

Myers, Jeanie

From: Paramjit Chahal
Sent: 2023/06/14 5:13 PM
To: Myers, Jeanie; City Clerks Office
Subject: [EXTERNAL]APPL|CAT| ON # A-2022-0022 WARD #4
Attachments: 8940 Creditview Builder Office 20230614.pdf

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Hi this letter regarding the application
The Committee of Adjustment has appointed TUESDAY, June 20,2023 at 9:00 A.M.
BRANTHAVEN CREDITVIEW INC.

8940 CREDITVIEW ROAD

PART OF LOT 5, CONCESSION 4 W.H.S., PART 1, PLAN 43R-14727, WARD 4

1. I think the City already rejected 3-4 times builder applications , wondering why builders are submitting the application again and again. Builder master plan is not yet approved , still this is agricultural zoning and the previous landlord still lives here and he has cattle etc, but the builder wants to use this land as a commercial office still this is farming land .
- 2.. Entrance from Creditview Rd can cause traffic congestion because George Robinson Rd / Creditview Rd Stop sign hardly 400 feet away from Queen Street W / Creditview Rd Traffic Lights .
3. Around 40 Homeowners from Creditview Rd opposed this office . (List attached)

So we suggested that the builder can build an office behind the house 8884 Creditview Rd. They recently bought around 80 feet * 75 Feet land from the previous owner (Land Registry Paper attached) and this location is an extension of Classic Dr (Pride Ct / Classic Dr) & already fenced

(A list of signed copy of Creditview Rd homeowner is attached)

Thanks

Paramjit Chahal

Community Support for Input for City File: OZS-2022-0014

Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision (Proposal to develop 60 single-detached dwellings)
Glen Schnarr & Associates Inc. – Branthaven Creditview Inc., 8940 Creditview Road
West of Creditview Road and South of Queen Street W.

We, the citizens of the Springbrook neighborhood, petition the City of Brampton for the development of the lands at 8940 Creditview for the following:

1. Using the existing 8940 Creditview Road entrance on Creditview Road by the developer may create additional traffic during sales, excavation, and build etc., and safety concerns. When the sales office is busy, the overflow parking will be problematic in that Creditview Road is a two way street only and narrow. This is also a bus route. Additionally, I feel this entrance from Creditview Road will be used by the developer for their vehicles and heavy equipment onto the development lands. I really do not want to see that. This intersection is already of concern, as motorists tend not to stop at the stop sign. I believe this concern has been raised to Peel Police and they periodically monitor.

2. Property facing on Creditview Road should be consistent width with the immediate adjacent properties on the west side of Creditview Road, that is, minimum 100 feet wide lots. Anything less will not fit into the neighbour style.

2a. Residential properties on either side of 8940 Creditview Road, that is, house number 8976, 8956, 8930, 8910, 8900, 8892 have frontage of 100 feet or more. Proposed lot number 59, 60, 61 are 16.70M (54.77 feet). Anything less that 100 feet frontage on the west side of Creditview Road will devalue existing adjacent properties.

3. There should be a consideration of a walkway into the proposed subdivision at George Robinson Drive and Creditview Road to allow pedestrians to access Queen Street and bus routes easily.

4. Trees and Shrubs on the entrance sides of 8940 Creditview Road should be protected and not removed. The trees and shrubs provide maturity to the neighbourhood and enhance the look and feel for the Springbrook Settlement Area.

4a. Trees inside the boundary of 8930 Creditview Road are to be protected with no excavation within 15 feet including protecting the tree roots.

5. The proposed home on Classic Drive and Street 'A' should be like the existing Kaneff developed homes on Classic Drive, Links Lane and Pride Court which is an executive upscale neighbourhood that attracts upper income class families. Therefore, I suggest that the minimum property width inside the subdivision be 60 feet.

6. The lands directly behind the homes on Creditview Road (house numbers 8930, 8920, 8910, 8900, 8892, 8884) where the proposed development is to take place should have privacy from the subdivision behind. Evergreen trees and shrubs are required on the proposed Classic Drive

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behind these properties; therefore, land is required to accommodate this as a boulevard to the road.

7. The development on the lands should consider reducing the amount of rainfall runoff onto the existing properties on Creditview Road and Pride Court. Too much runoff exists today as there has never been a grading requirement for these lands. This needs to be in place before development begins.

8. Will both entrances for the proposed Classic Drive and Street 'A' be open prior to development of the area?

9. Will utilities for the subdivision development allow for the underground services to the existing homes on Creditview Road (house numbers 8930, 8920, 8910, 8900, 8892, 8884) ? Specifically, Bell fibre, Rogers and hydro. These services are above ground currently for these homes.

10. The proposed Branthaven Creditview Inc. development does not meet the stated Springbrook Tertiary Plan – “The Springbrook Tertiary Plan is located at the intersection of Queen Street West and Creditview Road. Properties within the tertiary plan area consist of mainly low density residential properties. The vision for this area directs proposed redevelopment to be efficient and well-integrated with the low density community, in a manner that protects the area’s natural heritage features and hamlet character.” Ref. By-law 217-2020, Springbrook Settlement Area Tertiary Plan. Was the Springbrook Tertiary Plan considered, even if it is not within the boundary?

11. Do the recommendations outlined in <https://pub-brampton.escribemeetings.com/filestream.ashx?DocumentId=3998> need to be reconsidered?

12. There are no community parks serving Links Lane, Creditview Road west side south of Queen, Pride Court, Classic Drive residents. Suitable open parklands should be considered within this proposed development area.

13. My understanding was that Creditview Road was to have a multi-use pathway on the east side of Creditview Road south of Queen to Eldorado Park when the new subdivision was built (approximately 8 years ago). This never transpired and we have a walkway. A multi-use pathway should be considered to integrate bike paths through the area and connectivity to hiking trails. Consideration should be given for connected multi-use pathways and hiking trails within the development area.

14. George Robinson Drive and Creditview Road intersection is approximately 500 feet away from Queen Street, thus increasing traffic congestion and safety concerns.

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Name	Initial / Signature	Address
MAHESH LAD		8920 CREDITVIEW ROAD
HEMA LAD		8920 CREDITVIEW ROAD
HEMANT PATEL		8893 (CREDITVIEW RD)
RANJAN PATEL		8893 CREDITVIEW RD.
JASVIR BADWAL		8897 CREDITVIEW - RD.
Gurleen Badwal		8897 Credit view - RD.
Hardip Badwal		8897 Creditview RD
Parmiv Badwal		8897 Credit view RD
Calvina Maria Guido		8877 Creditview Rd
ALOK NAGPAL		8895 Creditview Rd.
Sonia Nagpal		8895 Creditview Rd.
Sukinder Kolu		8891 Creditview Rd
HASMEET SINGH		8892 (CREDITVIEW ROAD)
Gurcharan Soodha		8910 Creditview Rd.
Nataniel Perra		2 George Robinson St
Ilenia Ruffa		2 George Robinson Dr
Paul Chawla		8903 Creditview Road
Jaspreet Singh		8903 Creditview Road
Maria Lumia		8905 Creditview Road
Dan Zikartz		8905 Creditview Road.

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NAVJ BRAR	8976 CREDITVIEW RD
LAL BRAR	8976 CREDITVIEW RD
KARMJEET/S	8976 CREDITVIEW RD.
PREMJEET BRAR	8976 CREDITVIEW RD
LAKHWINDER/S	146 LLOYD SANDERSON
JASJEET SA	1 BELLCREST RD
AMRINDOR/S	30 OVERGLENN CRT
KAN MANJIT	1 BELLCREST RD.
KULDI CHAHAL	8832 CREDITVIEW RD
HARINDER CHAHAL	8832 CREDITVIEW RD
TARANPREET CHAHAL	8832 CREDITVIEW RD
Pardeep Gill	1 George Robinson Drive
Kristna Gill	1 George Robinson Dr.
HARPREET Gill	1 George Robinson Dr.
JASKARAN KA	8891 Creditview RD
HASMEET KA	
HARPREET KA	
SAHIBA KA	
BALJINDER KA	
SURINDER KA	
KOHLI	



8884 Creditview Rd, Brampton, L6Y0G4

[Suggest an address correction](#)

Owner Name
BRANTHAVEN CREDITVIEW INC.

Last Sale
\$750,000
Apr 08, 2022

Lot Size
1,582 ft² 190 ft
Area Perimeter
Measurements Available
(See Site & Structure)

Legal Description

PT LT 5 CON 4 WHS CHINGUACOUSY, DESIGNATED AS PART 4 ON PLAN 43R-40144; CITY OF BRAMPTON

Property Details



GeoWarehouse Address
8884 CREDITVIEW RD, BRAMPTON, L6Y0G4

Land Registry Office
Peel (43)

Owner Names
BRANTHAVEN CREDITVIEW INC.

Ownership Type
Freehold

Land Registry Status
Active

Property Type
OTHER NON RES

Registration Type
Certified (Land Titles)

PIN
140871675

**
Proposed Office*

Assessment Property Information

Property Address: 8940 CREDITVIEW RD BRAMPTON ON L6Y0G4
Unit Number: N/A
Municipality: BRAMPTON
Property Type: FARM

Valuation & Sales

Sales History

Table with 5 columns: Sale Date, Sale Amount, Type, Party To, Notes. Row 1: Apr 08, 2022, \$750,000, Transfer, BRANTHAVEN CREDITVIEW INC.;

HoodQ™



SCHOOLS

4 public & 4 Catholic schools serve this home. Of these, 8 have catchments. There are 2 private schools nearby.



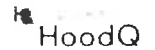
PARKS & REC

4 playgrounds are within a 20 min walk of this home.



TRANSIT

Street transit stop less than a 5 min walk away. Rail transit stop less than 4 km away



Demographics

No Data Available.