



January 15, 2024

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

**Attention: Secretary-Treasurer**

**Re: City File No. A-2023-0410  
CVC File No. A 23/410  
Kaneff Properties Limited  
7500 & 7510 Financial Drive  
Part of Lot 13, Concession 4 WHS  
City of Brampton**

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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, a portion of the site is regulated due to the Levi Creek valley, as well as wetlands. As such, the site 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 a minor variance to permit the outside storage of a nitrogen tank in the interior side yard, whereas the by-law does not permit outside storage.

**COMMENTS:**

CVC staff have reviewed the minor variance application and have **no objection** to the approval of this minor variance by the Committee at this time.

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Please note that a portion of the site is regulated by CVC, and CVC staff previously reviewed the site through Site Plan application SP 21/042 and issued a permit for development in the Regulated Area (FF 21/431). Based on review of the revised Site Plan (Dwg A002, prepared by HOK, last revised November 29, 2023), the proposed storage location is outside the CVC Regulated Area. As such, a CVC permit is not required for the proposed storage area.

For any development proposed in the Regulated Area going forward, the applicant should contact CVC to confirm any permitting requirements.

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

cc: Kaneff Properties Limited (owner)  
Sara Feshangchi, Region of Peel