



**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 24/212
Municipality File No. A-2024-0212
Sunil Bungay
Meenu Bungay
12 Bernard Avenue
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. 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).

July 8, 2024

Re: CVC File No. A 24/212
Municipality File No. A-2024-0212
Sunil Bungay
Meenu Bungay
12 Bernard Avenue
Part of Lot 15, Concession 1 WHS

Site Characteristics:

Based on information currently available in our office, the subject site is regulated due to the flood and slope hazards associated with Fletcher's Creek. 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:

- An interior side yard setback of 1.42m to a garden suite, whereas the by-law requires a minimum interior side yard setback of 1.8m.
- A separation distance from the principal dwelling of 2.79m to a garden suite, whereas the by-law requires a minimum separation distance of 3.0m.
- A driveway width of 5.63m, whereas the by-law permits a maximum driveway width of 5.5m.
- A parking space depth of 4.9m, whereas the by-law requires a minimum parking space depth of 5.4m.

Comments:

Based on information available, the top of bank/Long-Term Stable Slope Line is roughly coincident with the rear property line. CVC policies typically require a 10 m setback from the Long-Term Stable Slope Line for new habitable structures. However, through the subdivision review process (21T-02003B), a 5 m on-lot setback requirement from the rear lot line was determined appropriate for this area. The setback was meant to be free of any buildings and structures. This is reflected in the City's Zoning (Special Section 2807). As such, we recommend **deferral** to allow the applicant an opportunity to revise their plans to reflect the on-lot setback requirements. Please note, a CVC permit will also be required prior to any development within the Regulated Area.

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
Sunil Bungay (owner)
Meenu Bungay (owner)
Pavneet Kaur (agent)