



**Credit Valley  
Conservation**  
inspired by nature

October 21, 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 21/227**  
**Municipality File No. A-2021-0227**  
**Umbria Developers Inc.**  
**12 Henderson Avenue**  
**Part of Lot 5, Concession 1 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:**

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).

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**Site Characteristics:**

The subject property is partially regulated by CVC due to an adjacent watercourse (Fletcher's Creek), and its associated floodplain and valley slope. As such, a portion of the property is regulated by CVC under Ontario Regulation 160/06.

The subject property is partially within 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.

**Proposal:**

It is our understanding that the applicant is requesting the Committee to approve a minor variance to permit:

- A maximum of 441 dwelling units whereas the by-law permits a maximum of 402 dwelling units; and,
- A maximum floor space index of 1.3 whereas the by-law permits a maximum floor space index of 1.2.

**Comments:**

It should be noted that CVC staff have reviewed this site to confirm limits of development through a Zoning By-law Amendment (City file C01W05.044) and are reviewing a portion of the proposed development through a Site Plan application (City file SPA-2021-0047). The Servicing & Stormwater Management Report (Crozier, September 2021) completed as part of the Site Plan application appears to consider the proposed number of dwelling units in this Minor Variance application. CVC staff will continue to review further applications for development on the property for consistency with the approved limits of development and stormwater management strategy.

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.

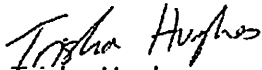
Please note that a portion of the property is regulated by CVC and any future development proposed within the regulated area will require prior permission from CVC in the form of a permit pursuant to Ontario Regulation 160/06.

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.

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Sincerely,

  
Trisha Hughes  
Planner

cc: Umbria Developers Inc. (owner)  
Glen Schnarr and Associates Inc. (agent)  
Alex Martino, Peel Region