



March 1, 2024

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. A24/110
Municipality File No. A110.24
Glen Schnarr & Associates
70A-82B Thomas Street, 10,15,20,26,30,35,40,55,56,70 Lunar Crescent,
1,21 Wasdale Road and 130,150 Joymar Drive
Lot 4 Con 5W
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 our mapping, the subject property is regulated due flood hazard associated with Mullet Creek. As such, the property is regulated by CVC under Ontario Regulation 160/06. 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 allow 168 parking spaces for Back to Back Townhouses whereas By-law 0225-2007, as amended, requires a total of 174 parking spaces for all Back to Back Townhouses in this instance.

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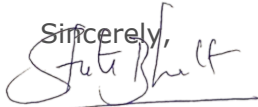
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COMMENTS:

Based on the review of the information provided, CVC staff have no objection with the minor variance proposed at this time. CVC has previously reviewed the proposed devlpmet at the subject property as part of FF 20/021.

The applicant is to note that CVC has not received payment of the review fee of \$478 for this Minor Variance application. The applicant should forward this directly to CVC at the earliest convenience.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at stuti.bhatt@cvc.ca or 905-670-1615 (ext. 350) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site.

Sincerely,


Stuti Bhatt
Junior Planner