



Date: 2026-04-07

Subject: **Extension of Heritage Permit No.106, Issued April 18, 2024, for 7699 Creditview Road – Ward 6**

From: Johanna Keus, Assistant Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-341

Strategic Focus Area: Environmental Resilience & Sustainability

Recommendations

1. That the report prepared by Johanna Keus, Assistant Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of April 18th, 2026, re: **Extension of Heritage Permit No.106, Issued April 18, 2024, for 7699 Creditview Road – Ward 6**, be received; and
2. That Heritage Permit No. 106, previously approved for the removal of the existing offset garage and its replacement with a two-storey addition at 7699 Creditview Road, be extended and approved subject to the following terms and conditions:
 - a) That the owner undertake all work in accordance with the previously approved Heritage Permit, Heritage Impact Assessment, and any other required approvals and permits.

Report Summary

The property municipally known as 7699 Creditview is located in the Village of Churchville Heritage Conservation District. Although not identified as a character contributing property within the District, a Heritage Permit is required under Section 42 (1) of the Ontario Heritage Act for alterations and additions to properties located within a Heritage Conservation District.

Heritage Permit No. 106 for alterations to the property was approved by Council pursuant to Resolution C064-2024 and issued on April 18, 2024.

The permit is set to expire on April 18, 2026 and the owners have requested a two-year extension to allow additional time to complete the approved works.

This report recommends that Heritage Permit No. 106 be extended, subject to the terms and conditions of the original approval.

Background

The property at 7699 Creditview Road is a large, irregularly shaped village lot located on the north side of Creditview Road, gently sloping toward the Credit River. The surrounding properties along this portion of Creditview Road are predominantly large village lots containing residential uses.

The property is accessed by a long asphalt driveway extending from Creditview Road, which approaches the dwelling at an angle before widening into a double drive around a single spruce tree

A cedar hedge is located on the west side of the driveway near the road, and a line of mature trees flanks the east side where the driveway divides.

The 1856 Wesleyan Methodist Chapel, a significant heritage resource, is situated on the adjacent lot closer to Creditview Road. There is significant distance between the chapel and the red brick bungalow located on the subject property, with lawn, driveway and mature trees providing a visual and spatial buffering between the two buildings.

A Heritage Impact Assessment (HIA) was prepared on behalf of the property owner at the request of the City of Brampton to evaluate whether the proposed addition was appropriate in the context of the Churchville Heritage Conservation District (CHCD).

The HIA was presented to the Brampton Heritage Board on March 19, 2024 and the associated Heritage Permit was approved by Council pursuant to resolution C064-2024 on April 17th, 2024.

The HIA concluded that, subject to certain design refinements, the proposed addition would not negatively impact on the cultural heritage value of the property or the character of the HCD.

The HIA also notes that while the property contains landscape features that contribute to the heritage character of the Churchville HCD, the existing dwelling itself does not possess individual cultural heritage value in and is considered a non-contributing property within the District.

Current Situation

The owner has proposed to remove the existing offset, attached garage and to replace it with a two-storey addition that includes a two-car garage.

The owner is requesting an extension to the heritage permit to account for delays associated with the review process and design revisions required to satisfy the requirements of the Credit Valley Conservation Authority (CVC).

Staff note that the redesign required through the CVC review process does not effect the exterior heritage-related requirements or design conditions established through the original heritage permit approval.

As such, the proposed extension would simply allow additional time for the owner to complete the already approved work.

Financial Implications

None.

Conclusion

Heritage Permit No. 1006 for 7699 Creditview Road was issued on April 18, 2024 with a two-year validity period.

As the permit is set to expire on April 18, 2026, the owners have requested an extension for two years to allow sufficient time to complete the remaining approved work on the property.

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner, Planning, Building & Growth Management

Prepared by: Johanna Keus, Assistant Heritage Planner, Integrated City Planning

Attachments:

- Attachment 1 – Heritage Permit No. 106
- Attachment 2 – Homeowner extension request