

October 30, 2024

City of Brampton, Committee of Adjustment
City Clerk's Office
Brampton City Hall
2 Wellington Street West
Brampton, ON L6Y 4R2

Attention: Secretary-Treasurer

**Re: City File No. A-2024-0394
CVC File No. A 24/394
7835 Mississauga Road Holdings Inc.
Mainline Planning Services Inc.
7835 Mississauga Road
Brampton, ON L6Y 0B9**

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 5.1 and 5.2 of the *Provincial Planning Statement* (2024);
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 at 7835 Mississauga Road in Brampton is adjacent to the Levi Creek valley corridor, and a portion of the property is regulated by CVC due to the presence of natural hazards (slope, erosion, meander belt and floodplain) associated with Levi's Creek, and due to the presence of wetlands (Levi's Creek Provincially Significant Wetland Complex) within the valley corridor. 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).

PROPOSAL:

It is our understanding that the applicant is requesting the Committee to approve a minor variance to permit parking spaces within the Open Space (OS-2032) zone.

COMMENTS:

CVC staff have reviewed the Minor Variance application, including the drawing prepared by Mainline Planning Services Inc., dated October 2024. CVC staff have also reviewed and continue to review proposed development on the subject property through a City of Brampton

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Site Plan Approval application (SPA-2024-0078) and through the City of Brampton Official Plan Amendment and Zoning By-law Amendment applications (OZS-2024-0009 and 2024-0060). Through these reviews, CVC staff previously identified constraints and established a limit of development. This included a 5m setback from the property line to the limit of development along the northern property line. This 5m setback was based on comprehensive studies completed for this site in the past.

CVC staff have concerns with the location of the proposed parking spots as they relate to the slope hazard and encroach into the previously established buffer. The buffer has been reduced along the northern property line from 5m to 3.7m. As such, CVC staff recommend that the applicant reconfigure the proposed development so that the 5m buffer along the northern property line is respected.

If any alternatives are not feasible, the proposed change in the limit of development must be supported by a detailed slope stability assessment to confirm that the proposed new limit of development is outside of the slope hazard and setback sufficiently.

CVC staff ask for a deferral by the Committee so that the applicant may have the opportunity to revise their proposal to address CVC concerns.

Please note that the proposed development is located within a CVC Regulated Area and as such a permit from CVC is required.

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 2680).

Thank you,


Beata Pakulski
Planner