

January 17, 2025

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-2024-0275
14 Keeleview Crescent
City of Brampton, Region of Peel
Owner: Major Singh and Kuldip Kaur Pooni
Agent: Urban Building Designs

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 December 20, 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:

- To permit a driveway width of 8.80, whereas the by-law permits a maximum driveway width of 7.0m;
- To permit 0.00m 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;
- To permit the accessory structure (pergola) with an area of 47.4 sq.m. whereas bylaw requires a maximum of 15 sq.m.

TRCA staff understand that the pergola and two-storey second-unit dwelling (with a building area of 169.7 sq.m.) exist on site.

It is our understanding that the requested variances are required to facilitate paving in the front and rear yard and recognize the existing pergola with an area of 47.4 sq.m.

CA Act and O. Reg. 41/24

A small portion (rear yard) 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.

Application Specific Comments

Based on our review, the rear yard paving and pergola are located within the TRCA’s Regulated portion of the subject property.

As such, a TRCA Permit will be required TRCA prior to any works commencing within the TRCA Regulated Area to facilitate the rear yard paving and the recognition of the existing pergola.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2024-0275** 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 proposed works.

A TRCA permit pursuant to Ontario Regulation 41/24 may be required for any future works on the subject property.

Fee

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$660.00– Minor Variance review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Permitting

TRCA staff will discuss permit fees and requirements with the applicant at such time that the review and approvals have advanced and TRCA Permits are required to facilitate development of the subject lands. Please note that a fee will be required as part of any future permit application, in accordance with [TRCA’s development permitting services fee schedule](#).

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

- Drawing no. A101, Site Plan, prepared by Urban Building Designs, dated October 17, 2024
- Minor Variance Application Form
- Plan of Survey, undated
- Zoning Compliance Checklist
- Drawing no. A101, Site Plan, prepared by Urban Building Designs, dated June 17, 2024
- Drawing no. A101, Site Plan, prepared by Urban Building Designs, dated October 17, 2024