

March 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-2024-0407
16 Degrey Drive
City of Brampton, Region of Peel
Owner: Alpana Hetalkumar and Hetalkumar Satishchandra Patel
Agent: Polygon Engineering Inc.

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 February 20, 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 driveway width of 8.84m whereas the bylaw permits 7.32m.
2. To permit a parking space depth of 4.6m whereas the bylaw permits 5.4m.
3. To permit 0.0m 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 there is an existing dwelling on site.

It is our understanding that the requested variances are required to facilitate the driveway widening.

O. Reg. 41/24 and CA Act

Given the above noted natural features and natural hazards, the subject lands are partially (rear yard) located within TRCA's Regulated Area of the Humber River Watershed and are subject to O. Reg. 41/24 and the CA Act.

Application Specific Comments

Based on our review of the proposed development associated, the proposed development is located outside of the regulation portion of the subject lands. As such, TRCA Permits will not be required from TRCA prior to any works commencing

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2024-0407** is consistent with Provincial policy. Specifically, Section 5 (Natural Hazards) of the PPS. Additionally, it is the staff's position that these applications are in conformity with TRCA's LCP policies. As such, TRCA has **no objection**.

Fee

We thank the applicant for the prompt payment of \$660.00 – Minor Variance review fee. .

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

Owner: Alpana Hetalkumar and Hetalkumar Satishchandra Patel, Alpana1972@yahoo.co.in
Agent: Polygon Engineering Inc., projects@polygonengineering.ca

Appendix 'A' Materials Received by TRCA

- Circulation Letter;
- City Application Form;
- Drawing no. A101, Proposed Set back Plan, prepared by Polygon Engineering Inc., dated February 19, 2025;
- Explanatory Letter, prepared by Polygon Engineering Inc. undated;
- Zoning Non-Compliance Checklist dated February 18, 2025, prepared by Zoning;
- Survey, prepared by Rady-Pentek & Edward Surveying Ltd., dated December 2011.