

August 8, 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: Minor Variance – A-2024-0279
20 Merlin Drive
City of Brampton, Region of Peel
Owner: Gurpreet Samra, Rameeta Samra
Agent: Gursewak Singh

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.

A portion of the subject property is within TRCA's Regulated Area owing to the proximity of a watercourse and Regulatory Flood Plain associated with a tributary of the Humber River watershed at the rear of the property. The flood hazard is contained entirely within the valley system and does not impact the current lot.

Purpose of the Application

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

1. To permit a 0.0m landscape strip on the existing driveway (between 20 Merlin Drive and 22 Merlin Drive) whereas the By-law requires a 0.6m landscaping strip between a driveway and the property line for drainage purposes.

Application Specific Comments

From our review of the submitted materials, TRCA staff are satisfied that the proposed changes to the front driveway are located outside of TRCA's Regulated portion of the property. As such, we have no comments or concerns with the proposed variances and a permit from this office is not required.

Recommendation

TRCA staff have reviewed the submitted materials and have **no objection** to the approval of A-2024-02709 subject to the payment of the required review fee.

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

Fee

Please note this application is subject to a TRCA review fee of \$660.00 (Variance – Minor). Please reach out to the undersigned for payment of this fee.

Conclusion

We trust these comments are of assistance. Should you have any questions, please contact me at 1-437-880-1938 or at Anthony.Syhlonyk@trca.ca.

Sincerely,

Anthony Syhlonyk
Planner
Development Planning and Permits | Development and Engineering Services

Appendix A: Circulated Materials

- Concept Site Plan, prepared by King Consultant Inc., dated June 8, 2024