



January 20, 2022

Committee of Adjustment – Office of the City Clerk
Corporate Services Department
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Attention: Secretary-Treasurer

Dear Secretary-Treasurer:

**Re: CVC File No. A 21/548
Municipality File No. A 548/21
Robert & Gloria Rutherford
531 Cochise Cres
Part Lot 7, Range 2 CIR
City of Mississauga**

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:

The subject property is regulated for valleyslope and in proximity to wetlands. In addition, the property appears to be partially located on Peel Greenlands and Environmentally Significant Area. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

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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).

PROPOSAL:

It is our understanding that the applicants request the Committee to approve a minor variance to allow a deck and garage proposing:

1. A lot coverage of 35% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% in this instance; and
2. A setback of 0.0m from the deck and existing dwelling to the lands zoned G1 (Greenland) whereas By-law 0225-2007, as amended, requires a minimum setback for all buildings and structures of 5.0m (approx. 16.4ft) to all lands zoned G1 (Greenland) in this instance.

COMMENTS:

Based on the review of the information, CVC staff have **no concerns** with the requested variances. As such, CVC staff have **no objection** to the approval of this minor variance by the Committee at this time.

Please circulate CVC any future correspondence regarding this application.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 220) should you have any further questions or concerns.

Sincerely,



Elyssa Pompa
Junior Planner, Planning & Development Services

Cc: Robert & Gloria Rutherford email: rgr@cgic-group.com