

January 17, 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-2024-0381
15 Loafers Lake Lane
City of Brampton, Region of Peel
Owner: Chaudhry Khurram Anwar & Rabia Shahid
Agent: Pvalo Palagut

This letter will acknowledge receipt of the second 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 permit a driveway width of 5.50m whereas the by-law permits a maximum driveway width of 4.9m; and to permit 0.20m 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 there is an existing two-storey second-unit dwelling on site with a ground floor area of 95.91 sq.m. (1032.02 sq.ft.)

It is our understanding that the requested variances are required to facilitate the interlock pavement over the permeable area. The proposed works do not include the development of any new buildings.

Background

On October 25, 2024, TRCA staff provided a minor variance comment letter (file no. PAR-DPP-2024-00343) to permit a driveway width of 5.50 metres, whereas the by-law permits a maximum driveway width of 4.9m; and to permit 0.2m 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 had no objection to the minor variance as the works were outside of TRCA's regulated areas on the property.

CA Act and O. Reg. 41/24

A significant 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 associated with the Minor Variance Application, the proposed development is not located within the regulation portion of the subject lands.

Application Specific Comments

Based on our review of the plans provided in support of this Minor Variance Application, the works associated with the Minor Variance Application are appropriately setback to all erosion and floodplain hazards associated with the valley corridor adjacent to the subject site.

As noted above, no new development is being proposed within TRCA's Regulated Area. Therefore, a TRCA permit in accordance with Section 28.1 of the CA Act will not be required in this instance. Notwithstanding, TRCA has an interest in all future development on the above-mentioned property as it may be subject to a TRCA permit. Given the above, staff have no concerns with the minor variance application as currently proposed.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2024-0381** 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.

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.

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 form
- Drawing no. A-0, Cover Sheet, prepared by Pavlo Palagut, dated September 19, 2024
- Drawing no. A-1, Existing Site Plan, prepared by Pavlo Palagut, dated September 19, 2024
- Drawing no. A-2, Proposed Site Plan, prepared by Pavlo Palagut, dated September 19, 2024
- Zoning Non-Compliance Checklist
- Drawing no. A-0, Cover Sheet, prepared by Pavlo Palagut, dated October 17, 2024
- Drawing no. A-2, Proposed Site Plan, prepared by Pavlo Palagut, dated October 17, 2024