

October 11, 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 Application – A-2024-0324
54 Savino Drive
City of Brampton, Region of Peel
Owner: Li Hong (Sandy) Sun and Sean Fu**

This letter will acknowledge receipt of the City's circulation of the above noted Minor Variance Application received by Toronto and Region Conservation Authority (TRCA) on September 16, 2024. A list of materials reviewed by TRCA is included in Appendix "A".

TRCA staff have reviewed the application in accordance with the Conservation Authorities Act (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the Planning Act, Conservation Authorities (CAs) must help ensure that decisions under the Planning Act are consistent with the natural hazards 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 these applications in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Application

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

1. Permit an existing exterior stairway leading to a below grade entrance in a required side yard, whereas by-law 10.23.1 does not permit exterior stairways constructed below established grade in the required interior side yard.
2. Permit an interior side yard setback of 0.99m to an existing exterior stairway leading to a below grade entrance whereas by-law 2902.2 (5) requires a minimum interior side yard setback of 1.2m.

O. Reg. 41/24 and CA Act

Given the above noted natural hazards, a portion of the subject lands are located within TRCA's Regulated Area of the Etobicoke Creek Watershed and are subject to O. Reg. 41/24 and the CA Act.

Based on our review of the proposed development is located outside of the regulation portion of the subject lands. As such, TRCA Permits will not be required from TRCA

Application Specific Comments

Based on our review, the existing dwelling is partially located within the Regulated Area. The exterior stairs are outside of any features of concern and is set back sufficiently from the Regulated Area.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. A-2024-0324 is consistent with Provincial policy. Specifically, Section 3 (Natural Hazards) of the PPS. Additionally, it is staff's position that these applications are in conformity with TRCA's LCP policies. As such, TRCA has **no objection** to the approval of the application subject to the following conditions:

1. That the applicant provides the required \$660.00 planning review fee.

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, MCIP RPP (she/her)
Senior Planner | Development Planning and Permits

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

cc: Li Hong (Sandy) Sun – sandy.sun@rogers.com
Sean Fu – s.fu1999@hotmail.com

Appendix 'A' Materials Received by TRCA

- Minor Variance Application A-2024-0324
- Site Plan, received by TRCA September 16, 2024
- Plan of Survey of Block 16 and 17, City of Brampton, prepared by J.D. Barnes dated August 6, 2020