

March 26, 2021

CFN 64183.02

**BY EMAIL: [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)**

Ms. Jeanie Myers  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Ms. Myers:

**Re: Minor Variance Application – A 2021-0039**  
**18 Clearview Court**  
**Lot 176, Registered Plan M-490**  
**City of Brampton**  
**Amandeep Singh & Harmanpreet Ghotra (Agent: Bhaskar Joshi)**

This letter will acknowledge receipt of the above noted applications, received on March 19, 2021. Toronto and Region Conservation Authority (TRCA) staff have reviewed the above noted applications, and as per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), provides the following comments as part of TRCA's commenting role under the *Planning Act*, the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2020* (PPS); TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of Peel wherein we provide technical environmental advice.

**Purpose of the Applications**

The purpose of Minor Variance Application A 2021-0039 is to permit a 0.96 m. (3.15 ft.) wide path of travel leading to the primary entrance to a second unit whereas the by-law requires a minimum 1.2 m. (3.94 ft.) unobstructed path of travel leading to the primary entrance to a second unit.

It is our understanding that the requested variance is required to facilitate the development of a second dwelling unit, a below grade entrance and the enlargement of a window, located in the basement of the existing house.

**Recommendation**

On the basis of the comments noted below, TRCA staff supports **conditional approval** to the above noted applications, subject to the following conditions:

1. The applicant submits \$580 review fee to this office.

**Applicable Policies and Regulations**

**Ontario Regulation 166/06:**

A portion of the subject property is located within TRCA's Regulated Area of the Etobicoke Creek Watershed, as it is located adjacent to a valley corridor associated with the Etobicoke Creek. In accordance with Ontario Regulation 166/06, as amended (Development, Interference with Wetlands

and Alteration to Shorelines and Watercourses), a permit is required from the TRCA prior to any of the following works taking place:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b) development, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

Development is defined as:

- i. the construction, reconstruction, erection or placing of a building or structure of any kind;
- ii. any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- iii. site grading, including the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere.

It is our understanding that the requested variance is required to facilitate the development of a second unit in the basement of the existing house.

Based on our review, it appears that the existing house, including the proposed works, is located outside of TRCA's Regulated Area. As such, TRCA staff have no concerns with the proposed works, as submitted, and a TRCA permit will not be required at this time.

Please note that all future development proposals on the property should be circulated to TRCA for our review prior to any works taking place.

### **Fees**

In addition to regulatory responsibilities, TRCA has a role as a commenting agency for Planning Act applications circulated by member municipalities to assess whether a proposed development may be impacted by the TRCA.

1. By copy of this letter, the applicant is advised that the TRCA has implemented a fee scheduled for our planning application review services. This application is subject to a \$580 (Variance – Minor Residential) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

### **Conclusion**

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Lina Alhabash  
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Planning and Development  
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LA/as