

February 5, 2024

CFN 70437.01

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 – A-2023-0048 (Severed Lot)
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 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

TRCA staff understand that the purpose of Minor Variance Application is:

1. To permit a lot area of 0.13 hectares, whereas the by-law requires a minimum lot area of 0.8 hectares;
2. To permit a lot width of 16.08 metres, whereas the by-law requires a lot width of 45 metres;
3. To permit an interior side-yard setback of 1.2 metres, whereas the by-law requires an interior side-yard setback of 7.5 metres;
4. To permit a rear-yard setback of 7.5 metres, whereas the by-law requires a rear-yard setback of 15 metres; and
5. To permit a front-yard setback of 8 metres, whereas the by-law requires a front-yard setback of 12 metres.

It is our understanding that the requested variances are required to facilitate the future residential development of a single detached dwelling on the proposed severed lot. The future proposed works also include the connection to the municipal services on the newly severed lot and a driveway onto New Forest Terrace (a cul-de-sac) which will have future access onto Goreway Drive.

Background

On September 8, 2023, TRCA provided no objection to the first circulation of Consent Application assigned City File No. B-2023-0004 to sever 3,873.77 square metres (0.957 acres) of land to establish 2 lots from the existing lot for future residential development of a single detached dwelling on the proposed severed lot. As part of TRCA's review of an Environmental Impact Statement 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.

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 partially within TRCA's Regulated Area of the Humber River Watershed. Specifically, 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.

Application Specific Comments

Based on our review, the proposed minor variances will be located within TRCA's regulated portion of the site. However, a TRCA permit is not required since there is no development per our Regulation taking place. TRCA staff have no concerns about the proposed variance, as currently submitted.

Recommendation

TRCA's staff have **no objection** to support the approval of Minor Variance Application assigned City File No. A-2023-0048 – Severed Lot.

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 covered under the retained lot TRCA file no. CFN 70437.02.

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
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Email: Marina.Janakovic@trca.ca

Appendix A: Circulated Materials

Sheet no. SHEET 01, Proposed Site Plan – Lot Area to be Severed, undated, prepared by IDM (2005) Consultants Inc.

Sheet no. SHEET 01, Proposed Site Plan – Lot Area to be Retained (Total lot area of 2542.22 sq.m.), undated, prepared by IDM (2005) Consultants Inc.

Minor Variance Application Letter, prepared by IDM (2005) Consultants Inc.