



January 12, 2024

VIA EMAIL

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

Attention: Clara Vani, Secretary-Treasurer

**Re: CVC File No. A 23/388
Municipality File No. A-2023-0388
Gagandeep Singh Dhaliwal
Harleen Kaur
13 Vivians Crescent
Part of Lot 3, Concession 2 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.

Ontario Regulation 160/06:

This 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).

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Site Characteristics:

Based on information currently available in our office, the subject site is regulated due to the flood and slope hazards associated with a tributary of Churchville Tributary. As such, the property is regulated by CVC under Ontario Regulation 160/06.

Proposal:

It is our understanding that the applicant is requesting the Committee to approve a minor variance to permit:

- A proposed rear yard setback of 6.33m to a stairway leading to a below grade entrance, whereas the by-law requires no building or structures, including swimming pools, shall be located closer than 7.6 metres to any lands zoned OS.
- An existing deck to encroach 2.66m into the rear yard setback, resulting in a setback of 4.9m from the deck to the rear lot line, whereas the by-law requires no building or structures, including swimming pools, shall be located closer than 7.6 metres to any lands zones OS.

Comments:

Based on our review, we have **no objection** to the approval of this minor variance by the Committee at this time. The proposed below grade entrance is located outside of the natural hazards, but within CVC's regulated area. As such, the applicant should reach out to CVC to apply for a CVC permit following the Minor Variance process. CVC does not issue permits for existing structures; therefore, the applicant is not required to apply for a CVC permit for the existing deck at this time.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at ryan.pierce@cvc.ca or 905-670-1615 (ext. 380) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site.

Sincerely,

Ryan Pierce

Planning Technician

cc: Gagandeep Singh Dhaliwal (owner)
Harleen Kaur (owner)
Pavneet Kaur (agent)
Sara Feshangchi (Region of Peel)