



**Credit Valley
Conservation**
inspired by nature

June 16, 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 21/116
Municipality File No. A-2021-0116
Michael Pinheiro and Maria Pinheiro
23 Sheepberry Terrace
Part of Lot 13, Concession 2 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 mapping, a portion of the property is regulated due to the slope valley and floodplain associated with Fletcher's Creek. As such, the property is regulated by CVC under Ontario Regulation 160/06.

Additionally, the property is adjacent to 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 requesting the Committee to approve a minor variance to permit:

1. A below grade entrance in the interior side yard having a setback of 0.25m to the side lot line and where a continuous side yard width of not less than 1.2m (3.94 ft) is provided on the opposite side of the dwelling, whereas the by-law permits a below grade entrance in the interior side yard provided that a continuous side yard width of not less than 1.2m (2.94 ft) is provided on the opposite side of the dwelling and a minimum setback of 3.0m (9.84 ft) to the below grade stairway is maintained.
2. An existing accessory structure (shed) having a setback of 0.46m (1.51 ft) to the side lot line and 0.51m (1.67 ft) to a rear lot line, whereas the by-law requires a minimum setback of 0.6m (1.97 ft) to the nearest lot line.

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. It appears that a portion of the back of the property is within the CVC regulated area based on the above noted features. However, based on the submission provided, we understand that no development is currently proposed at the back of the property. The existing house is outside of the CVC regulated area. As such, the proposed entrance would not require a CVC permit.

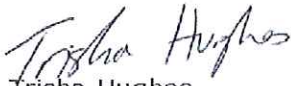
Please be advised that the subject property is partially within the CVC Regulated Area and any future development in the Regulated Area will require prior approval from CVC in the form of a permit.

Please note that CVC has not received payment of the \$310 review fee for this 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 trisha.hughes@cvc.ca or 905-670-1615 (ext. 325) should you have any questions.

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Sincerely,



Trisha Hughes
Planner

cc: Manjeet Kaur (owner)
M. Arshad Siddiqui (agent)
Alex Martino, Peel Region