



December 17, 2020

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

Attention: Jeanie Myers, Secretary-Treasurer

Dear Ms. Myers:

**Re: CVC File No. A 20/134  
Municipality File No. A 2020-0134  
Sandeep Singh Sangha  
8951 Mississauga Road  
Part of Lot 5, Concession 4 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. Watershed Based Resource Management Agency and Public (commenting) Body under the Planning Act - providing comments based on CVC's Board approved policies;
2. Planning Advisory Services - providing environmental planning and technical advice/comments based on service agreements or memorandum of understanding;
3. 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);
4. 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;
5. 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 160/06:**

The property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). 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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### **Site Characteristics:**

Based on our existing mapping, the entire property is within the slope valley of the Credit River. As such, the entire property is regulated by CVC under Ontario Regulation 160/06.

Additionally, the property is located within the Peel Core Greenlands. It is the policy of the Region of Peel to protect the form and function of these natural areas. CVC provides technical support to this agency with respect to delineation of natural features and reviewing potential impacts from subsequent development within and adjacent to these lands. We suggest you contact the Region of Peel if you have questions on this matter.

### **Proposal:**

It is our understanding that the applicant is proposing a two storey addition and requesting the Committee to approve a minor variance to permit:

1. a front yard setback of 9.2m (30.18 ft) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft).
2. a rear yard setback of 7.5m (24.60 ft) whereas the by-law requires a minimum rear yard setback of 15m (49.21 ft).


### **Comments:**

CVC staff have reviewed the proposed development through a permit application (FF 20/084) and a CVC permit has previously been issued for construction of an addition, septic system and retaining wall. The plan provided with the minor variance application appears to be consistent with the plans approved through CVC permit 20/084. As such, we have reviewed the minor variance application and have no concerns and **no objection** to its approval by the Committee at this time.

The applicant should note that the subject property is entirely within the CVC Regulated Area. Any changes to the previously approved plans or any future development proposed on this site, including grading, will require a permit from CVC.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 325) should you have any further questions or concerns. Please circulate CVC on any future correspondence or applications regarding this site.

Sincerely,



Trisha Hughes  
Planner

cc: Sandeep Singh Sangha (Owner)  
Peter Vozikas (Agent)  
Alex Martino, Peel Region