

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-2024-0319
9124 Dixie Road
City of Brampton, Region of Peel
Owner: Sunfield Dixie JV Inc.
Agent: Mi-Ko Urban Consulting Inc. (Peter Chee)

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 southern portion of the subject property is located within TRCA's Regulated area owing to the proximity of Dixie Creek valley system associated with the Humber River Watershed

Purpose of the Application

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

1. For relief from Section 10.5(b) of the City of Brampton Zoning Bylaw from the required setback of a garage door to a flankage lotline of 6.0m to 1.2m.
2. Relief from Section 10.12 of the City of Brampton Zoning Bylaw from the minimum distance between driveway and Street Intersection of 6.0m to 3.0m.

Application Specific Comments

Through Subdivision Application 21T-09008B and Site Plan Application SP09-048, the applicants have addressed TRCA requirements. Through the clearance of the subdivision and site plan conditions a TRCA permit under O.Reg 41/24 will be required.

Recommendation

TRCA staff have **no objection** to support the approval of Minor Variance Application assigned City File No. **A-2024-0319** at **9124 Dixie Rd**, subject to the following condition:

1. TRCA's minor variance- minor subdivision review fee of \$1250. Please contact the undersigned for assistance.
1. TRCA's minor variance – subdivision minor fee of \$1250. Please contact the undersigned for assistance.
2. 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

- Site Plan Residential Development of Dixie – Queen, prepared by Mi-Ko Urban Consulting, dated June 12, 2024.