



VIA EMAIL

May 27, 2025

Committee of Adjustment  
Town of Orangeville  
87 Broadway  
Orangeville, ON L9W 1K1

**Attention: Mary Adams, Committee Co-ordinator**

**Re: Town File: B-01/25  
CVC File No. B 25/001  
Mark Stevenson and Danielle Lee McGraw  
15 C Line  
Part of Lot 4, Concession D  
Town of Orangeville**

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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 5.1 and 5.2 of the Provincial Planning Statement (2024);
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.

**Site Characteristics:**

The subject property is located within the CVC Regulated Area as it is adjacent to Mill Creek and its associated flood and slope hazards.

**Ontario Regulation 41/24:**

This property is subject to Section 28 of the Conservation Authorities Act and Ontario Regulation 41/24, the Prohibited Activities, Exemptions, and Permits Regulation. 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 Credit Valley Conservation (CVC) (i.e. the issuance of a permit).

**Proposal:**

We understand that the proposal is for a consent to sever a parcel of land at the rear of the property to form a lot addition to the adjoining lands municipally known as 340 Broadway, 31 C Line and 47 C Line. The purpose of the lot addition is to accommodate a proposed townhouse development on the adjoining lands.

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**Comments:**

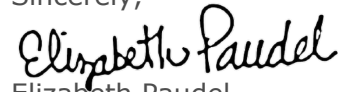
Based on our review of the materials, it is our understanding that the proposal is for a lot line adjustment, to allow a portion of the lands at 15 C Line to be severed and added to the adjoining lands at 340 Broadway, 31 C Line, and 47 C Line. The adjoining lands are subject to a draft plan of subdivision, official plan amendment and zoning by law amendment applications (SUB-2023-01; OPZ-2021-02), of which CVC staff are currently reviewing.

Further to our review, CVC staff note that the floodplain and slope hazards are located off-lot, and that the proposed new lot line does not appear to fragment the hazards on the adjacent property. CVC staff will continue to review and comment on the DPS/OPA/ZBA applications. As such, CVC staff have **no objection** to the requested consent by the Committee at this time.

Please note that both the retained and severed lots are regulated by CVC, and any future development (including grading) in the CVC Regulated Area would require a CVC permit. Please contact CVC staff to discuss any future proposed development on either property.

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 2360).

Sincerely,



Elizabeth Paudel  
Planner