



**Credit Valley  
Conservation**  
inspired by nature

April 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. B 21/006  
City File No. B-2021-0006  
Parkside Building Group Inc.  
165-235 Fletchers Creek Boulevard  
Part of Lot 10, Concession 2 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 0.667 hectares of land from a parcel of land, with a retained lot of approximately 4.02 hectares. The effect of the application is to create a new lot for a future retirement home. Further, an access easement is proposed over the lands to be retained.

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### **SITE CHARACTERISTICS**

Based on our existing mapping, it appears that a portion of the property is regulated due to the valley slope and floodplain associated with Fletcher's Creek. 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 small 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:**

The subject property is adjacent to an area designated as Core Greenlands by the Region of Peel. Please contact the Region of Peel for any questions or requirements associated with this designation.

### **COMMENTS**

It should be noted that this property was part of subdivision 21T-95011B. At the time of the subdivision, limits of development had been established, and in particular a 5 metre setback from the valleylands was identified and placed as a condition of the commercial zoning. However, based on our current policies and to be consistent with the current Official Plan, it is recommended that a 10 metre buffer from the greatest constraint be applied as part of the future site plan application. We will provide further detailed comments at the site plan stage to ensure proper buffers are accommodated.

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As there appears to be developable area outside of the natural hazards, natural heritage features and buffers, and access through a proposed easement, we have no concerns with the lot creation. As such, we have **no objection** to the severance application.


Further details will be required at the site plan stage to confirm appropriate setbacks are maintained. A site visit to determine the extent of the natural feature (valleyland dripline) should be arranged. A Scoped Environmental Impact Study may be required in this regard. Pre-consultation is recommended to confirm requirements for a complete site plan application prior to submission.

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.

The applicant should be advised that Fletcher's Creek is regulated redbreasted dace habitat. As such, the applicant should consult with MECP to confirm any requirements under the *Endangered Species Act*.

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. Please circulate CVC any future correspondence regarding this application.

Sincerely,

  
Trisha Hughes  
Planner

cc: Nitika Jagtiani, City of Brampton  
Parkside Building Group Inc.  
Jim Levac, Glen Schnarr & Associates Inc.