



September 23, 2024

Committee of Adjustment – City Clerk’s Office
2 Wellington Street West Brampton ON L6Y 4R2

Attention: Secretary-Treasurer

Dear Secretary-Treasurer:

**Re: CVC File No. A24/312
Municipality File No. A-2024-0312
Rashpal Kaur Johal
8406 Creditview Road
Lot 3 Concession 3 W
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.

CVC REGULATED AREA

Based on our mapping, the property is partially regulated due to flood hazard associated with Credit River and Sringbrook creek. As such, the 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).

PROPOSAL:

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

1. To permit a proposed fence in the required front yard having a maximum height of 2.4m
2. To permit an accessory structure (proposed cabana) in the rear yard of a lot in an Agricultural Zone having a gross floor area of 57.91m² (623.30 ft²)

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3. To permit an accessory structure (proposed cabana) in the rear yard of a lot in an Agricultural Zone having a maximum height of 3.66m in the case of a flat roof.
4. To permit an accessory structure (proposed cabana) door height of 2.44m

COMMENTS:

CVC staff have reviewed the minor variance application and have **no objection** to the approval of this minor variance by the Committee at this time.

Please note that the property is regulated by CVC and a CVC permit/clearance is required for the proposed works.

The applicant is to note that CVC has not received payment of the review fee of \$478 for this Minor Variance application. The applicant should forward this directly to CVC at the earliest convenience.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at stuti.bhatt@cvc.ca or 905-670-1615 (ext. 350) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site.

Sincerely,

Stuti Bhatt
Junior Planner