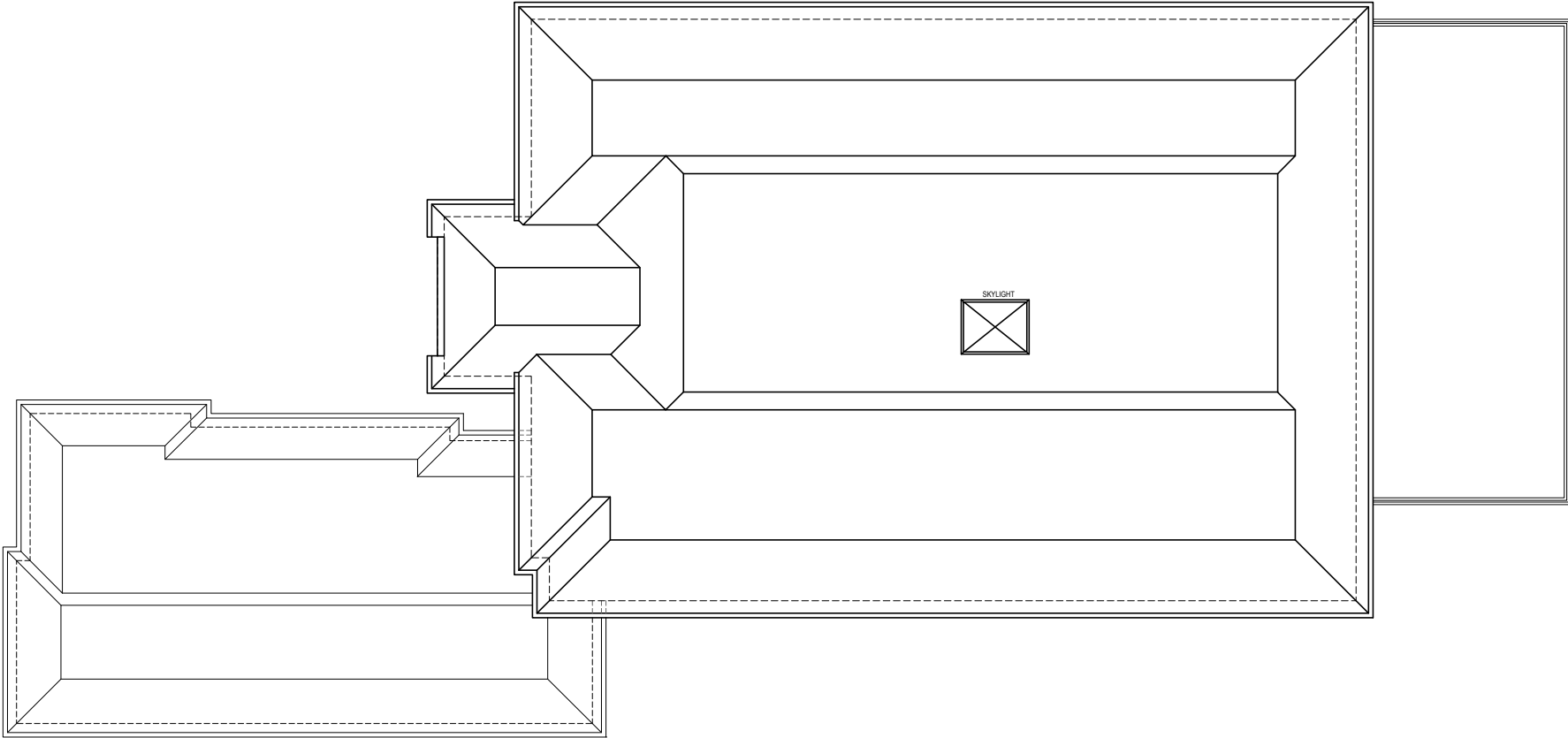
PROJECT NAME
PROPOSED MINOR VARIANCE ON A
SEVERED LOT AT 0 CREDITVIEW
RD, BRAMPTON, ON

DRAWING NAME
PROPOSED SECOND FLOOR PLAN

| | |
|------------------|---------------------|
| DRAWN BY HK | PROJECT NO. |
| CHECKED BY HK | Rev 00 |
| Scale 1:150 | Drawing no. A2.2 |
| TRUE NORTH | PROJECT NORTH |



1 SECOND FLOOR PLAN
1:150



1 ROOF PLAN
1:150

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.

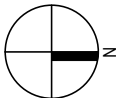
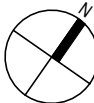
| | | |
|---|------------|------------------------|
| 4 | 2024-04-22 | Revised Minor Variance |
| 3 | 2023-11-13 | Minor Variance |
| 2 | 2023-11-03 | Consent Application |
| 1 | 2023-09-29 | CVC |
| # | DATE | ISSUED FOR |



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

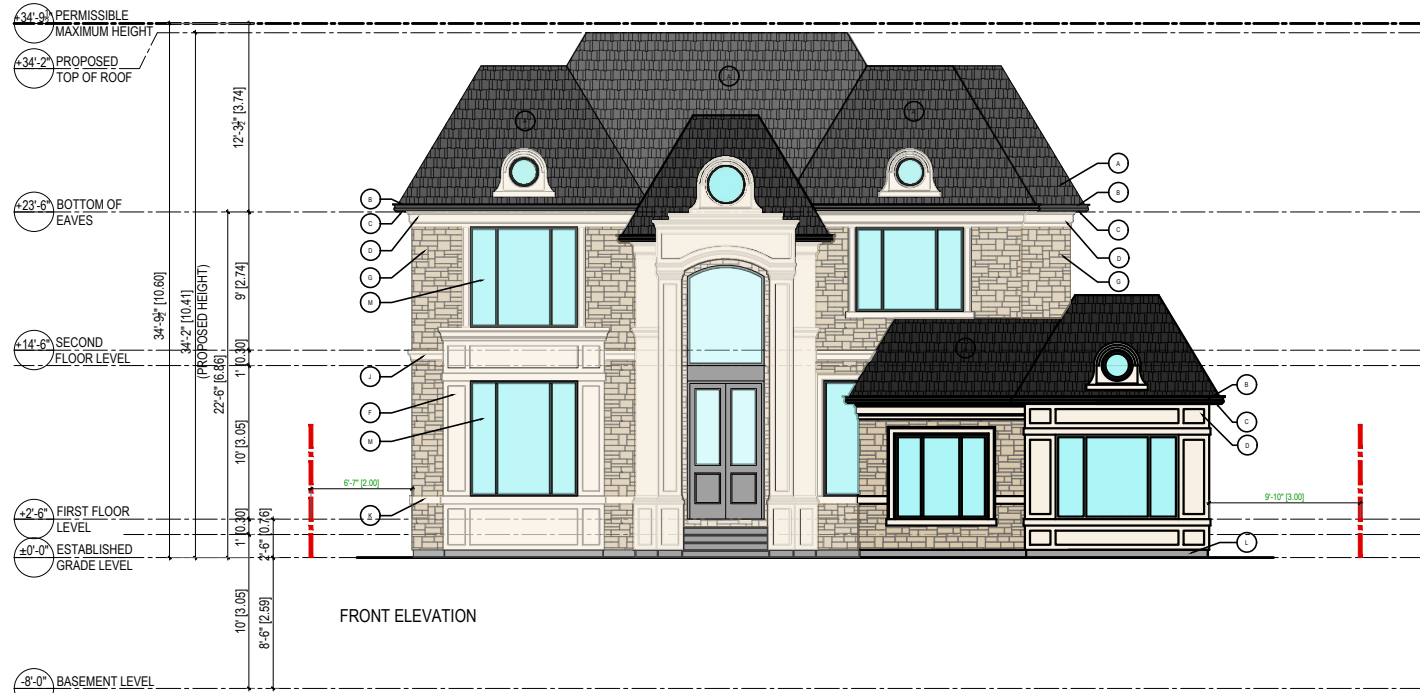
DRAWING NAME
PROPOSED ROOF PLAN

| | |
|------------------|---------------------|
| DRAWN BY HK | PROJECT NO. |
| CHECKED BY HK | Rev 00 |
| Scale 1:150 | Drawing no. A2.3 |
| TRUE NORTH | PROJECT NORTH |

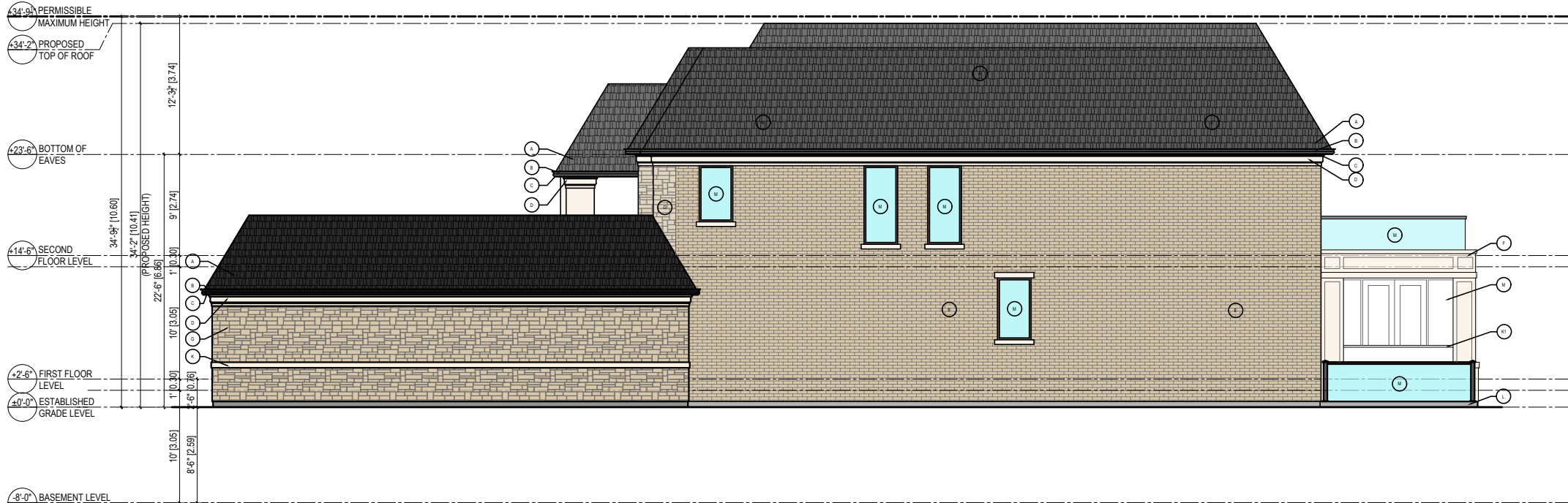


This drawing, as an instrument of service, is provided by and is the property of Inspire Architectural Group. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Inspire Architectural Group of any variations from the supplied information. This 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.

| TYPICAL EXTERIOR MATERIAL | | | |
|---------------------------|---|-------------------------------|-----------------------------------|
| S/NQ | MATERIAL ITEM | COMPANY / MODEL | COLOR |
| A | METAL ROOF SHEETS | LONDON ECO METAL | STEEL BLACK |
| B | ALUMINUM GUTTER | MITTEN OR EQUIVALENT | BLACK |
| C | EAVES | FIBERON OR EQUIVALENT | WOODEN FINISH |
| D | FRITZE BOARD | FIBERON OR EQUIVALENT | CARBON BLACK |
| E | BRICK FINISH | BRAMPTON BRICKS OR EQUIVALENT | |
| F | SMOOTH STONE FINISH | ARISCAFT OR EQUIVALENT | |
| G | ROUGH STONE FINISH | ARISCAFT OR EQUIVALENT | |
| H | EXTERIOR METAL LIGHTS | AS PER CLIENT'S CHOICE | BLACK |
| I | 6" THICK STONE MOUNDING | | |
| K | 6" THICK STONE / CONCRETE SILL | | |
| M | 3" THICK STONE / CONCRETE SILL | | |
| L | 6" HIGH CONCRETE WALL | | |
| N | ALUMINUM WINDOWS WITH DOUBLE GLAZED INSULATED GLASS | WINDOW CITY OR EQUIVALENT | BLACK FRAME |
| P | RAILING | | FRAMBLESS CLEAR GLASS |
| Q | GARAGE DOORS | MODERN GARAGE DOORS | |
| R | CUSTOM MADE MAIN ENTRANCE DOOR | ARISTA DOORS | MATCH WITH FIBERON GLAZING COLOUR |



1 NORTH ELEVATION
1:150



2 WEST SIDE ELEVATION
1:150



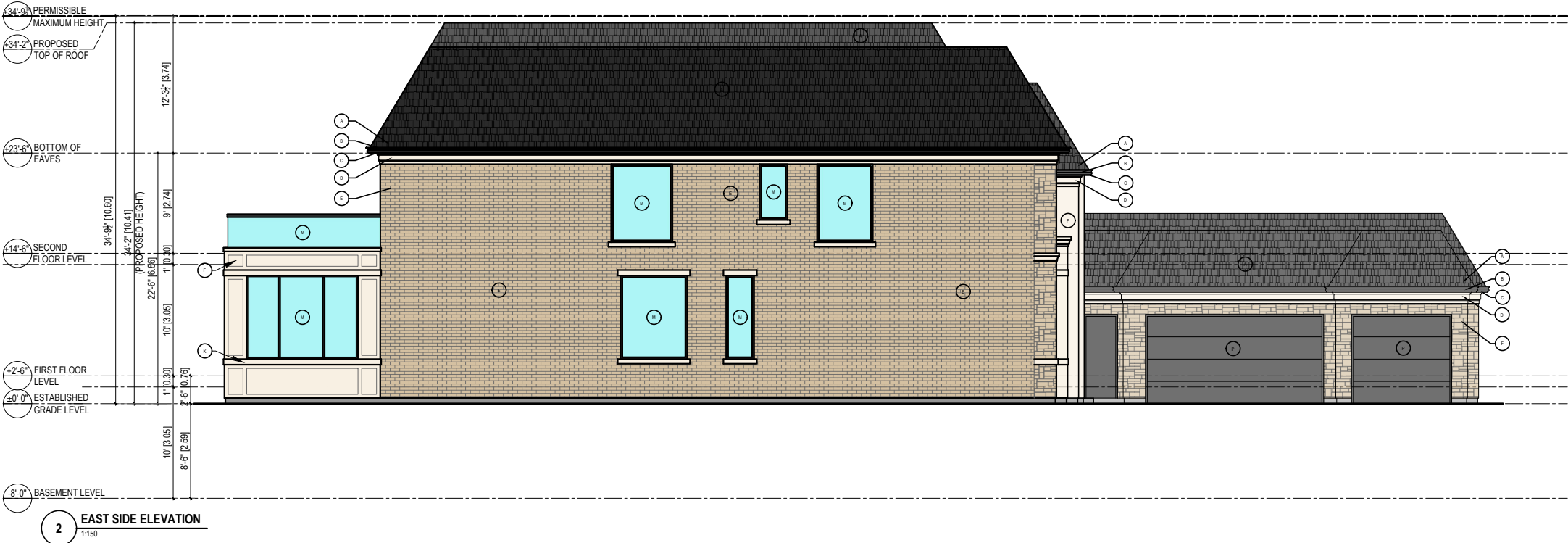
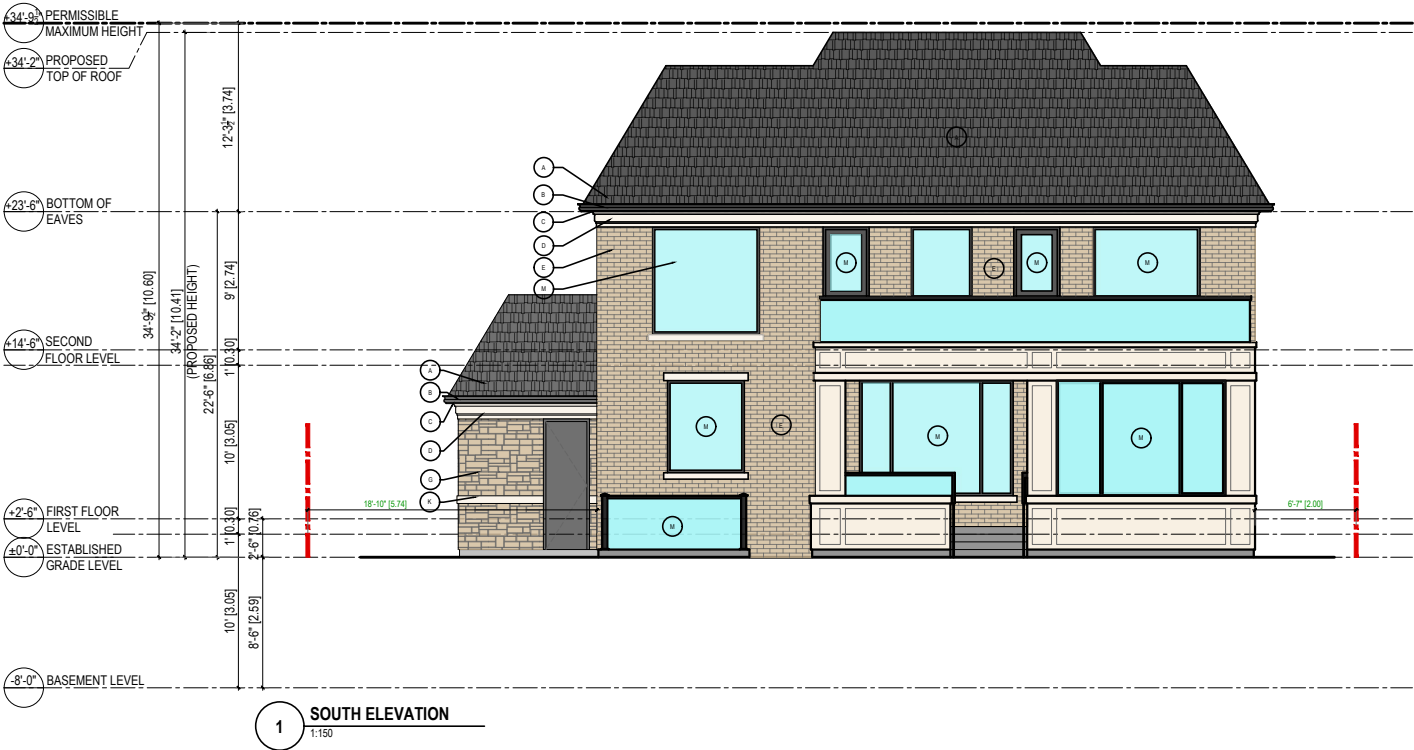
PROJECT NAME
PROPOSED MINOR VARIANCE ON A
SEVERED LOT AT 0 CREDITVIEW
RD, BRAMPTON, ON

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 |

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.

| TYPICAL EXTERIOR MATERIAL | | | |
|---------------------------|--|-------------------------------|------------------------------------|
| S.NO. | MATERIAL ITEM | COMPANY / MODEL | COLOR |
| A | METAL ROOF SHEETS | LONDON ECO METAL | STEEL BLACK |
| B | ALUMINUM GUTTER | MITTEN OR EQUIVALENT | BLACK |
| C | EAVES | FIBERON OR EQUIVALENT | WOODEN FINISH |
| D | FRETZE BOARD | FIBERON OR EQUIVALENT | CARBON BLACK |
| E | BRICK FINISH | BRAMPTON BRICKS OR EQUIVALENT | |
| F | SMOOTH STONE FINISH | ARTISANRY OR EQUIVALENT | |
| G | ROUGH STONE FINISH | ARTISANRY OR EQUIVALENT | |
| H | EXTERIOR METAL LIGHTS | AS PER CLIENT'S CHOICE | BLACK |
| I | 8" THICK STONE MOLDING | | |
| J | 8" THICK STONE CONCRETE SILL | | |
| K | 3" THICK STONE CONCRETE SILL | | |
| L | 8" HIGH CONCRETE WALL | | |
| M | ALUMINUM WINDOWS WITH DOUBLE GLASS INSULATED GLASS | WINDOW CITY OR EQUIVALENT | BLACK FRAME |
| N | RAILING | | FRAMELESS CLEAR GLASS |
| O | GARAGE DOORS | MODERN GARAGE DOORS | |
| P | CUSTOM MADE MAIN ENTRANCE DOOR | ARVITA DOORS | MATCH WITH FIBERON CLADDING COLOUR |



| | | |
|---|------------|------------------------|
| 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
SOUTH & EAST
ELEVATION

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



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

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.

Recommendations:

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

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