

February 11, 2021

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 20/167
Municipality File No. A 2020-0167
Raja Raees Nawaz and Naheed Koser
8921 Mississauga Road
Part of Lot 5, Concession 4 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. 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 property is within the slope valley of the Credit River, and a portion of the property also appears to be within the floodplain. As such, the 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.

Our mapping also indicates that the property is partially within the Environmentally Significant Area (ESA): Huttonville Valley.

Proposal:

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

1. A minimum lot width of 6.98 metres whereas the by-law requires a minimum lot width of 45 metres for lots having an area of 5 hectares or less.
2. A building height of 12.0m (39.37 ft) whereas the by-law permits a maximum building height of 10.6m (34.78 ft).
3. A garage door height of 3.0m (9.84 ft) whereas the by-law permits a maximum garage door height of 2.4m (7.87 ft).

Comments:

CVC staff have reviewed the proposed development through a permit application (FF 20/140) and a CVC permit has been issued for construction of a dwelling, septic system and associated grading. The plan provided with the minor variance application appears to be consistent with the plans approved through CVC permit 20/140. 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.

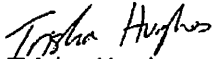
The applicant should note that the subject property is within the CVC Regulated Area. Any changes to the previously approved plans, or any future development proposed on this property, will require a permit from CVC.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at trisha.hughes@cvc.ca or 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.

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Sincerely,



Trisha Hughes
Planner

cc: Raja Raees Nawaz & Naheed Koser (Owners)
Peter Vozikas c/o Empire Design Company (Agent)
Alex Martino, Peel Region