

From: Dan Zikovitz

Sent: Wednesday, October 18, 2023 12:33 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Mariolina Lumia

Subject: [EXTERNAL]Committee of Adjustment, Application OZS-2022-0022 - 8940 Creditview Rd.

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Good Morning,

Regarding the application that will be heard on Tuesday Oct 24, 2023 at 9am

BRANTHAVEN CREDITVIEW INC.

8940 Creditview Road

Part of Lot 5, Concession 5 WHS, Ward 4

Regarding Application for variance to minimum yard setbacks for (a) Front yard from the bylaw minimum of 12m to 4m should be rejected and (b) Variance to permit side yard setback of 0.6m from the bylaw minimum setback of 7.5m should also be rejected.

We recommend rejecting the application for a variance to minimum yard setbacks for the following reasons:

(a) The request to reduce the front yard setback from the bylaw minimum of 12m to 4m should be denied. The properties along Creditview Road on the same side of the road consist of minimum 100-foot wide lots, all of which conform to the current bylaw. Furthermore, all the properties across the street also have minimum 70-foot lots that meet the bylaw requirements. The proposed layout and variance do not align with any of the existing properties in the immediate neighborhood. It's worth noting that Creditview Road holds the designation of a heritage road and is recognized as an upscale executive residential area. Further, this variance does not allow for hammerhead driveways for motorists to turn around to safely exit their driveway as was required by Paradise Homes and other builders that developed along Creditview Road. This is a significant safety concern.

(b) The request for a variance to permit a side yard setback of 0.6m from the bylaw minimum setback of 7.5m should also be rejected. This variance does not harmonize with the existing properties on Creditview Road. Moreover, implementing these variances could result in two significant issues: (1) It would create a three-way stop sign intersection involving three houses, which could pose safety

concerns, and (2) it would position these 3 houses very close to the street, making it impossible to accommodate a hammer-head driveway for turning around safely.

The intersection where these 3 houses are proposed already faces problems such as motorists failing to stop at stop signs and excessive speeding along Creditview Road, which have not been adequately addressed. Lastly, during rush hours there is a backup of traffic from before the stop sign all the way to Queen Street. Situating these houses where they cannot get out of their driveway and have no way to turn around is very unsafe.

The application for a sales office should also be rejected.

(a) Creditview Rd. currently experience traffic problems at this intersection, but by having a mix of Sales Office traffic, with construction traffic and the Farmer's traffic will be a recipe for traffic chaos and severe safety concern .

(b) Lastly, this will impact the mature trees that have taken 50-80yrs to grow including some that BRANTHAVEN has already removed without a city permit (see City of Brampton Enforcement By-law Services (File COBI2172087).

Thanks for your attention,

Dan and Maria