



**Credit Valley
Conservation**
inspired by nature

May 29, 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 24/065
Municipality File No. A-2024-0065
Kafco Homes Ltd.
2776 Embleton Road
Part of Lot 6, 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.

Ontario Regulation 41/24:

This property is subject to the Prohibited Activities, Exemptions, and Permits Regulation (Ontario Regulation 41/24). 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).

May 29 2024

Re: CVC File No. A 24/065
Municipality File No. A-2024-0065
Kafco Homes Ltd.
2776 Embleton Road
Part of Lot 6, Concession 6 WHS
City of Brampton

Site Characteristics:

Based on information currently available in our office, the subject site is regulated due to the flood, slope, and erosion hazards associated with Levi Creek. There are also wetlands mapped on the property. As such, the property is regulated by CVC under Ontario Regulation 41/24.

Proposal:

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

- The parking and storage of Tree Service vehicles and equipment on the property, whereas the by-law does not permit the storage of vehicles and equipment.
- The retail sales of used vinyl records, whereas the by-law does not permit the retail sales of used vinyl records.

Comments:

The property is partially regulated by CVC; however, the proposed parking, storage, and retail sales area is located outside of CVC's regulated area. Therefore, we have **no objection** to the approval of this minor variance by the Committee at this time. The applicant should contact CVC for a Clearance for the proposed works following the Minor Variance process.

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. 3800) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site. Should any future development be proposed in the regulated area, the owner should contact CVC to confirm requirements.

Sincerely,

Ryan Pierce



Planning Technician

cc: Clara Vani, City of Brampton
Sara Feshangchi, Peel Region
Kafco Homes Ltd. (owner)
Sandy Acchione (agent)