



**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 24/213  
Municipality File No. A-2024-0213  
Soni Rose Mathew  
Rony Kandathimakla Baby  
201 Bufford Drive  
Part of Lot 5, Concession 1 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).

July 8, 2024

Re: CVC File No. A 24/213  
Municipality File No. A-2024-0213  
Soni Rose Mathew  
Rony Kandathimakla Baby  
101 Clockwork Drive  
Part of Lot 5, Concession 1 WHS

**Site Characteristics:**

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

- A proposed above grade entrance in a side yard having a minimum width of 0.93m extending from the front wall of the dwelling up to the door, whereas the bylaw permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door.

**Comments:**

The property is partially regulated by CVC; however, the proposed above-grade entrance from the side yard to an existing single-family home is located outside of the natural hazards (flood and slope hazards), however, it is proposed within the regulated allowance. 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 permit 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  
Soni Rose Mathew (owner)  
Rony Kandathimakla (owner)  
Pavneet Kaur (agent)