



**Credit Valley
Conservation**
inspired by nature

July 30, 2021

VIA EMAIL

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 21/154
Municipality File No. A-2021-0154
Ali and Sarah Parsaie
7830 Churchville Road
Part of Lot 15, Concession 3 & 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).

July 30, 2021

Re: CVC File No. A 21/154
Municipality File No. A-2021-0154
Ali and Sarah Parsale
7830 Churchville Road
Part of Lot 15, Concession 3 & 4 WHS
City of Brampton

Site Characteristics:

Based on our mapping, the property is regulated due to the slope and flood hazards associated with the Credit River, as well as wetland (Provincially Significant Churchville-Norval Wetland Complex) located off the property. As such, the property is regulated by CVC under Ontario Regulation 160/06.

Additionally, the property is partially 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 requesting the Committee to approve a minor variance to permit an accessory structure (shed/chicken coop) to be located in the front half of the interior side yard with a setback of 1.2 m (3.94 ft) from the interior side lot line whereas the by-law requires that an accessory structure located in the interior side yard shall not encroach into the minimum required 7.5 m (24.60 ft) side yard setback and that the accessory structure shall not be located closer to the front wall of the main dwelling than one-half (1/2) the length of the main building wall facing the interior lot line.

Comments:

Based on review of Drawings A1.1 and A1.1B prepared by ATA Architects, and information available in our office, the proposed shed/chicken coop is outside the slope hazard with a minimum 10 metre setback. As such, 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.

The applicant is to note that a permit from CVC will be required for the construction of the shed/chicken coop and any other future development on site. Please contact CVC to apply for 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 further questions. Please circulate CVC on any future correspondence or applications regarding this site.

July 30, 2021

Re: CVC File No. A 21/154
Municipality File No. A-2021-0154
Ali and Sarah Parsaie
7830 Churchville Road
Part of Lot 15, Concession 3 & 4 WHS
City of Brampton

Sincerely,


Trisha Hughes

Planner

cc: Ali and Sarah Parsaie (owners)
Allen Aruelo, ATA Architects Inc. (agent)
Alex Martino, Peel Region