



**Credit Valley  
Conservation**  
inspired by nature

July 31, 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: City File No. A-2024-067  
CVC File No. A 24/067  
Binu Mathew Abraham & Mercy Mathew  
14 River Road  
Part of Lot 6, Concession 5 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.

**CVC REGULATED AREA:**

The property is subject to Section 28 of the Conservation Authorities Act and Ontario Regulation 41/24, 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 Credit Valley Conservation (CVC) (i.e. the issuance of a permit). The property is subject to this regulation because it is traversed by a valley slope associated with a tributary of the Credit River.

**PROPOSAL:**

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

1. To permit a front yard setback of 2.6 metres to a proposed two-storey addition to an existing single detached dwelling, whereas the by-law requires a minimum front yard setback of 12 metres;

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2. To permit an addition to an existing Legal Non-Conforming Garden Suite having a setback of 0.0 metres to the interior property line, whereas the by-law requires a minimum interior side yard width of 1.2 metres;
3. To permit an increase of GFA of 65.33 square metres to an existing legal non-conforming garden suite, with an existing gross floor area of 63.95 square metres resulting in a total GFA of 129.28 square metres, whereas the by-law permits a maximum of Garden Suite Gross Floor Area of 80 square metres on a lot in a Residential Hamlet zone; and
4. To permit a minimum landscaped open space of 68.71% of the front yard, whereas the by-law a minimum landscaped open space of 70% of the front yard.

### COMMENTS

Please note that a portion of the property is regulated by CVC and the works described within the application may be subject to approval by CVC. The applicant has been advised of CVC's requirements through independent pre-consultation.

The proposed variances do not impact CVC's interests and on that basis there is **no objection** to the approval of the application.

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 406).

Sincerely,



Tyler Slaght  
Supervisor of Regulations and Development

cc: Binu Mathew Abraham (by email)  
QBS Architect Inc. Attn Saba Al Mathno (by email)  
Region of Peel Attn: Sara Feshangchi (by email)