

August 12, 2004

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 – A-2024-0275
14 Keeleview Crescent
City of Brampton, Region of Peel
Owner: Major Singh & Kuldip Kaur Pooni
Agent: Urban Building Designs**

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 subject property is within TRCA's Regulated Area of a tributary of the Humber River Watershed. The rear portion of the subject property is located within TRCA's Regulated area owing to the proximity of the valley slope to the proposed development near the eastern property limit. As such, a TRCA permit is required for all proposed works under Ontario Regulation 41/24.

Purpose of the Application

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

1. To permit a driveway of 8.80m whereas by-law only permits a maximum driveway width of 7m.
2. To permit 0.00m of permeable landscaping abutting the property line whereas by-law requires a minimum of 0.6m of permeable landscaping abutting the property line.
3. To permit the accessory structure (Pergola) with the area of 47.4 sq m.

Application Specific Comments

Please advise the applicant to submit a TRCA permit application for the accessory structure (pergola) (Application for Development, Interference with Wetlands & Alterations to Shorelines and Watercourses – Ontario Regulation 166/06). It is TRCA staff understanding that the pergola is presently existing and was constructed without a permit. A permit after-the-fact has an associated review fee of \$240.00 *200% for a total of \$480.00 (Works on Private Residential Property – Ancillary).

Recommendation

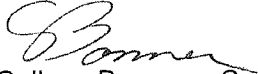
TRCA staff have **no objection** to support the approval of Minor Variance Application assigned City File No. **A-2024-0275** at **14 Keeleview Court**, subject to the following condition:

1. TRCA's minor variance planning review fee of \$660.00 has been received.
2. The applicant obtains a TRCA permit pursuant to Ontario Regulation 41/24 for the proposed works.

A TRCA permit pursuant to Ontario Regulation 41/24 may be required for any future works on the subject property.

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

- A101: Proposed Site Plan, prepared by Urban Building Design, dated June 17, 2024.