



**Credit Valley
Conservation**
inspired by nature

September 8, 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 21/185
Municipality File No. A-2021-0185
Walter and Hermana Botter
69 Nova Scotia Road
Part of Lot 15, 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 mapping, the property is regulated due to the slope associated with the Credit River valley. 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 a swimming pool, accessory structure (shed) and patio to be located within 5 metres of the rear lot line and an Open Space (OS) zone whereas the by-law requires that no buildings or structures including decks, swimming pools and patios, or part thereof shall be located within 5 metres of the rear lot line and Open Space (OS) zone.

Comments:

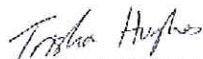
CVC staff have reviewed the minor variance application and have **no objection** to the approval of this minor variance by the Committee at this time.

The applicant is to note that a permit from CVC will be required for the proposed development. 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.

Sincerely,



Trisha Hughes
Planner

cc: Walter and Hermana Botter (owners)
Anthony Bartolini (agent)
Xinyue (Jenny) Li, City of Brampton
Alex Martino, Peel Region