



December 6, 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: Clara Vani, Secretary-Treasurer

**Re: CVC File No. A 23/358
Municipality File No. A-2023-0358
Balvir Kaur Bhatia
586 Queen Mary Drive
Part of Lot 17, Concession 2 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.

Ontario Regulation 160/06:

This 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 information currently available in our office, the subject site is regulated due to wetland (Provincially Significant Upper Fletchers Creek Wetland Complex) located off lot. As such, the property is regulated by CVC under Ontario Regulation 160/06.

Proposal:

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

- A proposed above grade entrance in a side yard having a minimum width of 1.06m extending from the rear wall of the dwelling up to the door, whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door;
- A 1.06m wide pedestrian path of travel leading to the principal entrance of a additional residential unit, whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2m leading to the principal entrance of an additional residential unit.

Comments:

Based on our review, we have **no objection** to the approval of this minor variance by the Committee at this time. A portion of the property is regulated by CVC, however, the proposed development appears to be located outside of the regulated area. As such, the applicant should reach out to CVC for a Clearance following the Minor Variance process.

Should any future development be proposed within the CVC regulated area, the applicant should consult with CVC to determine any requirements for development.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at ryan.pierce@cvc.ca or 905-670-1615 (ext. 380) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site.

Sincerely,

Ryan Pierce

Planning Technician

cc: Balvir Kaur Bhatia (owner)
Pavneet Kaur (agent)