



**Credit Valley
Conservation**
inspired by nature

October 1, 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 21/021
City File No. B-2021-0021
Branthaven Queen Street West Inc.
1817 and 1831 Queen Street West
Part of Lot 5, 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.

SITE CHARACTERISTICS

The subject property is located adjacent to the Huttonville Creek valley and as such is partially located within the CVC regulated area due to the slope hazard and meander belt allowance, as well as wetland on the adjacent property. As such, a portion of the property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses

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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).

Core Greenlands

It should be noted that the valley corridor is designated as Core Greenlands by the Region of Peel. 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.

Environmentally Sensitive Area

The subject property is also located adjacent to the Huttonville Valley Environmentally Sensitive Area (ESA). ESAs contain significant natural features within the Credit River Watershed and include valley and watercourse corridors, wetlands and woodlands. The designation of these is based on criteria related to terrain, flora and fauna, hydrological significance, aesthetic qualities and educational values. Our objective is to protect these sensitive areas from impacts related to construction or development activities.

Area of Natural and Scientific Interest

The subject property is located adjacent to the Huttonville Creek Area of Natural and Scientific Interest (ANSI). CVC and the Province of Ontario do not support incompatible development within or adjacent to ANSIs. Provincial policy states that development and site alteration may be permitted in an ANSI if it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area is identified.

PROPOSAL

It is our understanding that the applicant is requesting the Committee to grant an easement for access purposes in favour of the adjacent property (1857 Queen Street West).

COMMENTS

It should be noted that CVC staff have reviewed development on this property through Draft Plan of Subdivision Application 21T-16004B and Site Plan Application SPA-2020-0036 and have issued a CVC permit for development within our regulated area (FF 21/282).

Based on review of the Consent Sketch (GSAI, August 26, 2021), the proposed easement appears to align with the Site Plan access, and is outside the CVC regulated area. As such, we have **no objection** to the Consent application.

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

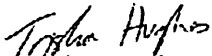
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Please note that CVC has not received payment of the \$725 review fee for this application. The applicant should forward this directly to CVC at the earliest convenience.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 325) should you have any further questions or concerns.

Sincerely,


Trisha Hughes
Planner

cc: Alex Martino, Region of Peel
Branthaven Queen West Inc. (owner)
Mark Condello, Glen Schnarr & Associates Inc. (agent)