

November 26, 2024

PAR-DPP-2024-00411

**By Email: [coa@brampton.ca](mailto:coa@brampton.ca); [clara.vani@brampton.ca](mailto: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-2024-0400  
16 Bedford Crescent  
City of Brampton, Region of Peel  
Owner: Japneet Kaur**

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 November 18, 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 Planning 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:

- Permit a driveway width of 7.72m whereas the by-law permits a maximum driveway width of 7.32m
- Permit 0m of permeable landscaping abutting the side lot line whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line

TRCA staff understand this is to recognize an existing driveway paving extension on the subject property.

### **CA Act and O. Reg. 41/24**

A small 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, the front yard driveway paving extension is located within the TRCA's Regulated portion of the subject property.

As such, a TRCA Permit will be required to recognize the driveway paving extension.

### **Recommendation**

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2024-0400** 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;
2. The applicant obtains a TRCA permit pursuant to Ontario Regulation 41/24 for the existing driveway extension and provides the required permit review fee and after-the-fact fee.

### **Fee**

The applicant is responsible for the payment of the \$660.00 Variance – Minor review fee and it will need to be provided prior to TRCA recommending approval of the above noted application. Please contact the undersigned to process this payment.

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,

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' Materials Received by TRCA**

- Minor Variance Application, received by TRCA on November 18, 2024
- Drawing no. A102, Site Plan, dated April 27, 2023, prepared by weDesignBuild Inc.
- Image of driveway widening, undated
- Survey, dated January 22, 1964
- Zoning Non-compliance Checklist, dated October 8, 2024, prepared by Zoning