



September 29, 2022

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

Re: CVC File No. A 22/276
Municipality File No. A-2022-0276
Grazyna Zajac and Stanislaw Zajac
2670 Embleton Road
Part of Lot 6, Concession 6 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:

Based on our mapping, a wetland is located in proximity to the property, on adjacent lands. As such, a portion of the property is regulated by CVC and 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

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and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

Proposal:

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

- A side yard setback of 4.42m (14.50 feet) to an existing one storey addition, whereas the by-law requires a minimum side yard setback of 7.5m (24.60 feet);
- A ground floor area of 138.5 sq m, whereas the by-law requires a minimum ground floor area of 170 sq m for a one storey building;
- A side yard setback of 0.36m (1.18 feet) to an existing accessory structure (pool cabana), whereas the by-law requires a minimum setback of 1.2m (3.94 feet) to the nearest lot line;
- An existing accessory structure (pool cabana) with a gross floor area of 30.6 sq m (329.38 sq feet), whereas the by-law permits a maximum gross floor area of 23 sq m (247.60 sq feet) for an individual accessory structure;
- An existing garage door height of 2.85m (9.35 feet), whereas the by-law permits a maximum garage door height of 2.4m (7.87 feet);
- An existing detached garage height 5.57m (18.27 feet), whereas the by-law permits a maximum building height of 4.5m (14.76 feet);
- A gross floor area of 74.9 sq m (806.22 sq feet) for an attached garage with a proposed attached accessory structure (gazebo), whereas the by-law permits a maximum gross floor area of 48 sq m (516.67 sq feet);
- Two (2) accessory structures (cabana and shed) with a combined gross floor area of 44.8 sq m (482.22 sq feet) whereas the by-law permits a maximum combined gross floor area of 40 sq m (430.56 sq feet).

Comments:

Based on our review of the application as submitted, the proposed accessory structures on the subject property are sufficiently setback from the wetland to meet CVC setback requirements. As such, CVC staff have **no objection** to the approval of this application by the Committee at this time.

The applicant is to note that a permit from CVC will be required prior to any development in the Regulated Area. Please contact CVC to confirm requirements.


Please note that CVC has not received payment of the \$469 review fee for this application. The applicant should contact CVC to make payment 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 any future correspondence or applications regarding this property.

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Sincerely,


Trisha Hughes
Planner

cc: Abiral Homagain, Peel Region
Wojtek Holownia, BW art Architects Inc. (agent)