



**Credit Valley
Conservation**
inspired by nature

September 8, 2022

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 22/027
Municipality File No.: A-2022-0270
Alok and Manisha Goyal
28 Angelgate Road
Part of Lot 5, Concession 3 W
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 valley slope associated with Springbrook Tributary. As such, the property is regulated by CVC under Ontario Regulation 160/06. The property is also adjacent to the Credit River Watershed Natural Heritage System.

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 deck to encroach 2.43m into the rear yard setback, resulting in a rear yard setback of 5.07m whereas the by-law permits a maximum deck encroachment of 1.8m into the rear yard setback, resulting in a rear yard setback of 5.7m.

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 has received a clearance (SP 22/Goyal) from CVC for the proposed development.

Please note that CVC has not received payment of the \$469 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 stuti.bhatt@cvc.ca or 905-670-1615 (ext. 350) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site.

Sincerely,

Stuti Bhatt
Planning Technician