

August 12, 2024

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 – B-2024-0013
20 Evergreen Ave.
City of Brampton, Region of Peel
Owner: Harinder, Rupinder & Jaswinder Bains
Agent: King Consultants Inc.

This letter acknowledges receipt of the subject consent variance application, received on July 19, 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. The south-eastern portion of the subject property is within TRCA's Regulated Area of a tributary of the Humber River Watershed.

Purpose of the Application

TRCA staff understand that the purpose of consent application B-2024-0013 is to sever the subject land into two distinct parcels to facilitate the creation of a 0.4281 severed lot, whereas the by-law requires a minimum lot area of 0.8ha.

Application Specific Comments

The severed lands are located outside of the regulated area. The retained lands encompass the extent of the regulated area. TRCA recognizes that the proposed consent does not fragment a regulated feature or create a new regulated log.

Recommendation

TRCA staff have **no objection** to the approval of the Consent Application assigned City File no. **B-2024-0013** at **20 Evergreen Ave** by the Committee of Adjustments subject to the following condition:

1. TRCA's consent/severance review free of \$1590. Please contact the undersigned for assistance.

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,

Colleen Bonner – Senior Planner

on behalf of

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

- A01: Conceptual Severance Plan 20 Evergreen Ave, Brampton, prepared by King Consultants inc., dated June 17, 2024.