

**Filing Date:** July 7, 2021  
**Hearing Date:** August 3, 2021

**File:** B-2021-0012, B-2021-0013, A-2021-0153

**Owner/  
Applicant:** Kuljeet Kaur Ubhi and Gurpreet Singh Urbi

**Address:** 8884 Creditview Road

**Ward:** WARD 4

**Contact:** François Hémon-Morneau, Planner I

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**Recommendation:**

That Applications B-2021-0012, B-2021-0013, and A-2021-0153 be deferred no later than the last hearing of October 2021.

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**Proposal:**

**B-2021-0012**

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 A) has a frontage of approximately 17.14 metres (56.23 feet), a depth of approximately 22.60 metres (74.15 feet) and an area of approximately 0.038 hectares (0.09 acres). It is proposed that the severed land be merged with the adjacent lot (8940 Creditview Road) to facilitate the extension of Classic Drive, located west of the subject property. Concurrent Consent Application B-2021-0013.

**B-2021-0013**

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.

**A-2021-0153 Requested Variances:**

1. To permit a minimum lot area of 0.14 hectares whereas the by-law requires a minimum lot area of 0.40 hectares;
2. To permit a lot width of 22.8 metres whereas the by-law requires a minimum lot width of 45 metres;

3. To permit an interior side yard setback of 2.0m (6.56 ft.) whereas the by-law requires a minimum interior side yard setback of 7.5m (24.60 ft.).

**Background:**

The applicant has submitted two Consent applications to facilitate the severance of the rear portion of 8884 Creditview Road for the purpose of being merged with adjacent lot 8940 Creditview Road. The lands situated at the rear of 8884 Creditview Road are the subject of plans to develop a future residential subdivision. A related Minor Variance application has also been submitted to provide the remaining parcel of 8884 Creditview Road relief from the Zoning By-law requirements for permitted lot area, lot width, and interior side yard setbacks.

- **Official Plan:** The subject property is designated 'Residential' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'Medium Density 2' in the Credit Valley Secondary Plan (Area 45); and
- **Zoning By-law:** The subject property is zoned "Agricultural (A)" according to By-Law 270-2004, as amended.

**Current Situation:**

It has been identified through the review of the applications by staff that there is a requirement for a 3.0 meter road allowance widening along the entire Creditview Road frontage, towards the ultimate right of way designation of 26 metres or 13 metres from the centerline of the right-of-way. This land conveyance requires an amendment to the minor variance request as this requirement will result in a decreased lot area beyond what is being requested.

Staff recommend a deferral of the application in order to allow the above noted issues to be resolved and related Consents and Minor Variance applications be amended.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner I