

August 26, 2024

**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 – A-2024-0293**  
**31 New Forest Terrace**  
**City of Brampton, Region of Peel**  
**Owner: Virk Savera, Singh Gurpreet, Singh Kulwinder/Kaur Balbir**  
**Agent: Amritpal Bansal (Khalsa Design Inc.)**

This letter acknowledges receipt of the subject consent variance application, received on August 23, 2024. Toronto and Region Conservation Authority (TRCA) staff have reviewed this application and the circulated materials 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 front yard setback of 4.06m whereas 4.5m is required.
2. To permit a building height of 12.1m whereas 10.6m is required.

### **Application Specific Comments**

From our review of the submitted materials, TRCA staff are satisfied that the subject development is sufficiently setback from the erosion hazard and floodplain within the valley at the rear of the lot. As such, we have no comments or concerns with the proposed works.

### **Recommendation**

TRCA staff have reviewed the submitted materials and have **no objection** to the approval of A-2024-00293 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 \$950.00 (Variance – Standard). 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](mailto:Anthony.Syhlonyk@trca.ca).

Sincerely,

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

### **Appendix A: Circulated Materials**

- Architectural Drawings, prepared by Khalsa Design Inc., dated April 13, 2024;