

Committee of Adjustment,  
City of Brampton,  
Delivered by email

Re: 7593 Creditview Road, B-2022-0012, A-2022-280 and A-2022-0281

Dear Chair and Committee members,

I ask that you very carefully consider this application. As my neighbour Ms. Honsberger has pointed out, Churchville Village is fragile. A decision in favour of these three applications may have a very negative influence to the irregular patten of development, the senses of open space, and the hamlet personality of our community.

I have been informed that planning staff has an inventory of parcels of land that may be susceptible to applications like these. The zoned 100 feet frontage in the Village Residential zoning was recently promulgated. It as NOT an anachronism. I ask the Chair to ask how many p are on that inventory and then the Committee to consider whether setting a precedent with regard to the these applications would permit the carefully regulated Heritage CONSERVATION District to continue protection for the other 106 neighbours' households. I note that the property is also subject to an outstanding Minister's Zoning Order. Had this application not been made to avoid the heritage process, would the staff report still support these applications?

Churchville Village is our City's only surviving hamlet. It's taken a lot of work over 38 years to protect that survival. (The Residents' Association was created in 1984 and resulted in approval of the district by the Province in 1991.) Please support those community efforts by denying these applications.

I note that the three applications are really one consolidated application. In order to achieve the applicants' desire, 10 severances are required. The Chair and Vice-chair will recall the training session for the Committee 5 and 1/2 years ago. The solicitors retained by the City clearly advised that if 10 variances are required, then the application should fail. 12 variances are required for these applications. This is prima facie not minor in nature.

B-2022-0012

A reduction of frontage by 77.69% is NOT minor.

A-2022-0281

A reduction of lot width in excess of 50% is not minor.

A reduction in lot area of 40% is not minor.

A reduction of side yard setback of 35% is not minor.

A reduction of landscaped open space of 25% is not minor.

An increase of the floor space index of 15% is not minor.

A reduction of side yard setback of 90% is not minor.

The reduced side yard setbacks may negatively affect neighbours' applications in the future.

A-2022-0280

A reduction of lot width of almost 70% is not minor.

A side yard setback reduction of 33% is not minor.

No side yard setback is not minor.

Accessory structures with 300% of permitted square footage is not minor.

I will unfortunately be unable to attend the meeting on account of a family medical commitment, but I implore the Committee to carefully consider whether such a dramatic change to a designated property in an Heritage Conservation District of provincial importance is appropriately made to a Committee struck to consider matters of minor nature.

The outstanding Ministerial application is the sort of procedure that is designed to avoid rezoning, not variances. This cannot, then, be minor.

Respectfully submitted,



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