



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. B-2023-0031, A-2023-0395 & A-2023-0396
CVC File No. B 23/031 & A 23/395-396
Harmandeep Gill, Kulbir Gill, Iqbal Dhindsa, Harpreet Dhindsa
0 Creditview Road
Part of Lot 2, 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 CVC mapping and information available, the subject property at 0 Creditview Road in Brampton (vacant property between 8307 and 8375 Creditview Road) is located within the Credit River valley. The subject property is also in proximity to floodplain and wetland (Provincially Significant Churchville-Norval Wetland Complex). As such, the property is subject to CVC's Ontario Regulation 160/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. 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 has applied for the following applications pertaining to the subject property:

1. Application B23/031 - The applicant requests the approval of Committee to sever a 1851 sq metre portion of land for the creation of a new lot.

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2. Application A23/395 - The applicant requests the approval of Committee for a minor variance to permit on the retained lot:
 - a. A lot area of 0.18 ha, whereas the by-law permits a minimum lot area of 0.2 ha;
 - b. A lot width of 20.62m, whereas the by-law permits a lot width of 45m;
 - c. An interior side yard (west side) setback of 2m, whereas the by-law permits an interior side yard setback of 7.5m; and,
 - d. An interior side yard (east side) setback of 3.76m, whereas the by-law permits an interior side yard setback of 7.6m.
3. Application A23/396 - The applicant requests the approval of Committee for a minor variance to permit on the severed lot:
 - a. A lot area of 0.18 ha, whereas the by-law permits a minimum lot area of 0.2 ha;
 - b. A lot width of 20.79m, whereas the by-law permits a lot width of 45m;
 - c. An interior side yard (west side) setback of 3.72m, whereas the by-law permits an interior side yard setback of 7.5m; and,
 - d. An interior side yard (east side) setback of 2m, whereas the by-law permits an interior side yard setback of 7.6m.

COMMENTS:

CVC policy does not support the creation of a new lot within or fragmenting the natural hazards or wetland features. CVC staff attended a site visit on October 24, 2023 to review site conditions. Based on our site visit and information available in our office, the proposed severance is outside of the floodplain and setback from other features of CVC interest (i.e., toe of slope and wetland). As such, the proposed severance does not appear to impact the natural hazards or wetlands. Further, there is a sufficient building envelope on both the lot to be severed and lot to be retained for future development in accordance with CVC policies. On this basis, CVC staff have **no objection** to the approval of the requested severance and associated minor variances by the Committee at this time.

The applicant should note that future development proposed on the lot to be retained and lot to be severed will require prior approval from CVC in the form of a permit. Following the Committee of Adjustment process, please contact CVC to confirm 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, RPP
Acting Senior Planner

cc: Harmandeep Gill, Kulbir Gill, Iqbal Dhindsa, Harpreet Dhindsa (owners)
Harpreet Chatrath (agent)
Sara Feshangchi, Region of Peel