

April 16, 2024

CFN 70437.09

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-2024-0094
40 Bellini Avenue
City of Brampton, Region of Peel
Owner: Pardeep Singh
Agent: Justin Sherry Design Studio

This letter acknowledges receipt of the subject application, received on March 25, 2024. Toronto and Region Conservation Authority (TRCA) staff have reviewed this application and the circulated materials listed in Appendix A to this letter in accordance with the Conservation Authorities Act, which requires TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. With respect to Planning Act matters, conservation authorities have a role to 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.

In addition, TRCA staff have also reviewed this application in accordance with Ontario Regulation 41/24. Where development activity is proposed, within a regulated area, a permit is required to ensure that it conforms to the applicable tests for implementation of the regulation.

Based on mapping, a small portion at the rear south corner of the subject property is located within TRCA's Regulated Area of the Humber River Watershed due to the adjacent valley system. As such, a TRCA permit pursuant to Ontario Regulation 41/24 is required from this Authority prior to any development and/or site alteration taking place within TRCA's Regulated Area on the property.

Purpose of the Application

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

- To permit a detached garage on a property where there is already an attached private garage whereas the by-law does not permit a detached garage on a property with an attached private garage;
- To permit a detached garage having a height of 7.26m whereas the by-law permits a detached garage with a maximum height of 4.5m for a peaked roof;
- To permit a detached garage having a gross floor area of 246 sq.m. whereas the by-law permits a detached garage having a maximum gross floor area of 48 sq.m.
- To permit an addition to an existing single detached dwelling having a building height of 10.9m whereas the by-law permits a maximum building height of 10.6m.

TRCA staff understand there is an existing two storey dwelling and detached garage on the property. It is our understanding that the requested variances are required to facilitate the second detached garage with a gross floor area of 245.79 sq.m.. The proposed works also include the development of a two-storey addition to the rear yard of the existing dwelling.

Application Specific Comments

Based on our review, the proposed accessory structure and addition to the existing dwelling will be located outside of TRCA's Regulated portion of the site.

Recommendation

TRCA's staff have **no objection** to supporting the approval of Minor Variance Application assigned City File No. A-2024-0094 at 40 Bellini Avenue.

A TRCA permit pursuant to Ontario Regulation 41/24 may be required for any future works on the subject property in the rear yard such as a septic bed replacement.

Fee

TRCA staff thank the applicant for their prompt payment of the required planning review fee of \$660.00 received on March 26, 2024.

We thank you for the opportunity to comment. We trust these comments are of assistance. 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

- Surveyor's Real Property Report, undated, prepared by Justin Sherry Design Studio
- Drawing no. A001, General notes and Schedules, dated March 1, 2024, prepared by Justin Sherry Design Studio
- Drawing no. A101, untitled, undated, prepared by Justin Sherry Design Studio
- Drawing no. A102, untitled, undated, prepared by Justin Sherry Design Studio
- Drawing no. A103, untitled, undated, prepared by Justin Sherry Design Studio
- Drawing no. A104, untitled, undated, prepared by Justin Sherry Design Studio
- Drawing no. A201, untitled, undated, prepared by Justin Sherry Design Studio
- Drawing no. A202, untitled, undated, prepared by Justin Sherry Design Studio
- Drawing no. A301, untitled, undated, prepared by Justin Sherry Design Studio
- Zoning Non-compliance Checklist, dated March 18, 2024, prepared by City