



December 1, 2023

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

Attention: Secretary-Treasurer

**Re: City File No. B58.23, A 480.23 & A481.23
CVC File No. B 23/058 & A 23/480-481
2748532 ONTARIO INC.
1203 Canterbury Road
Part of Lot 12, Concession 2 SDS
City of Mississauga**

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 CVC mapping and information available, a portion of the property at 1203 Canterbury Road is within the CVC Regulated Area due to the floodplain associated with Cooksville Creek. As such, the property is subject to CVC's Ontario Regulation 160/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. 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 the following applications pertaining to the subject site:

1. Application B58/23 - The applicant requests the approval of Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 12.50m (approx. 41.01ft) and an area of approximately 567.76 sq m (6111.32 sq ft).

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2. Application A480/23 - The applicant requests the approval of Committee for a minor variance for the severed lands of B58/23 proposing:
 - a. A corner lot area of 567.76sq m (approx. 6111.32sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 720.00sq m (approx. 7750.02sq ft) in this instance;
 - b. A westerly exterior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;
 - c. An easterly interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum easterly interior side yard setback of 1.81m (approx. 5.94ft) in this instance; and,
 - d. A lot frontage of 12.50m (approx. 41.01ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 19.50m (approx. 63.98ft) in this instance.
3. Application A481/23 - The applicant requests the approval of Committee for a minor variance for the retained lands of B58/23 proposing:
 - a. A westerly exterior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;
 - b. An easterly interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum easterly interior side yard setback of 1.81m (approx. 5.94ft) in this instance; and,
 - c. A lot frontage of 12.50m (approx. 41.01ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 19.50m (approx. 63.98ft) in this instance.

COMMENTS:

Based on our review of the proposal, the floodplain associated with Cooksville Creek is located at the rear of the property, and the new lot line appears to be encroaching into the floodplain. It is typically our expectation that the hazard lands be off-lot and remain on the retained parcel and not be fragmented. In order to achieve this, the retained lot would form an 'L' configuration; however, based on discussions with City staff, it is our understanding that a lot in an 'L' configuration is not desired by the City.

It is also our understanding that the City has a greenlands overlay over the rear portion of the property, which requires approval of the City and Conservation Authority, including any necessary studies, prior to any proposed development within that area.

Further, through our review of the Site Plan (Hirman Architects, last revised September 25, 2023), the proposed building envelopes on both the lands to be severed and lands to be retained appear to be located outside of the floodplain associated with Cooksville Creek, with a buffer. As there is a suitable building envelope on both lots outside the hazard for future development, CVC staff have **no objection** to the approval of the requested severance and associated minor variances by the Committee at this time.

Following the Committee of Adjustment process, a CVC permit will be required prior to any proposed development in the Regulated Area on the retained and severed parcels. The

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applicant should contact CVC staff for further pre-consultation to confirm permitting requirements before submitting a permit application.

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
Acting Senior Planner

cc: 2748532 ONTARIO INC. c/o Ali Asghar Alizadeh Ghannad, President (owner)
Hirman Architects Inc. c/o Mani Yeganegi (agent)