



VIA EMAIL

September 27, 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: CVC File No.: A 24/071
Municipality File No.: A-2024-0071
1212949 Ontario Inc.
9353 Winston Churchill Blvd
Part of Lot 7, Concession 6 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.

Site Characteristics:

The subject property is traversed by Levi Creek and its tributaries and their associated flood and slope/erosion hazards, as well as wetlands located on and adjacent to the property.

Ontario Regulation 41/24:

This 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 CVC (i.e. the issuance of a permit).

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Proposal:

CVC staff understand that the purpose of this application is to request relief from Zoning by-law 270-2004, as amended:

1. To permit an industrial use (warehouse) in an Agricultural zone, whereas the by-law does not permit the use.
2. To permit outside storage of stage rental equipment and oversized motor vehicles for a temporary period of two years, whereas the by-law does not permit outside storage.
3. To permit an aisle width of 5.0m leading to a parking space, whereas the by-law requires a minimum aisle width of 6.6m.

Comments:

Following our previous comments, CVC staff attended a site visit on June 6, 2024, with City staff and the applicant's consultant, to stake the wetland boundary and dripline (City). The surveyed features should be reflected on all future plans, including the appropriate buffers (minimum of 10m from the wetland boundary).

It is our understanding that the Minor Variance application is not meant to approve the locations of storage areas shown on the drawings at this stage, and only relates to permitting uses on the property. The detailed plans (e.g., site grading, restoration and erosion and sediment control plans), with the locations of storage areas and proposed development in relation to the staked features and buffers, are to be reviewed and approved through the future site plan and CVC permitting processes.

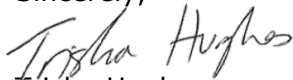
In this regard, CVC staff have **no objection** to the approval of the requested Minor Variances by the Committee at this time.

We note that this is not CVC's approval of the current plans, and we will continue our review of the plans to address our comments through the Site Plan and CVC permitting processes. A CVC permit will be required prior to any development proposed in the Regulated Area.

Please note that it appears that development (i.e., grading/fill placement) has occurred without CVC approval (i.e., CVC permit) and the property is not in compliance. Any development proposed within 30m of the wetland requires a CVC permit. Please contact CVC to confirm permitting requirements to bring the site into compliance.

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 3250).

Sincerely,



Trisha Hughes
Acting Senior Planner

Cc: Glen Schnarr & Associates Inc. (agent)
Nicole Capogna (Region of Peel)
Kristina Dokoska (City of Brampton)