

**APPLICATION # B-2021-0013**  
**Ward # 4**

**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by **KULJEET KAUR UBHI AND GURPREET SINGH UBHI**

**Purpose and Effect**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.201 hectares (0.49 acres). The severed land (**Parcel B**) has a frontage of approximately 22.60 metres (74.15 feet) and an area of approximately 0.014 hectares (0.03 acres). It is proposed that the severed land be merged with the adjacent lot (8940 Creditview Road) to form part of a new residential lot of the proposed abutting subdivision to the west. Concurrent Consent Application B-2021-0012.

**Location of Land:**

Municipal Address: 8884 Creditview Road

Former Township: Chinguacousy

Legal Description: Part of Lot 5, Concession 4 W.H.S.

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, August 3, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property, or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. **This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment Decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.**

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

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**LAST DAY FOR RECEIVING COMMENTS: JULY 29, 2021**

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**NOTE:** IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

**Other Planning Act Applications**

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	YES	File Number: A-2021-0153

**Decision and Appeal**

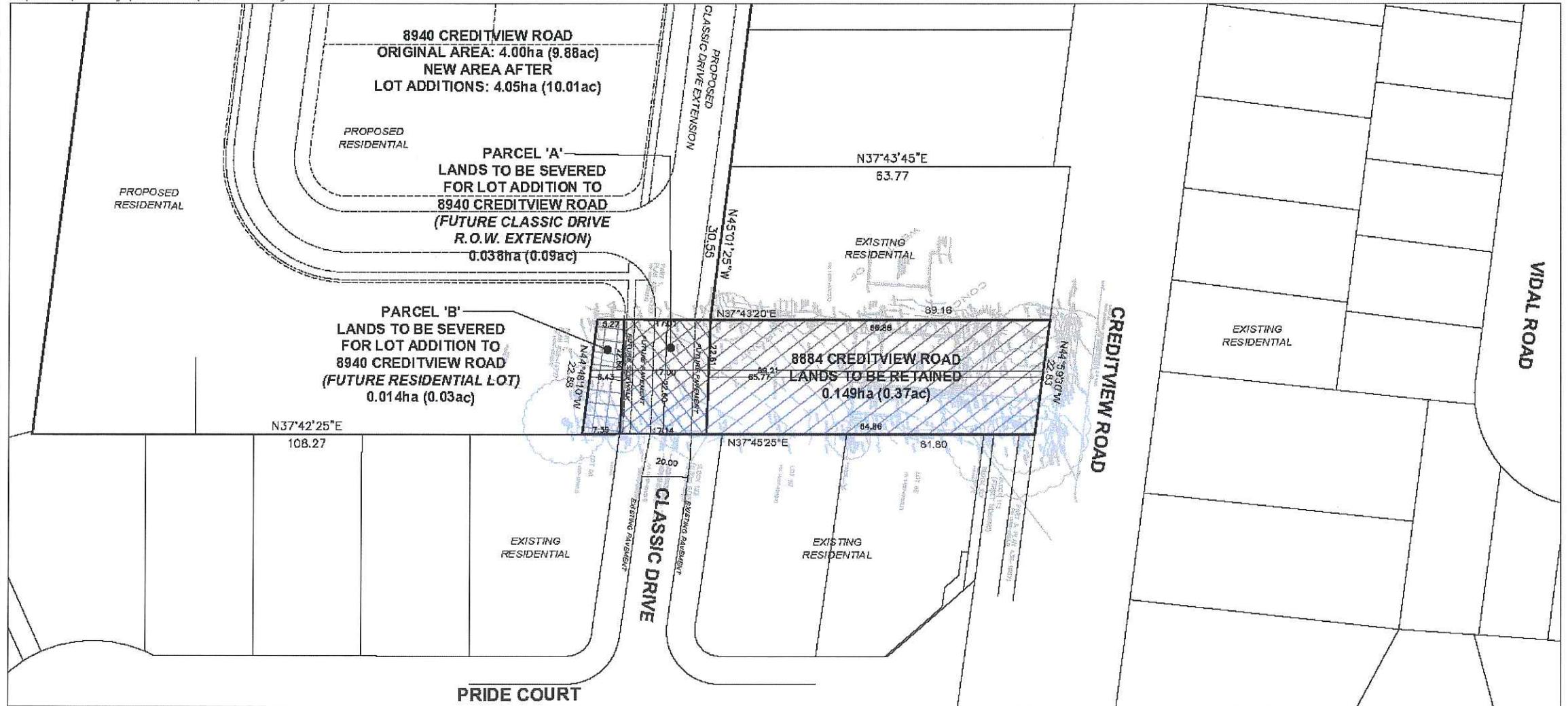
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at [www.elto.gov.on.ca](http://www.elto.gov.on.ca)

If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS **15th Day of July, 2021**

Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

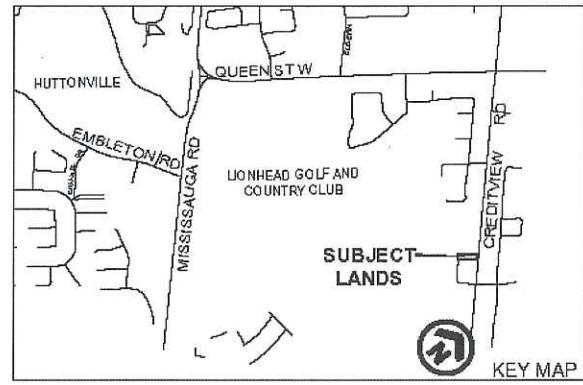
Jeanie Myers, Secretary-Treasurer  
City of Brampton Committee of Adjustment  
City Clerk's Office, Brampton City Hall  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117 Fax: (905)874-2119  
[Jeanie.myers@brampton.ca](mailto:Jeanie.myers@brampton.ca)



**CONSENT SKETCH**  
**KULJEET & GURPREET UBHI**  
 8884 CREDITVIEW ROAD,  
 PART OF LOT 5,  
 CONCESSION 4, W.H.S.  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL

**CONSENT STATISTICS**

	LANDS TO BE RETAINED:	0.149ha (0.37ac)
	LANDS TO BE SEVERED FOR LOT ADDITION - PARCEL 'A':	0.038ha (0.09ac)
	LANDS TO BE SEVERED FOR LOT ADDITION - PARCEL 'B':	0.014ha (0.03ac)
	<b>TOTAL:</b>	<b>0.201ha (0.49ac)</b>



**Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency**

**Electronic Hearing Procedures  
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

**How to Participate in the Hearing:**

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, July 29, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, July 29, 2021**.
  - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, July 29, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html> .

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:  
GLEN SCHNARR, MCIP, RPP  
GLEN BROLL, MCIP, RPP  
COLIN CHUNG, MCIP, RPP  
JIM LEVAC, MCIP, RPP

July 05, 2021

GSAI File: 656-017

Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

B-2021-002

B-2021-0013.

**Attention:** Jeanie Myers  
Secretary-Treasurer

**Re: Applications for Consent  
Branthaven Development Corporation  
8884 Creditview Road  
City of Brampton  
Regional Municipality of Peel**

We are pleased to submit 2 Applications for Consent to Sever on behalf of Kuljeet Kaur Ubhi and Gurpreet Singh Ubhi (c/o Branthaven Development Corp.), the registered owners of the above noted property (herein referred to as the 'subject property'). The subject property is generally located south of the intersection of Queen Street West and Creditview Road, on the west side of Creditview Road.

The subject property is municipally addressed at 8884 Creditview Road, and legally described as PT LT 5, CON 4, WHS Chinguacousy, as in VS158307, City of Brampton. The subject property has a frontage of approximately 22.83 metres (74.90 feet) along Creditview Road, depth of 89.21 metres (292.68 feet) and an area of approximately 2,023 sq metres (0.49 acres). The subject property is designated 'Residential' in the City of Brampton Official Plan and 'Executive Residential' in Credit Valley Secondary Plan (SPA 45). Additionally, the subject property is zoned 'Agricultural (A)' in the City of Brampton Zoning Bylaw (270-2004) and is currently occupied by a single storey detached dwelling with a detached garage.

The applicant is proposing to sever the rear portion of the subject property to create two (2) new lots which will be added to the proposed subdivision towards the west, on lands municipally addressed as 8940 Creditview Road (City File#: PRE18.052). The lands retained at the front of the subject property will continue to be occupied by the existing land uses and a minor variance application will be submitted under separate cover to address the deficiencies on the retained lot.

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
www.gsai.ca



Severed lot 'A' will be added to 8940 Creditview Road and will form the extension of Classic Drive located west of the existing subject property, complete with pavements and sidewalks on both sides of the road. Additionally, severed lot 'B' will front on the proposed extension of Classic Drive (Severed lot 'A'), and form a part of a residential detached lot (Lot 21) of the proposed abutting subdivision, planned to advance through City File No: PRE18.052 towards the west. As shown on the enclosed sketches, the proposed retained and severed parcels have the following frontage, lot depth and area characteristics:

Parcel	Frontage	Depth	Area
Retained	± 22.83 m	± 65.77 m	± 1,497.33 m <sup>2</sup>
Parcel A	± 17.14 m	± 22.60 m	± 364.21 m <sup>2</sup>
Parcel B	± 22.60 m	± 6.43 m	± 121.40 m <sup>2</sup>

In support of the application, we have enclosed the following items:

- One (1) copy of the completed Application for Consent form for each proposed severance with signed Authorization and Permission to Enter Forms;
- One (1) copy of the required consent sketch as prepared by Glen Schnarr & Associates Inc., dated June 11, 2021;
- One (1) copy of the Development Concept Plan for 8940 Creditview Road, prepared by Glen Schnarr and Associates Inc., dated April 13, 2021 ; and,
- One (1) cheque in the amount of \$7,922 (\$3,961 x 2 applications) for Consent Application fee.

We trust this completes the Applications for Consent and we look forward to being considered for the August 3, 2021 hearing date. Please feel free to contact us if you have any questions or require more information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

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Vanessa Develter, MCIP, RPP  
Planner



The personal information collected on this form is collected pursuant to subsection 53(2) of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

**APPLICATION**

**Consent**

(Please read Instructions)

**NOTE:** Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) **Name of Owner/Applicant** Kuljeet Kaur Ubhi & Gurpreet Singh Ubhi (c/o Branthaven Development Corp., Attn: Arden Semper)  
 (print given and family names in full)  
**Address** 720 Oval Court, Burlington, L5R 3K6  
**Phone #** 905.333.8364 ext. 240 **Fax #** \_\_\_\_\_  
**Email** asemper@branthaven.com

(b) **Name of Authorized Agent** Glen Schnarr and Associates Inc. (c/o Vanessa Develter)  
**Address** 10 Kingsbridge Garden Circle - Suite 700, Mississauga, L5R 3K6  
**Phone #** 905.568.888 ext. 263 **Fax #** 905.568.8894  
**Email** vanessad@gsai.ca

2. **The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.**  
**Specify:** Lot Addition to the adjacent property municipally known as 8940 Creditview Road.

3. **If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.**  
 \_\_\_\_\_

4. **Description of the subject land ("subject land" means the land to be severed and retained):**

a) <b>Name of Street</b>	<u>Creditview Road</u>	<b>Number</b>	<u>8884</u>
b) <b>Concession No.</b>	<u>4 WHS</u>	<b>Lot(s)</b>	<u>5</u>
c) <b>Registered Plan No.</b>	<u>N/A</u>	<b>Lot(s)</b>	<u>N/A</u>
d) <b>Reference Plan No.</b>	<u>N/A</u>	<b>Lot(s)</b>	<u>N/A</u>
e) <b>Assessment Roll No.</b>	<u>10-08-0-011-15000-0000</u>	<b>Geographic or Former Township</b>	<u>Chinguacousy</u>

5. **Are there any easements or restrictive covenants affecting the subject land?**  
**Yes**  **No**   
**Specify:** \_\_\_\_\_



d)	<b>Access will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

N.A.

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f)	<b>Water supply will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	_____	

g)	<b>Sewage disposal will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	_____	

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	<b>Land to be Severed</b>	<b>Land to be Retained</b>
<b>Zoning By-Law</b>	A (Agricultural) _____	A (Agricultural) _____
<b>Official Plans</b>		
<b>City of Brampton</b>	Residential _____	Residential _____
<b>Region of Peel</b>	Urban System _____	Urban System _____

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes  No

File # \_\_\_\_\_ Status/Decision \_\_\_\_\_

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes  No

Date of Transfer \_\_\_\_\_ Land Use \_\_\_\_\_

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	N.A.	N.A.
Zoning By-law Amendment	N.A.	N.A.
Minister's Zoning Order	N.A.	N.A.
Minor Variance	N.A.	N.A.
Validation of the Title	N.A.	N.A.
Approval of Power and Sale	N.A.	N.A.
Plan of Subdivision	N.A.	N.A.

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the Planning Act? Yes  No

13. Is the subject land within an area of land designated under any Provincial Plan? Yes  No

14. If the answer is yes, does the application conform to the applicable Provincial Plan? Yes  No

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the City of Mississauga this 05 day of July, 20 21.

*Vanessa Devellier*

Signature of Applicant or Authorized Agent, see note on next page

Check box if applicable:

I have the authority to bind the Corporation

DECLARATION

I, Glen Schnarr and Associates Inc (c/o Vanessa Devellier) of the City of Burlington

in the County/District/Regional Municipality of Halton solemnly declare that all the statements contained in this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the City of Mississauga in the Region of Peel this 05 day of July, 20 21.

*Vanessa Devellier*

Signature of applicant/solicitor/authorized agent, etc.

*[Signature]*  
Signature of a Commissioner, etc.

Laura Kim Amorim, a Commissioner, etc.,  
Province of Ontario, for  
Glen Schnarr & Associates Inc.  
Expires March 3, 2023.

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division	
This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.	
<i>[Signature]</i> Zoning Officer	July 7, 2021 Date

DATE RECEIVED July 5, 2021

