



December 4, 2023

City of Brampton, Committee of Adjustment
City Clerk's Office
Brampton City Hall
2 Wellington Street West
Brampton, ON L6Y 4R2

Attention: Clara Vani, Legislative Coordinator & Secretary-Treasurer

**Re: City File No. A-2023-0304
CVC File No. A 23/304
Ahilrj Siva
8488 Creditview Road
Part of Lot 3, Concession 3 WHS
City of Brampton**

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the *Provincial Policy Statement (2020)*;
2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28 regulation*, to eliminate unnecessary delay or duplication in process;
3. Source Protection Agency – providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the *Clean Water Act*, as applicable.

CVC REGULATED AREA:

Based on our mapping, the entire property at 8488 Creditview Road in Brampton is regulated by CVC under Ontario Regulation 160/06 due to Floodplain and valley slope associated with the Credit River, as well as wetland (Churchville-Norval Provincially Significant Wetland Complex). As such, the property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

PROPOSAL:

It is our understanding that the applicant is requesting the Committee to approve the following minor variances:

1. To permit a single detached dwelling, deck and covered deck in a Floodplain Zone, whereas the By-law does not permit the uses.

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2. To permit a front yard setback of 7.04 metres, whereas the By-law requires a minimum front yard setback of 12.0 metres.
3. To permit an easterly interior side yard setback of 3.85 metres to the dwelling, whereas the By-law requires a minimum interior side yard setback of 7.5 metres.
4. To permit a proposed dwelling having a 0.0 metre setback to the Floodplain Zone Boundary, whereas the By-law requires a minimum yard depth of 15 metres to the Floodplain Zone.
5. To permit a proposed deck having a setback of 0.0m to the floodplain zone boundary, whereas the by-law permits a deck to encroach a maximum 3.0m (9.84 ft.) into the required setback, resulting in a required depth of 12 metres from the deck to the floodplain zone.
6. To permit a proposed deck having a setback of 0.0m to the floodplain zone and 2.63m to the side lot line, whereas the by-law requires a minimum interior side yard setback of 7.5 metres to the deck.

COMMENTS:

CVC staff have previously been involved in pre-consultation regarding a new proposed house on this property and provided comments on CVC regulatory requirements. While CVC staff do not typically support enabling development in the Floodplain (F) Zone, we acknowledge in this situation there is an existing dwelling that is already partially within the F Zone (i.e., proposed development is consistent with existing uses). Further, the new house will be required to meet CVC's policies, including floodproofing, which will be an improvement to the existing condition.

Based on our review of the latest drawing package (prepared by HYPHEN Studio, last revised November 20, 2023), the proposed footprint of the new house and accessory structures is generally acceptable. However, through the permitting process, updated plans will need to be provided and further details will need to be reviewed to confirm that the proposed development can be floodproofed in accordance with our Floodproofing Guidelines and other regulatory requirements.

While we have **no objection** to approval of the proposed Minor Variances by the Committee at this time, we note that this is not CVC's approval of the current plans. The applicant is advised to contact CVC staff to continue consultation to work through CVC's requirements. A CVC permit will be required prior to any development proposed on the property.

The applicant is to note that CVC has not received payment of the review fee of \$478 for this Minor Variance application. The applicant should forward this directly to CVC at the earliest convenience.

We trust that these comments are sufficient. If you have any questions or concerns, please do not hesitate to contact the undersigned at 905-670-1615 (x 325).

Sincerely,


Trisha Hughes
Acting Senior Planner

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cc: Ahilrj Siva (owner)
Mehdy Ajvand (agent)