

February 5, 2024

CFN 68389.01
xRef: CFN 66376.02

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: Consent Application and City File No. B-2023-0004
11467 Goreway Drive
City of Brampton, Region of Peel
Owner: Irene Ramsammy and Ron Ramsammy
Agent: IDM(2005) Consultants Inc.**

This letter acknowledges receipt of the second circulation for the subject application, received on January 19, 2024. 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 the Consent Application assigned City File No. **B-2023-0004** is to sever a parcel of land currently having a total area of approximately 3,873.77 square metres (0.957 acres). The proposed severed lot has a frontage of approximately 21.42m (70.26 feet); a depth of approximately 40.70 metres (133.53 feet) and an area of approximately 1,334.90 square metres (0.329 acres). It is proposed that 2 lots be established from the existing lot for future residential development of a single detached dwelling on the proposed severed lot.

The proposed works also include the connection to the municipal services on the newly severed lot. We understand the existing septic system will be decommissioned on the retained lot.

Background

On September 8, 2023, TRCA provided no objection to Consent Application assigned City File No. **B-2023-0004** to the first circulation subject to applicant providing the required \$1,590.00 – consent/minor planning review fee.

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 partially located within TRCA's Regulated Area of the Humber River Watershed. The subject land is located adjacent to the valley corridor 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. Based on our review, the proposed development will be located within TRCA's regulated portion of the site.

Application Specific Comments

As part of TRCA's review of an Environmental Impact Statement for the current severance submitted through *PRE-2021-0141* it was determined that the proposed severance would not pose a significant impact to the adjacent system provided an appropriate rear yard setback to new structures was provided at the time of future development. The current submission is consistent with this approved setback.

Recommendation

TRCA's staff have **no objection** to support the approval of Consent Application assigned City File No. B-2023-0004.

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

Fee

TRCA staff thank the applicant for their prompt payment of the required planning review fee of \$660.00 received on February 1, 2024.

As part of future works on this property, a TRCA permit may be required. Please contact TRCA staff at the time of development to confirm any permitting requirements.

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

Sheet no. SHEET 01, Proposed Site Plan, undated, prepared by IDM (2005) Consultants Inc.