

**Filing Date:** September 27, 2022

**Hearing Date:** October 25, 2022

**File:** B-2022-0013 & A-2022-0319

**Owner/  
Applicant:** 13172589 CANADA INC

**Address:** 9224 Creditview Road

**Ward:** WARD 5

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

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### **Recommendations:**

That applications **B-2022-0013** and **A-2022-0319** be deferred to the December 6<sup>th</sup>, 2022 Committee of Adjustment hearing.

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### **Proposal:**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.70 hectares (1.73 acres). The proposed severed lot has a frontage of approximately 20.16 metres (66.14 feet), a depth of approximately 32.14 metres (105.45 feet) and an area of approximately 0.09 hectares (0.22 acres). The effect of the application is to create a new residential lot for future development of a single detached dwelling.

### **Background:**

- **Official Plan:** The subject property is designated '**Residential**' in the Official Plan;
- **Secondary Plan:** The subject property is designated "**Low Density 1**" within the Credit Valley Secondary Plan (Area 45);
- **Zoning By-law:** The subject property is zoned '**Agricultural (A)**' according to By-Law 270-2004, as amended.

### **Minor Variance Application:**

#### A-2022-0319

The applicant is requesting the following variance(s) for construction of a new single detached dwelling in conjunction with the proposed severed lot under Consent Application B-2022-0013:

1. To permit a minimum lot width of 20.16 metres whereas the by-law requires a minimum lot width of 45.0 metres;
2. To permit a front yard depth of 4.55 metres whereas the by-law requires a minimum front yard depth of 12.0 metres;
3. To permit a side yard depth of 2.0 metres whereas the by-law requires a minimum side yard depth of 7.5 metres;
4. To permit a rear yard depth of 7.71 metres whereas the by-law requires a minimum rear yard depth of 15.0 metres;
5. To permit a minimum lot area of 0.09 hectares whereas the by-law requires a minimum lot area of 0.4 hectares.

**Current Situation:**

9224 Creditview Road is one of two properties that are subject to Draft Plan of Subdivision and Zoning By-law Amendment applications (OZS-2022-0013) to facilitate the creation of twenty-three (23) new single detached residential dwellings. The proposed development contemplates the demolition of the existing detached dwellings on 9224 and 9230 Creditview Road and subsequent construction of new residential dwellings. The severance and minor variance applications are requested to create a new lot (Lot 1) at the corner of Creditview Road and Innismoor Road that will be developed independently from the proposed plan of subdivision on the retained land and lands to the north. The intent of the proposal is to enable the construction of a new single detached dwelling on Lot 1 to accommodate the owners of 9224 Creditview Road while the rest of the subdivision is constructed.

The intent of the severance and minor variance application is for the severed lot (Lot 1) to become separate from the plan of subdivision currently being reviewed under City file OZS-2022-0013. The severance boundary shown on the sketch (Appendix A) includes a buffer block in addition to lands intended to be conveyed for the purpose of Creditview Road widening and daylight rounding that was expected to be obtained through the plan of subdivision process. Given that the severed lands will not be part of the plan of subdivision and that the City requires the conveyance of land for the above noted reasons, Planning staff suggest that the severance application be amended to exclude the lands to be conveyed. An amended severance plan excluding the aforementioned lands for conveyance would ensure that the City can continue to deal with the buffer block and road widening as planned through the plan of subdivision application.

Staff recommended that the applications be deferred to a later hearing date in order for the applicant to revise the severance sketch and amend any variances, if required, to ensure the changes are reflected in the public notices.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner III



### Appendix A – Development Concept Plan (OZS-2022-0013)

