

August 13, 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-2024-0068
10 Hazelwood Drive
City of Brampton, Region of Peel
Owner: Baligh and Nora Graieb
Agent: Alana + Kelly Design Co. Ltd.**

This letter acknowledges receipt of the subject consent variance application, received on July 19, 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.

A significant portion of the subject property is located within TRCA's Regulated area owing to the proximity of the Regulatory Flood Plain to the proposed development near the western property limit. Through minor variance application A-2024-0068, the applicant established the existing dwelling is located outside of the Regulatory Floodplain but the subject property and building are located within TRCA's Regulated Area of the Etobicoke Creek Watershed. As such, a TRCA permit is required for all proposed works under Ontario Regulation 41/24.

Purpose of the Application

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

1. To allow for a front yard landscape open space area of 40% whereas the minimum landscape open space area is 70%.

2. To reduce the front setback to an addition from the minimum 9.0m to permit a front yard setback of 1.6m.
3. To increase the total floor area of all accessory structures from the maximum 50.94 sq m to permit a floor area of 71.38 sq m.
4. To increase the allowable lot coverage of the detached dwelling from the maximum 25% to 39%.

Background

On April 16, 2024 and July 8, 2024, TRCA provided comments to the previous circulations of A-2024-0068 to facilitate a 139.31 sq m second storey addition; an attached garage; and a pool. Through detailed review it was confirmed that the proposed were located outside of the regulatory floodplain.

Application Specific Comments

TRCA has further reviewed the above noted revisions and established that the proposed addition is setback appropriately from the regulatory floodplain and does not enhance the risk to the existing dwelling.

Please advise the applicant to submit a TRCA permit application for the proposed development (Application for Development, Interference with Wetlands & Alterations to Shorelines and Watercourses – Ontario Regulation 41/24) and the associated review fee of \$995.00 (Works on Private Residential Property – Standard).

Recommendation

TRCA staff have **no objection** to support the approval of Minor Variance Application assigned City File No. **A-2024-0068** at **10 Hazelwood Dr**, subject to the following condition:

1. The applicant obtains a TRCA permit pursuant to Ontario Regulation 41/24 for the proposed works.

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
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Email: Marina.Janakovic@trca.ca

Appendix A: Circulated Materials

Drawing 0.01: Site Plan Minor Variance, prepared by Alana + Kelley Design Co., dated July 15, 2024.