

**From:** Mahesh Lad  
**Sent:** 2023/03/13 11:03 AM  
**To:** City Clerks Office <[City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca)>  
**Cc:** City Clerks Office ; Jagtiani, Nitika <[Nitika.Jagtiani@brampton.ca](mailto:Nitika.Jagtiani@brampton.ca)>; Myers, Jeanie <[Jeanie.Myers@brampton.ca](mailto:Jeanie.Myers@brampton.ca)>  
**Subject:** [EXTERNAL]Re: OZS-2022-0014 - 8940 Creditview Road - Public Meeting Follow Up Letter

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

This application for an Amendment to the Official Plan, Zoning By-law and for a Draft Plan of Subdivision submitted by Glen Schnarr & Associates Inc., on behalf of Branthaven Creditview Inc. (File: OZS-2022-0014 and 21T-22001B) and the Staff Recommendation Report dated 2023-03-20 (Report Number: Planning, Bld & Growth Mgt-2023-175) be REJECTED based on the following:

1. The Branthaven Creditview Inc. development plan has not been revised to fulfill the needs and wishes of the surrounding community; rather, the Credit Valley Secondary Plan (SPA 45) has been revised to accommodate the needs of development of the subject lands. Refer to plan amendments for SPA 45, Tertiary Plan for the Springbrook Area, Springbrook Community Block Plan.
2. Sixty (60) single detached dwellings cannot be accommodated in this proposed development plan as (i) Lots of Creditview Road should be minimum 100ft lot width which matches neighbouring lots; and (ii) Other lots within the development area should be minimum 70ft lot width which matches existing neighbourhood lots.
3. All existing lots with Classic Drive, Links Lane, Champion Court and Pride Court areas are professional landscaped lots upon their initial development and maintained as such. Unless the developer provides landscaping for the proposed properties as part of its development, the area would not fit the existing streetscape and complement the existing architectural treatment stated in this requirement.
4. Rendering documents have been provided to illustrate how the proposed development will meet the needs stated by the public and City Planners.
5. City Planners proposed labeling to re-designate the subject lands from 'Executive Residential' to 'Low Density 1' to facilitate the proposed development as a lesser standard to the existing neighbouring community, homes and streetscape, therefore, the proposed amendment should be REJECTED.
6. Key issues should be discussed with this neighbourhood and it's representatives i.e. Credit Valley Residential Association. Past communication has been minimal and it has been over a year since this initial proposal was discussed. City Planners have not provided correspondence to detailed concerns initially raised in March 2022 to me.
7. City Planners and the developer need to address existing property owners desire to allow for a reasonable land buffer i.e. at least 10 feet, between their existing backyards with evergreen

privacy trees and proposed subdivision road. Properties affected are on Creditview Road, home numbers 8956, 8930, 8920, 8910, 8900, 8892, 8884 and 8864.

8. Cash-in-lieu compensation for tree removals as recommended by City Planners is not appropriate as it only benefits the developer to accommodate a greater number of properties instead of heritage preservation on Creditview Road. Additionally, City Planners recommendation for tree protection measures for all trees to be preserved “prior to construction” does not guarantee the trees and streetscape/landscape will be preserved post construction. This sort of recommendation was executed on Creditview Road between Eldorado Park and Williams Parkway nearly 10 years ago which resulted in total removal of all brushes, natural landscape and some trees post construction.

9. What is 21T-22001B and how is it different from file OZS-2022-0014?

10. Additionally, a temporary sales office should not be permitted on Creditview Road per issues already raised by me. Refer to the Committee of Adjustment application (A-2022-0022).

Application is premature and has already been deferred at least three (3) times.

PLEASE CORRESPOND DIRECTLY TO ME OF ANY DECISIONS AND RELEVANT INFORMATION FOR THESE FILES. Much appreciated.

Mahesh Lad

Resident: Creditview Road