

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: Minor Variance – A-2024-0317
26 Michelangelo Boulevard
City of Brampton, Region of Peel
Owner: Manjinder Kaler and Ranjoch Kaler
Agent: Dilpreet Singh (RDA Designs)**

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 presence of a Regulatory Flood Plain associated with a tributary of the Humber River within the valley system contained beyond the rear property line.

Purpose of the Application

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

1. To permit a garage door height of 3.05m when a maximum allowed garage door height is 2.4m
2. To permit a maximum building height of 13.65m when the maximum allowed building height is 8.5m based off the mature neighbourhood by-laws.
3. To permit a minimum rear yard depth of 17.31m whereas the minimum rear yard depth of 25% of the lot depth is required.
4. To permit a minimum landscaped open space of 69.31% whereas a minimum landscaped open space of 70% is required.

Application Specific Comments

From our review of the submitted materials, TRCA staff are satisfied that the proposed development is sufficiently set back from the TRCA Regulated portion of the property. As such, we have no comments or concerns with the proposed variances.

Recommendation

TRCA staff have reviewed the submitted materials and have **no objection** to the approval of A-2024-0317 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 (Residential 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

- A-2024-0229 Submission Package, prepared by RDA Designs