



**Credit Valley  
Conservation**  
inspired by nature

July 8, 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 24/198  
Municipality File No. A-2024-0198  
Arvind Shankar Pandey  
Bindeshwari Pandey  
101 Clockwork Drive  
Part of Lot 17, Concession 3 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.

**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).

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**Site Characteristics:**

Based on information currently available in our office, the subject site is regulated due to wetlands mapped adjacent to 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:

- A proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.
- An interior side yard setback of 0.03m to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum setback of 0.3m to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling.

**Comments:**

The property is partially regulated by CVC; however, the proposed below-grade entrance from the side yard 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](mailto: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  
Arvind Shankar Pandey (owner)  
Bindeshwari Pandey (owner)  
Pavneet Kaur (agent)