

May 16, 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-2025-0042
10 Grafton Crescent
City of Brampton, Region of Peel
Owner: Simarjit Singh Sandhu
Agent: Gabriel Frasson

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 April 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 door height of 2.92m (9.58 ft) to accessory buildings (cabana), whereas the by-law permits a maximum door height of 2.4m (7.87 ft) to accessory buildings;
2. To permit an accessory structure (cabana) having a height of 5.71m (18.73ft), whereas the by-law permits an accessory structure having a maximum height of 3.50m;

3. To permit an accessory structure (cabana) having a gross floor area of 57.40sq. m (617.85 sq. ft.) whereas the by-law permits a maximum gross floor area of 23 sq.m, for an individual accessory structure;
4. To permit a garage door height of 2.92m (9.58ft) whereas the by-law permits a maximum garage door height of 2.4m (7.87 ft.);
5. To permit a detached garage having a gross floor area of 57.35 sq. m (617.31 sq. ft), whereas the by-law permits a detached garage having a maximum gross floor area of 48 sq.m;
6. To permit a detached garage having a height of 5.71m (18.73ft), whereas the by-law permits a detached garage with a maximum height of 3.5m;
7. To permit a detached garage on a lot having an attached garage, whereas the by-law requires only one detached private garage, or carport shall be permitted on each lot, and only if there is no attached private garage or carport already on the lot.

TRCA staff understand there is an existing single-family dwelling on site.

It is our understanding that the requested variances are required to facilitate the detached garage and the canopy/cabana. The proposed works also include the development of walkway paving.

Background

On July 7, 2023, TRCA approved a minor variance to facilitate the replacement of a (371.61 sq.m.) two-story single-family dwelling with a (1474.56 sq.m.) two-story single-family dwelling. The proposed works also include the development of driveway paving, pool and two attached garages in the rear yard. It is unclear if a septic system is being proposed.

O. Reg. 41/24 and CA Act

Given the above noted natural features and natural hazards, a portion of the subject lands are located within TRCA's Regulated Area of the Humber River Watershed and are subject to O. Reg. 41/24 and the CA Act. As such, a TRCA permit is required from this Authority prior to any development and/or site alteration taking place within TRCA's Regulated Area on the property. Based on our review, the proposed development is located outside of the Regulated portions of the subject lands.

Application Specific Comments

As noted above, a portion of the subject property is located within TRCA's Regulated Area of the Humber River Watershed as it is located adjacent to a valley corridor associated with the Humber River. Based on our review, the proposed works associated with this minor variance application are located outside of TRCA's regulated portion of the site. As such, TRCA staff have no concerns with the requested variance.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2025-0042** 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 condition:

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;
- Letter RE: Relief to the variances, prepared by Moretto Design, dated March 27, 2025;
- Topographic survey, prepared by Young & Young Surveying Inc. dated February 10, 2022;
- Drawing no. A-01, Site Plan, prepared by Moretto Design, dated March 2025;
- Drawing no. A-02, Storage Garage Plans, prepared by Moretto Design, dated February 2025;
- Drawing no. A-03, Storage Garage Elevations & Section, prepared by Moretto Design, dated February 2025;
- Drawing no. A-04, Rear Canopy Plans & Notes, prepared by Moretto Design, dated February 2025;
- Drawing no. A-05, Rear Canopy Elevations & Section, prepared by Moretto Design, dated February 2025;
- Zoning Non-Compliance Checklist, prepared by Zoning, dated April 2, 2025.