



**Credit Valley
Conservation**
inspired by nature

May 4, 2023

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: City File No. A-2023-0105
CVC File No. A 23/105
Vasilios Papoutsis
61 River Road
Part of Lot 6, Concession 5 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:

Based on our mapping, the property at 61 River Road in Brampton is regulated by CVC due to the slope, erosion and flood hazards associated with the Credit River, as well as wetland (Churchville-Norval Provincially Significant Wetland Complex). As such, 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).

PROPOSAL:

It is our understanding that the applicant is requesting the Committee to approve a minor variance to permit a side yard setback of 0.94m (3.08 ft) to an existing addition, whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft).

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COMMENTS:


Based on the current minor variance proposal, we understand that no new structures, additions, or any other development is being proposed at this time. We understand that the minor variance will apply to the existing dwelling on the property. As such, CVC staff have **no objection** to its approval by the Committee at this time.

As no development is being proposed for this application, a CVC permit is not required. However, the materials provided also indicate that the property has been sold and the new owners are interested in building a new house on the property. Due to the features noted above, there are constraints to development on this property. Any future development proposed on the property would need to be in compliance with CVC's policies. We would recommend early pre-consultation with CVC to confirm feasibility of any proposal.

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. If you have any questions or concerns, please do not hesitate to contact the undersigned at 905-670-1615 (x 325).

Sincerely,


Trisha Hughes
Planner

cc: Vasilios Papoutsis (owner)