



**Credit Valley
Conservation**
inspired by nature

November 26, 2020

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

Attention: Jeanie Myers, Secretary-Treasurer

Dear Ms. Myers:

Re: CVC File No. A 20/123
Municipality File No. A 2020-0123
Sheridan Institute of Technology & Advanced Learning
7899 McLaughlin Road
Part of Lot 15, Concession 1 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. Watershed Based Resource Management Agency and Public (commenting) Body under the Planning Act - providing comments based on CVC's Board approved policies;
2. Planning Advisory Services - providing environmental planning and technical advice/comments based on service agreements or memorandum of understanding;
3. 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 (2014);
4. 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;
5. 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:

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).

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Site Characteristics:

Based on our existing mapping, the property is traversed by Fletcher's Creek and tributaries, as well as the associated floodplain and valley slope. The property also appears to contain wetland. As such, a portion of the property is regulated by CVC under Ontario Regulation 160/06. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

Additionally, the property is partially located within the Peel Core Greenlands. It is the policy of the Region of Peel to protect the form and function of these natural areas. CVC provides technical support to this agency with respect to delineation of natural features and reviewing potential impacts from subsequent development within and adjacent to these lands. We suggest you contact the Region of Peel if you have questions on this matter.

Proposal:

It is our understanding that the applicant is requesting the Committee to approve a minor variance to allow the institution to utilize existing campus parking lots for accessory use (i.e. outdoor events).

Comments:

Based on the current minor variance proposal, we understand that no new structures, additions, or any other development is being proposed at this time. We understand that the minor variance will apply to the existing Institutional zoning on the property.

As such, CVC staff have no concerns and **no objection** to its approval by the Committee at this time.

The applicant should note that the subject property is partially within the CVC Regulated Area and a permit from CVC may be required for any future development, including grading, in the CVC Regulated Area.

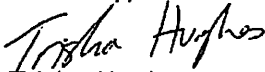
Please note that CVC has not received payment of the \$310 review fee for this application. Please forward this directly to CVC at your earliest convenience.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 325) should you have any further questions or concerns. Please circulate CVC on any future correspondence or applications regarding this site.

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Sincerely,



Trisha Hughes

Planner

cc: Wayne Steffler, Sheridan Institute of Technology & Advanced Learning
Katie Kelly, Sheridan
Alex Martino, Peel Region