

**From:** Mahesh Lad

**Sent:** 2023/10/16 10:41 AM

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**Subject:** [EXTERNAL]Re: Committee of Adjustment, Application OZS-2022-0022 - 8940 Creditview Road

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The Committee of Adjustment has appointed TUESDAY, October 24, 2023 at 9:00 am  
BRANTHAVEN CREDITVIEW INC. C/O ARDEN SEMPER  
8940 CREDITVIEW ROAD  
PART OF LOT 5, CONCESSION 5 WHS, WARD 4.

Purpose of the Application:

1. THAT THE LANDS SUBJECT TO THE AGRICULTURAL (A) ZONE BE PERMITTED A MINIMUM FRONT YARD SETBACK OF 5.0 METRES, WHEREAS THE BYLAW REQUIRES A MINIMUM FRONT YARD SETBACK OF 12.0 METRES; AND
2. THAT THE LANDS SUBJECT TO THE AGRICULTURAL (A) ZONE BE PERMITTED A MINIMUM SIDE YARD SETBACK OF 0.6 METRES, WHEREAS THE BYLAW REQUIRES A MINIMUM SIDE YARD SETBACK OF 7.5 METRES.

**This application be REJECTED based on the following:**

A. Creditview Road properties on the same side of the street are minimum 100 foot wide lots. The proposed layout is not a fit architecturally nor a fit with the existing neighbouring properties. As stated before, you should be allowed to have three (3) properties facing Creditview Road as the proposed plan does not fit with the neighbourhood. This area is designated as an upscale executive residential area. This is a heritage area.

B. We are not in favor of a sidewalk on the west side of Creditview Road. None exist currently. A multi-use pathway was initially proposed on the east side of Creditview. It was never built. Instead, there is only a single path concrete sidewalk. This area is designated as an upscale executive residential area. This is a heritage area.

C. The proposed properties on Creditview Road are in front of a three-way stop sign intersection. We are expressing safety concerns for driveways so close to this area.

D. What other locations were considered for the location of the Edwin Trimble House and why was this location chosen?

The applicant is requesting the following variance(s):

1. To permit a temporary sales office for a period of three (3) years whereas the by-law does not permit the proposed use in an Agricultural Zone.

**This application for a temporary sales office be REJECTED based on the following:**

1. 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 (5) times. Using the existing 8940 Creditview Road entrance on Creditview Road may create additional traffic during sales, excavation, build etc, and safety concerns. When the sales office is busy, the overflow parking will be problematic in that Creditview Road is a 2 way street only and narrow. Creditview Road is also a Brampton Transit bus route and school bus route and bus stop area used by many children. 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 don't 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. Plan of Subdivision has not been approved as fundamental issues have been resolved between Branthaven Creditview Inc. and City of Brampton. Refer to OZS-2022-0014 and OLT Case No.: OLT-23-000261.

3. Regarding the Glen Schnarr & Associates Inc. report for the Proposed Variance dated February 7, 2022, GSAI File: 656-017:

(a) The Proposed Development (page 2), 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.

(b) The Proposed Variance, Planning Rationale for Proposed Variances, item 1. "The variance maintains the general intent and purpose of the Official Plan." (page 3). This is not true as noted above in point 1.

(c) The Proposed Variance, Planning Rationale for Proposed Variances, item 2. "The variance maintains the general intent and purpose of the Zoning By-law." (page 3). This is not true as noted above in point 1.

(d) The Proposed Variance, Planning Rationale for Proposed Variances, item 3. "The variance is desirable for the appropriate development or use of the land". (page 4). Disagree. The Brandhaven Creditview Inc. sales office will interfere with the development of the land use as there is no product for sale as the

proposed development plan has fundamental issues unresolved with the City of Brampton and surrounding community as the current proposed development does not fit with the existing neighborhood in design. Rendering documents have been provided to illustrate how the proposed development will meet the needs stated by the public and City Planners. .

(e) The Proposed Variance, Planning Rationale for Proposed Variances, item 4. "The variance is minor in nature." (page 4). Disagree as proposed of the land area for a sales office is significant as the sales office and parking area would need to be removed after use and repurposed for housing. This is agricultural land with rich fertile soil. The farmer and its animals for farming are still living on these lands where the proposed entrance for the sales office. This and other impacts have not been addressed nor disclosed to the City of Brampton and the city planners. There is well water and city water available to these lands. No waste water sewer is connected to this area currently. We have an existing drainage and water runoff issue onto existing properties neighboring these subject lands which also is not addressed. The ditches mentioned in the report are only on Creditview Road and not within the lands where the drainage problem exists. There are mature trees that should be protected, however, Branthaven Creditview Inc. has already removed some of these trees without a city permit. Ref. City of Brampton Enforcement & By-law Services (File no. COBI2172087).

We are okay with signage facing Creditview Road, however, we would like the temporary sales office located elsewhere on the development lands, for example, Classic Drive entrance off Pride Court which is the actual entrance to the development area. The sales office should only be allowed once the planning matters have been resolved between all parties - Branthaven Creditview Inc., City of Brampton, Credit Valley Residents Association, especially existing residents backing onto and/or directly affected by development of the subject lands.

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

Mahesh Lad

Resident: Creditview Road

On behalf of Creditview Road residents backing onto the subject lands.