

December 8, 2023

CFN 68434.19

By email: coa@brampton.ca; clara.vani@brampton.ca

Clara Vani
Legislative Coordinator & Secretary-Treasurer Committee of Adjustment
Committee of Adjustment
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Clara Vani,

Re: Minor Variance Application and City File No. A-2023-0336
30 Bellini Avenue
City of Brampton, Region of Peel
Owner: Surjit (Steve) Thind
Agent: David Small Designs c/o Rebecca Muise

This letter acknowledges receipt of the subject application, received on November 17, 2023. Toronto and Region Conservation Authority (TRCA) staff have reviewed the application and the circulated materials listed in Appendix A to this letter in accordance with Ontario Regulation 686/21 and Ontario Regulation 166/06.

TRCA staff have reviewed the submission in accordance with Section 21.1(1) of the Conservation Authorities Act, which requires TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. The standards and requirements of such mandatory programs and services are listed under Ontario Regulation 686/21. Specifically, the regulation requires that TRCA must, acting on behalf of the Ministry of Natural Resources and Forestry (MNRF) or in its capacity as a public body under the Planning Act, ensure that decisions under the Planning Act are consistent with the natural hazard policies of the Provincial Policy Statement (PPS) and conform to any natural hazard policies in a provincial plan.

We have also reviewed the application in accordance with Ontario Regulation 166/06. TRCA must ensure that where development and/or site alteration is proposed within an area regulated by the Authority under Ontario Regulation 166/06, that it conforms to the applicable tests and associated policies (Section 8 of TRCA's The Living City Policies) for implementation of the regulation.

Please also note that updates to the Conservation Authorities Act and Ontario Regulation 596/22, which came into effect on January 1, 2023, prevent TRCA from providing municipal programs and services related to reviewing and commenting on a proposal under the Planning Act, such as those services previously provided under plan review Memorandum of Understanding (MOU) with an upper or lower tier municipality. In conformity with Ontario Regulation 686/21 and Ontario Regulation 596/22, TRCA's review does not include comments pertaining to matters (e.g. natural heritage) outside of our core planning mandate and regulatory authority.

Purpose of the Application

The purpose of Minor Variance Application assigned City File No. A-2023-0336 is to permit a 12.06m building height whereas a building height of 10.6m is required.

It is our understanding that the requested variances are required to facilitate the replacement of a one storey single family dwelling with the development of a two storey single family dwelling (GFA of 1,379.54) with a 3rd storey roof top terrace and basement. The proposed works also include the development of a (50.30m by 8.50m) septic in the side yard.

Recommendation

TRCA's staff have no objection to support the approval of Minor Variance Application assigned City File No. A-2023-0336.

A TRCA permit pursuant to Ontario Regulation 166/06 may be required for any future works on the subject property.

Site Context

Ontario Regulation 166/06

Under the provisions of Section 28 of the Conservation Authorities Act, TRCA administers a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulation (Ontario Regulation 166/06). The subject property is located within TRCA's Regulated Area of the Humber River Watershed. Specifically, the subject land is located adjacent to a significant valley slope and Regulatory Flood Plain within the valley associated with a tributary of the Humber River. As such, a TRCA permit pursuant to Ontario Regulation 166/06 is required from this Authority prior to any development and/or site alteration taking place within TRCA's Regulated Area on the property.

Application Background

On April 25, 2023, TRCA issued permit no. C-230400 to develop a 955.79 sq.m. two storey replacement dwelling (including rear and front covered porches) with a rooftop terrace and a septic replacement. TRCA conducted a site visit on October 19, 2022 where the existing top of slope was staked. The staked limit is generally coincidental with the rear property line. TRCA staff are satisfied that the proposed works are adequately setback from the Top of Slope and an approximate 10m buffer to the erosion hazard has been provided. An erosion and sediment control plan was required to extend along or adjacent to the rear/side property line to prevent any surface runoff carrying sediment off the property.

Application Specific Comments

The subject property is within TRCA's Regulated Area owing to the presence of a significant valley slope approximately 10m high with watercourse and regulatory flood plain within the adjacent valley. The new development is fully outside of the erosion hazard.

Fee

TRCA staff thank the applicant for their prompt payment of the required planning review fee of \$660.00 received on November 28, 2023.

We thank you for the opportunity to comment. Should you have any additional questions or comments, please contact the undersigned.

Sincerely,

Marina Janakovic
Planner I
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority
Telephone: (437) 880-2368
Email: Marina.Janakovic@trca.ca

Appendix A: Circulated Materials

- Minor Variance Application
- Drawing unnumbered, Front Elevation - 3D Render, Revision no. DDR3 dated February 1, 2023, prepared by David Small Designs
- Drawing unnumbered, Right Elevation - 3D Render, Revision no. DDR3 dated February 1, 2023, prepared by David Small Designs
- Drawing unnumbered, Rear Elevation - 3D Render, Revision no. DDR3 dated February 1, 2023, prepared by David Small Designs
- Drawing unnumbered, Left Elevation - 3D Render, Revision no. DDR3 dated February 1, 2023, prepared by David Small Designs
- Drawing no. SP, Site Grading Plan, dated February 2023, prepared by David Small Designs
- Drawing no. A1a, Foundation Plan, dated February 2023, prepared by David Small Designs
- Drawing no. A1, Basement Floor Plan, dated February 2023, prepared by David Small Designs
- Drawing no. A2, Ground Floor Plan, dated February 2023, prepared by David Small Designs
- Drawing no. A3, Second Floor Plan, dated February 2023, prepared by David Small Designs
- Drawing no. A4, Third Floor Plan, dated February 2023, prepared by David Small Designs
- Drawing no. A5, Roof Plan, dated February 2023, prepared by David Small Designs
- Drawing no. A6, Front & Right-side Elevations, dated February 2023, prepared by David Small Designs
- Drawing no. A7, Rear Elevations, dated February 2023, prepared by David Small Designs
- Drawing no. A8, Left-side & Hidden Elevations, dated February 2023, prepared by David Small Designs
- Drawing no. A9, Hidden Elevations Cont'd, dated February 2023, prepared by David Small Designs
- Drawing no. A10, Section A-A & B-B, dated February 2023, prepared by David Small Designs
- Surveyor's Real Property Report, revision dated October 20, 2022, prepared by Young & Young Surveying (Etobicoke 2006) Inc.