



**Credit Valley
Conservation**
inspired by nature

B-2022-0028

January 18, 2023

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. B 22/028
Municipality File No. B-2022-0028
Umbria Developers Inc.
12 Henderson Avenue
Part of Lot 5, Concession 1 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. 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);
2. 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.
3. Source Protection Agency – providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the Clean Water Act, as applicable.

CVC Regulated Area:

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, portions of the property are 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).

Proposal:

It is our understanding that the applicant has applied for a consent to sever a parcel of land, with easements for storm water services, storm water management pond, watermain and fire hydrant in favour of the retained lands, and an easement for access in favour of the severed lands. The effect of the severance is to create a new lot for future residential purposes.

Comments:

CVC staff have reviewed the severance application for 12 Henderson Avenue as submitted and note that the severance would result in a lot outside of the natural hazards (referred to as the lands to be retained) and a lot that maintains the natural hazards (referred to as the lands to be severed). No fragmentation of the natural hazards is being proposed with this application.

We have previously reviewed this property through an application to amend the Zoning By-law (C01W05.044/OZ 18/001) and site plan applications (SP 21/047 and SPA-2022-0007). Further, a CVC permit has been issued, including site grading and servicing related to the stormwater management facility.

We note that the proposed lands to be retained are located outside the CVC Regulated Area. The lands to be severed are within the CVC Regulated Area; however, we have been involved in the review of proposed development through site plan application SPA-2022-0007, and note that a development envelope outside of the natural hazards was part of that review. Review comments have been provided regarding that site plan application, and we anticipate a future site plan submission to address CVC's comments prior to development of the proposed apartment building on the lands to be severed. A CVC permit will be required for any development proposed within the Regulated Area on the lands to be severed, and it will need to follow CVC's policies.

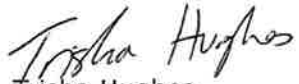
Further, we note that both the lands to be retained and lands to be severed rely on stormwater management infrastructure on the lands to be severed. It is our understanding that an easement is being proposed for stormwater servicing in favour of the lands to be retained, so both property owners will be able to access and maintain the stormwater management infrastructure, as needed.

Based on the above, CVC staff have reviewed the consent application and have **no objection** to the approval of the application by the Committee at this time.

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

We 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 and applications regarding this property.

Sincerely,



Trisha Hughes
Planner

cc: Umbria Developers Inc., Attn: Syed Kamal
Glen Schnarr & Associates Inc., Attn: Jason Afonso