

November 26, 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-2024-0431
46 Everingham Circle
City of Brampton, Region of Peel
Owner: Ali and Mariam Qadirian
Agent: Intequa Designs c/o Alam Makur

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 0.37m setback to the landing for an above grade side entrance whereas the by-law requires a minimum setback of 0.9m (2.95ft.) to any steps (or landing) in the interior side yard.

TRCA staff understand there is a two-storey detached single-family dwelling existing on site.

It is our understanding that the requested variance is required to facilitate the second-unit dwelling being proposed.

CA Act and O. Reg. 41/24

The subject lands are located outside of TRCA's Regulated Area of the Humber River Watershed and are not subject to O. Reg. 41/24 and the CA Act.

Application Specific Comments

Our staff have determined that the channel adjacent to the subject property is sufficiently sized to contain the regional storm event and therefore, the property is located outside of the regional floodplain.

Given the setback of the existing foundation to this hazard, a TRCA Permit is not required for proposed works including a second-unit dwelling in the basement and a first-floor side entrance of the existing two-storey house.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2024-0431** 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. The applicant must provide the required \$660.00 planning review fee.

Fee

The applicant is responsible for the payment of the \$660.00 Variance – Minor review fee. 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
- E-signature Audit Log, dated October 4, 2024, prepared by NotaryPro
- Drawing no. A-00, Cover Page, dated September 24, 2024, prepared by Alam Makur
- Drawing no. A-02, Site Plan, dated September 24, 2024, prepared by Alam Makur
- Drawing no. A-03, Existing Basement, dated September 24, 2024, prepared by Alam Makur
- Drawing no. A-04, Existing Low Level, dated September 24, 2024, prepared by Alam Makur
- Drawing no. A-05 Existing Main Floor, dated September 24, 2024, prepared by Alam Makur
- Drawing no. A-06, Existing Second Floor, dated September 24, 2024, prepared by Alam Makur
- Drawing no. A-07, Proposed Basement, dated September 24, 2024, prepared by Alam Makur
- Drawing no. A-08, Proposed Lower Level, dated September 24, 2024, prepared by Alam Makur
- Drawing no. A-09, Proposed Main Floor, dated September 24, 2024, prepared by Alam Makur
- Drawing no. A-10, Proposed Second Floor, dated September 24, 2024, prepared by Alam Makur
- Drawing no. A-11, North Elevation, dated September 24, 2024, prepared by Alam Makur
- Drawing no. A-12, Sections, dated September 24, 2024, prepared by Alam Makur
- Drawing no. A-13, Side Entrance Details, dated September 24, 2024, prepared by Alam Makur
- Drawing no. A-14, Schedules, dated September 24, 2024, prepared by Alam Makur
- Drawing no. AN-01, General Notes, dated September 24, 2024, prepared by Alam Makur
- Drawing no. AN-02 Construction Notes, dated September 24, 2024, prepared by Alam Makur
- Drawing no. AN-03, Construction Notes, dated September 24, 2024, prepared by Alam Makur
- Survey, dated March 19, 2012, prepared by Schaeffer Dzaldov Bennett Ltd.
- Zoning Non-compliance Checklist, dated October 17, 2024, prepared by Zoning