



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 29th, 2021

GSAI File: 656-017

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

RECEIVED

JUL 30 2021

CITY CLERK'S OFFICE

Attention: Jeanie Myers
Secretary - Treasurer

RE: Minor Variance Addendum Letter (City File # A-2021-0153)
Branthaven Development Corporation
8884 Creditview Road
City of Brampton, Regional Municipality of Peel

Glen Schnarr & Associates Inc. has been retained as a planning consultant by Branthaven Development Corporation, who represent Kuljeet Kaur Ubhi and Gurpreet Singh Ubhi, the registered owners of the above noted property (herein described as the 'subject property').

Through discussions with staff it was brought to our attention the requirement to convey a 3.0 metre widening along the frontage of Creditview Road to the City of Brampton. A review of the Zoning By-law has identified the final requested minor variances as a result of staff's comment.

Proposed Development and Variances

The applicant is proposing to continue the existing use on the subject property, comprised of a single detached dwelling and a detached garage. As such, a minor variance application is required to address the following deficiencies on the retained lot:

1. To permit a minimum lot area of 0.14 hectares, whereas the Zoning By-law requires a minimum of 0.40 hectares;
2. To permit a minimum lot width of 22.8 metres, whereas the Zoning By-law required 45 metres; and,
3. To permit a minimum side yard of 2 metres, whereas the Zoning By-law requires 7.5 metres.

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MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
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It is our opinion that the proposed minor variance addendum is not substantially different from the original application and therefore the previously submitted justification meets the four tests established in the Planning Act. As such, we respectfully request that the Committee of Adjustment approve this application.

Application Materials:

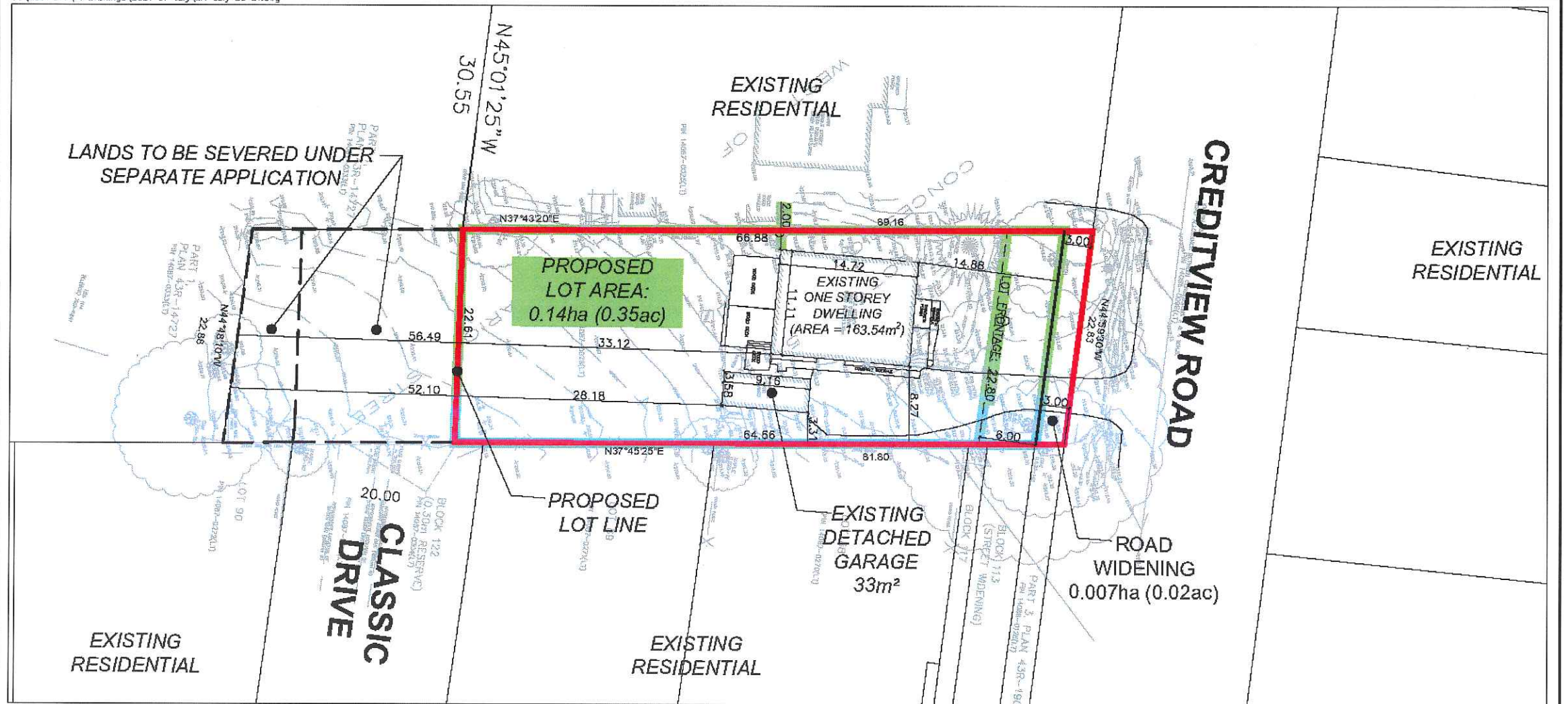
In support of the application, please find enclosed the following materials:

- One (1) Revised copy of Minor Variance Sketch, prepared by Glen Schnarr and Associates Inc., dated July 28, 2021;

We trust that these materials are sufficient for Staff's review and look forward to being considered for the August 3, 2021 hearing date. Please contact the undersigned at vanessad@gsai.ca if you require additional information or wish to clarify any thing contained in this application.

Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.

Vanessa Develter, MCIP, RPP
Planner



MINOR VARIANCE SKETCH KULJEET & GURPREET UBHI

8884 CREDITVIEW ROAD,
PART OF LOT 5,
CONCESSION 4, W.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

REQUESTED MINOR VARIANCES

1. TO PERMIT A MINIMUM LOT AREA OF 0.14ha; WHEREAS THE BY-LAW REQUIRES 0.40ha
2. TO PERMIT A MINIMUM LOT WIDTH OF 22.8m; WHEREAS THE BY-LAW REQUIRES 45m
3. TO PERMIT A MINIMUM INT. SIDE YARD OF 2m; WHEREAS THE BY-LAW REQUIRES 7.5m



SCALE 1:400
JULY 28, 2021

