

February 7, 2025

**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-2025-0012**  
**9 Rae Avenue**  
**City of Brampton, Region of Peel**  
**Owner: Paramjit Singh Nirwan & Paramjeet Kaur Nirwan**  
**Agent: Gursehaj Singh Nirwan**

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 January 24, 2025. 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:

1. To permit a proposed detached garage having a height of 6.76 meters, whereas the by-law permits a maximum height of 3.5 meters in the case of a flat roof.

TRCA staff understand there is an existing two-storey detached dwelling on site.

It is our understanding that the requested variances are required to facilitate the construction of a detached garage. The proposed works also include the development of a paved driveway extension to the proposed garage.

### **Background**

TRCA has reviewed the proposed detached garage through minor variance application A-2024-0307. The proposed garage has been relocated outside of the regulatory floodplain but remains within the regulated area. Should the applicant relocate the proposed detached garage eleven (11) meters into the subject property, it would be located outside of TRCA's regulated area and a permit under O.Reg 41/24 and CA Act would not be required.

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

A portion of the subject lands contain a watercourse, estimated floodplain and unevaluated wetland. The rear area of the subject lands is located within TRCA's Regulated Area of the Humber River Watershed and are subject to O. Reg. 41/24 and the CA Act. Based on our review, the proposed development is located within the regulation portion of the subject lands. As such, TRCA Permits will be required from TRCA prior to any works commencing within the TRCA Regulated Area. 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.

### **Recommendation**

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2025-0012** is consistent with Provincial policy. Specifically, Section 5 (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.

### **Permitting**

Based on our review, the proposed works are located within TRCA's regulated area. As such, a TRCA permit pursuant to Ontario Regulation 41/24 will be required. The applicant is to contact the TRCA staff noted below to facilitate TRCA's permitting requirements. 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  
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Email: Marina.Janakovic@trca.ca

**Appendix 'A' Materials Received by TRCA**

- Minor Variance Application form
- Drawing A1: Front Elevation Drawing, dated December 15, 2024
- Drawing AO: Site Plan as noted, dated December 15, 2024