



February 3, 2022

VIA Email

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 22/076
Municipality File No. A 076/22
Michael Pronski and Amber Pronski
659 Beach Street
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; and
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 due to the presence of the Lake Ontario Shoreline. Additionally, the property is located within a Surface Water Intake Protection Zone and is located within the Credit River Watershed Natural Heritage System. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and

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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.

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).

The proposed works are located within CVC's Regulated Area and a CVC permit is required.

PROPOSAL:

It is our understanding that the applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A lot coverage of 37.55% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
2. A front yard of 4.01m (approx. 13.16ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.60ft) in this instance;
3. A front yard measured to stairs of 4.82m (approx. 15.81ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to stairs of 5.90m (approx. 19.36ft) in this instance;
4. A setback measured to the garage face of 5.73m (approx. 18.80ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured to the garage face of 7.50m (approx. 24.60ft) in this instance;
5. A building height measured to the highest ridge of 9.96m (approx. 32.67ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.50m (approx. 31.16ft) in this instance; and
6. An area of balcony above an attached garage of 31.78sq.m (approx. 342.08sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of a balcony above an attached garage of 10.00sq.m (approx. 107.64sq.ft) in this instance.

COMMENTS:

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

A CVC permit is required for the development as proposed. Upon approval of the minor variance, please contact CVC directly for the next steps related to the CVC permit application process.

Please circulate CVC any future correspondence regarding this application.

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I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 350) should you have any further questions or concerns.

Sincerely,



Derry Wallis
Technician, Planning, Planning & Development Services

Cc: W. E. Oughtred & Associates Inc. (agent), williamoughtred@gmail.com