

March 5, 2024

CFN 70437.05

**By Email: [coa@brampton.ca](mailto:coa@brampton.ca); [clara.vani@brampton.ca](mailto: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-2024-0029**  
**66 Marysfield Drive**  
**City of Brampton, Region of Peel**  
**Owner: Harjit Singh Ghuman and Swarnjeet Kaur Ghuman**  
**Agent: 2515320 Ontario Ltd. c/o Harpreet Chatrath**

This letter acknowledges receipt of the subject application, received on February 16, 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 to:

1. To permit an interior side yard (south) setback of 3.0m to a proposed single detached dwelling whereas the by-law requires a minimum interior side yard setback of 7.5m.
2. To permit an interior side yard (north) setback of 4.44m to a proposed single detached dwelling whereas the by-law requires a minimum interior side yard setback of 7.5m.
3. To permit the minimum separation of 10.64m between dwellings Whereas the by-law requires a minimum separation of 15m between dwellings.
4. To permit a lot coverage of 11.86% whereas the by-law permits a maximum lot coverage of 10% excluding permitted accessory buildings.

It is our understanding that the requested variances are required to facilitate development of a single detached 2 storey dwelling with a rear yard below grade basement entrance, a front porch, rear yard patio paving and a covered rear yard patio. TRCA staff also understand that the land is vacant. The development also consists of a pool, driveway, and septic bed.

### **Background**

TRCA provided comments on the original minor variance application on February 7, 2018, noting that a site visit would be required to delineate the limit of vegetation at the rear of the property associated with the valley.

TRCA staff were subsequently contacted on August 11, 2020, to address the Conditions of Approval imposed by the City of Brampton on the applications B18-005, A18-026, A18-027 that prior to the certification of the consent, the TRCA shall provide a clearance to the satisfaction of the Commissioner of Planning and Development Services. To facilitate TRCA's continued review of the applications B18-005, A18-026, A18-027, TRCA staff completed a dripline staking on November 27, 2020, and the Staked Dripline Survey was received on March 19, 2021.

On April 1, 2021, TRCA staff provided no objection to the Conditions of Approval for applications B18-005, A18-026, A18-027. TRCA required all new development to be 10m outside of that drip line per the resolution to the severance.

### **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 property is located adjacent to the Top of Bank associated with a tributary of the Humber River off the property. 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 outside TRCA's Regulated portion of the site.

### **Application Specific Comments**

Based on the drawings, all new development is outside of the 10m buffer from the staked limit per the resolution to the severance.

### **Recommendation**

TRCA's staff have no objection to support the approval of Minor Variance Application assigned City File No. **A-2024-0029**. 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 March 1, 2024.

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. 00, Cover Sheet, dated January 20, 2024, prepared by Inspire Architectural Group

Survey, dated January 20, 2024, prepared by Inspire Architectural Group

Sheet no. A1.0, Site Plan, dated January 20, 2024, prepared by Inspire Architectural Group

Sheet no. A1.1, Site Summary, dated January 20, 2024, prepared by Inspire Architectural Group

Sheet no. 2.0, Proposed Basement Plan, dated January 20, 2024, prepared by Inspire Architectural Group

Sheet no. A2.1, Proposed First Floor Plan, dated January 20, 2024, prepared by Inspire Architectural Group

Sheet no. A2.2, Proposed Second Floor Plan, dated January 20, 2024, prepared by Inspire Architectural Group

Sheet no. A2.3, Proposed Roof Plan, dated January 20, 2024, prepared by Inspire Architectural Group

Sheet no. A3.0, Conceptual North & West Side Elevation, dated January 20, 2024, prepared by Inspire Architectural Group

Sheet no. A3.1, Conceptual South & East Side Elevation, dated January 20, 2024, prepared by Inspire Architectural Group

Key Plan of Applied Minor Variance Applications to the City, dated January 20, 2024, prepared by Inspire Architectural Group

Key Plan showing neighbouring lots and driveway, undated, prepared by Applicant

Cover Letter, Re: Minor Variance Application Submission, prepared by Inspire Architectural Group