

August 28, 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 – A-2024-0307
9 Rae Ave
City of Brampton, Region of Peel
Owner: Paramjit Singh Nirwan & Paramjeet Kaur Nirwan
Agent: Noble Prime Solutions Ltd (Pavneet Kaur)

This letter acknowledges receipt of the subject consent variance application, received on August 22, 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 end of the 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 the Minor Variance Application is to:

1. To permit a detached garage having a GFA of 22.96 sqm where the zoning by-law only permits a max GFA of 48 sqm.
2. To permit a detached garage having a building height of 6.73m where the zoning by-law only permits a maximum building height of 4.5m.
3. To permit an overhead door with a height of 3.04m where the zoning by-law only permits a maximum 2.4m.

Application Specific Comments

TRCA has reviewed the subject application and finds the proposed detached garage to be located within the Regulatory Floodplain. TRCA requires the detached garage to be located outside of the Regulatory Floodplain as per TRCA LCP 8.5.1.7. The applicant is to reach out TRCA to confirm the extent of the Regulatory Floodplain on the subject property.

Recommendation

Based on the comments above TRCA staff recommends application **A-2024-0307** at **9 Rae Ave** be **deferred** to allow the applicant the opportunity to address the above comments.

Fees

TRCA thanks the applicant for the prompt payment of fees on August 27, 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,

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

- A-1: Site Plan 9 Rae Ave, Brampton prepared by Noble Prime Solutions Ltd dated August 2024
- A-2: Foundation Plan, prepared by Noble Prime Solutions Ltd., dated August 2024
- A-3: Proposed Ground Floor, prepared by Noble Prime Solutions Ltd., dated August 2024
- A-3.5: Proposed Second Floor, prepared by Noble Prime Solutions Ltd., dated August 2024
- A-4: Front Elevation View, prepared by Noble Prime Solutions Ltd., dated August 2024
- A-4.5: Rear Elevation View, prepared by Noble Prime Solutions Ltd., dated August 2024
- A-5: Left Elevation View, prepared by Noble Prime Solutions Ltd., dated August 2024
- A-5.5: Right Elevation View, prepared by Noble Prime Solutions Ltd., dated August 2024
- A-6: Roof Plan, prepared by Noble Prime Solutions Ltd., dated August 2024
- A-7: Section View, prepared by Noble Prime Solutions Ltd., dated August 2024