



**Credit Valley  
Conservation**  
inspired by nature

August 18, 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. B 21/015, B 21/016, A 21/172 & A 21/173  
City File No. B-2021-0015, B-2021-0016, A-2021-0172 & A 2021-0173  
Kaneff Properties Limited  
1876 Hallstone Road  
Part of Lots 13 & 14, Concession 4 WHS  
City of Brampton**

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Credit Valley Conservation (CVC) staff have reviewed the subject applications 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.

#### **PROPOSAL**

It is our understanding that the applicant is requesting the Committee to:

- Sever approximately 3.90 hectares of land (Parcel A) and approximately 1.36 hectares of land (Parcel B) from a 33.22 hectare parcel of land;

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- Permit a 0.0 metre landscaped open space strip along the northerly property line of Parcel A whereas the by-law requires a minimum 3.0 metre wide landscaped open space strip; and,
- Permit a minimum lot area of 1.36 hectares for Parcel B whereas the by-law requires a minimum lot area of 2.0 hectares.

The effect of the applications is to create two new lots for a proposed office/research and development lab and warehouse/office.

### **SITE CHARACTERISTICS**

Based on our mapping, a portion of the property is regulated due to Levi Creek and the associated floodplain, slope valley and meander belt allowance, as well as wetlands. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

### **Ontario Regulation 160/06:**

Based on the above site characteristics, a portion of 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).

### **Credit River Watershed Natural Heritage System:**

A portion of the subject property is located within the Credit River Watershed Natural Heritage System (CRWNHS). The CRWNHS consists of High Functioning and Supporting terrestrial and aquatic natural heritage features, buffers, and complementary natural heritage areas (Centres for Biodiversity). Based on a watershed scale, the CRWNHS is intended to support Provincial, Regional and local municipal natural heritage systems as identified in their respective Strategies or Plans. As a watershed based management agency and landowner CVC intends to implement the CRWNHS by using it as a strategic program guidance tool; to inform further development of CVC projects and policies; to assist CVC staff in providing technical advice to landowners and stakeholders at a watershed scale; and to promote a more consistent approach to natural heritage system planning across CVC's jurisdiction. For more detailed information or questions please contact the undersigned to discuss further.

### **Peel Greenlands:**

A portion of the subject property is in an area designated as Core Greenlands by the Region of Peel. 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.



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## COMMENTS

It should be noted that CVC staff are reviewing the proposed development on Parcel A through Site Plan Application SPA-2021-0042. Through the Site Plan Application, we are reviewing a Scoped Environmental Impact Study (GEI Consultants, July 2021), and it is our understanding that the top of bank, dripline and associated buffers are to be protected. We will provide further comments on the site plan application to ensure appropriate buffers are included and protected.

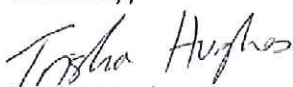
The letter from Kaneff (dated July 27, 2021) submitted with the applications notes that the owner will be required to convey the lands that comprise the Natural Heritage System (Levi Creek Valley) to the municipality at a later date. We recommend the applicant provide clarification on when and through what process the Natural Heritage System will be conveyed.

There appears to be developable area outside of the natural hazards, natural heritage features and buffers for Parcel A. Parcel B and the proposed Minor Variances apply to lands outside the CVC regulated area. As such, we have **no objection** to the Consent and Minor Variance applications.

Please note that a portion of Parcel A is regulated by CVC and any future development proposed within the regulated area will require prior permission from CVC in the form of a permit pursuant to Ontario Regulation 160/06.

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.

Sincerely,



Trisha Hughes  
Planner

cc: Alex Martino, Region of Peel  
Kevin Freeman, Kaneff Properties Limited