



**Credit Valley  
Conservation**  
inspired by nature

July 30, 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 21/152**  
**Municipality File No. A-2021-0152**  
**Jose and Arminda Pinheiro**  
**2 Gladeview Court**  
**Part of Lot 1, Concession 3 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 mapping, a portion of the property is regulated due to the allowance to wetland (Provincially Significant Churchville-Norval wetland Complex) located off the property. The property is also adjacent to the Credit River valley and associated flood hazard. As such, the property is regulated by CVC under Ontario Regulation 160/06.

Additionally, the property is located 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:

- An accessory building (proposed cabana) having a gross floor area of 45.58 sq m (490.26 sq ft) whereas the by-law permits a maximum gross floor area of 15 sq m (161.46 sq ft) for an individual accessory building;
- An accessory building (proposed cabana) with a building height of 3.71 m (12.17 ft) whereas the by-law permits a maximum building height of 3.0 m (9.84 ft) for an accessory building;
- The doors to an accessory building (proposed cabana) to have a height of 2.74 m (9 ft) whereas the by-law permits a maximum door height of 2.4 m (7.87 ft) on an accessory building;
- An existing driveway width of 11.0 m (36.09 ft) whereas the by-law permits a maximum driveway width of 9.14 m (30 ft);
- A 0.0 m permeable landscaping between the existing driveway and the side lot line whereas the by-law requires a minimum permeable landscape strip of 0.6 m (1.97 ft) along the side 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. CVC staff have reviewed the proposed development through a permit application (FF 21/152) and a CVC permit has been issued for constructing a cabana.

The applicant should note that any changes to the previously approved plans and any future development proposed in the regulated area on this property will require prior approval from CVC.

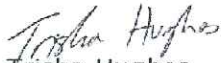
Please note that CVC has not received payment of the \$310 review fee for this application. The applicant should forward this directly to CVC at the earliest convenience.

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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. Please circulate CVC on any future correspondence or applications regarding this site.

Sincerely,



Trisha Hughes

Planner

cc: Jose and Arminda Pinheiro (owners)  
Tomasz Goral (agent)  
Alex Martino, Peel Region