

April 23, 2025

PARES no. PAR-DPP-2024-00179
X-REF: CFN 70437.10
C-170282
CFN 57053.01

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-2024-0068
10 Hazelwood Drive
City of Brampton, Region of Peel
Owner: Baligh and Nora Graieb
Agent: Alana + Kelly Design Co. Ltd.

This letter will acknowledge receipt of the City's 5th circulation of the above noted Minor Variance Application received by Toronto and Region Conservation Authority (TRCA) on April 16, 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 allow for a front yard landscape open space area of 41% whereas the minimum landscape open space area is 70%;
- To reduce the front setback to an additional front yard setback of 2.04m;
- To reduce the interior side yard setback to a second storey addition to 1.9m;
- To increase the total floor area of all accessory structures from the maximum 50.94 square metres to permit a floor area of 71.24 square metres;

- To increase the allowable lot coverage of the detached dwelling from the maximum 25% to 40%.

Background

On April 16, 2024, July 8, 2024, August 13, and November 26, TRCA provided comments to the previous circulations of A-2024-0068 to facilitate a 139.31 sq m second storey addition; an attached garage; and a rear yard pool. Through detailed review it was confirmed that the proposed were located outside of the regulatory floodplain.

CA Act and O. Reg. 41/24

A significant portion of the subject property is located within TRCA's Regulated area owing to the proximity of the Regulatory Flood Plain to the proposed development near the western property limit. Through minor variance application A-2024-0068, the applicant established the existing dwelling is located outside of the Regulatory Floodplain but the subject property and building are located within TRCA's Regulated Area of the Etobicoke Creek Watershed. As such, a TRCA permit is required for all proposed works under Ontario Regulation 41/24.

Application Specific Comments

TRCA has further reviewed the above noted revisions and established that the proposed addition is setback appropriately from the regulatory floodplain and does not enhance the risk to the existing dwelling.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2024-0068** 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. The applicant obtains a TRCA permit pursuant to Ontario Regulation 41/24 for the proposed works and the associated review fee of \$995.00 (Works on Private Residential Property – Standard).

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

Fee

We thank the applicant for their prompt payment of \$660.00 dated 03/26/2024 under CFN 70437.10.

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
- Drawing no. 0.01MV, Site Plan, dated November 24, 2024, prepared by Alana + Kelly Design Co. Ltd.
- Drawing no. 0.01, Site Plan, dated November 27, 2024, prepared by Alana + Kelly Design Co. Ltd.
- Drawing no. 2.00, East and West Elevations, dated January 7, 2025, prepared by Alana + Kelly Design Co. Ltd.
- Drawing no. 2.01, North and South Elevations, dated January 7, 2025, prepared by Alana + Kelly Design Co. Ltd.
- Drawing no. 1.00, Basement Floor Plans, dated January 7, 2025, prepared by Alana + Kelly Design Co. Ltd.
- Drawing no. 1.01, Ground Floor Plans, dated January 7, 2025, prepared by Alana + Kelly Design Co. Ltd.
- Drawing no. 1.02, Second Floor Plans, dated January 7, 2025, prepared by Alana + Kelly Design Co. Ltd.
- Zoning Non-compliance Checklist dated January 14, 2025, page 15

Appendix 'B' TRCA Development Planning and Permits – Standard Requirements

- Completed and Signed Application Form. Please visit <https://trca.ca/planning-permits/apply-for-a-permit/> to access a fillable application form.
- Application Fee
- Covering Letter, which outlines the proposal, provides contact names and describes all preliminary consultation and submission contents
- Full Set of Appropriate Plans/Drawings – Digital submissions, using an online file sharing service, are strongly encouraged.
- Legal Survey