



VIA EMAIL

April 17, 2024

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 24/071
Municipality File No.: A-2024-0071
1212949 Ontario Inc.
9353 Winston Churchill Blvd
Part of Lot 7, Concession 6 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.

Site Characteristics:

The subject property is traversed by Levi Creek and its tributaries and their associated flood and slope/erosion hazards, as well as wetlands located on and adjacent to the property.

Ontario Regulation 41/24:

This property is subject to Section 28 of the Conservation Authorities Act and Ontario Regulation 41/24, the Prohibited Activities, Exemptions, and Permits Regulation the Prohibited Activities, Exemptions, and Permits Regulation. 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:

CVC staff understand that the purpose of this application is to request relief from Zoning by-law 270-2004, as amended;

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1. To permit an industrial use (warehouse) in an Agricultural zone, whereas the by-law does not permit the use.
2. To permit outside storage of stage rental equipment and oversized motor vehicles for a temporary period of two years, whereas the by-law does not permit outside storage.
3. To permit an aisle width of 5.0m leading to a parking space, whereas the by-law requires a minimum aisle width of 6.6m.

Comments:

CVC staff have reviewed the provided information and **have concerns**. Based on our review and site visit by CVC staff on April 11, 2024, it appears that the proposed storage locations are within close proximity to a wetland. Furthermore, it appears that development (i.e., grading/fill placement) has taken place without CVC approval (i.e., CVC permit). CVC staff do not permit development (including grading/fill placement) within wetlands or their associated buffer (generally a minimum of 10m from the wetland boundary). The drawings provided do not identify the location of the wetlands or extent of the proposed development (i.e., grading/fill placement).

In order to confirm the location of the wetlands and that development is setback appropriately (a minimum of 10m from the confirmed wetland boundary), CVC staff require a site visit be conducted in the appropriate growing season (approximately June-September) to stake the wetlands with an Ontario Land Surveyor (OLS) present. A site grading plan is to be provided showing the location of the CVC staked wetland, location and dimensions of the development (i.e., grading/fill placement) and demonstrating that the extent of the development is located no closer than 10m from the CVC staked wetland boundary.

Based on the above, CVC staff **recommend deferral** of the minor variance application until the above CVC concerns have been addressed.

Please note that it appears that development (i.e., grading/fill placement) has occurred without CVC approval. Note that any development within 30m of the wetland requires a CVC permit. Please contact CVC to confirm permitting requirements.

Please also note that the CVC review fee of \$478 remains outstanding. Please forward payment at your 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 2360).

Sincerely,


Elizabeth Paudel
Planner

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Cc: Glen Schnarr & Associates Inc. (agent)
Sara Feshangchi (Region of Peel)
Kristina Dokoska (City of Brampton)