

May 5, 2021

CFN 64183.07

**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 2021-0091  
20 Morris Court  
Lot 8, Plan 43M-978  
City of Brampton  
Ranjit Singh Dosanjh & Harjit Kaur Dosanjh (Agent: Huis Design Studio Ltd.)**

This letter acknowledges receipt of the above noted application circulated by the City of Brampton. The materials were received by Toronto and Region Conservation Authority (TRCA) on April 29, 2021. TRCA staff has reviewed the above noted application, 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*; 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 related to provincial plans.

**Purpose of the Applications**

The purpose of Minor Variance Application A 2021-0091 is to request the following variances:

1. To permit a garage door height of 3.66 m. (12.00 ft) whereas the by-law permits a maximum garage door height of 2.4 m. (7.87 ft.);
2. To permit a building height of 12.75 m. (41.83 ft.) whereas the by-law permits a maximum building height of 10.6 m. (34.78 ft.);
3. To permit an interior side yard width of 3.03 m. (9.94 ft) whereas the by-law requires a minimum interior side yard width of 7.5 m. (24.60 ft.).

It is our understanding that the requested variances are required to facilitate the development of a 1,307.83 sq. m. 2-storey detached single family dwelling, an attached indoor pool, an attached 6-car garage and a septic system on a vacant lot of record.

**Background**

It is our understanding that TRCA staff reviewed a concept development application (CFN 62512.05) for the proposed new house, pool, garage, and septic system. The proposal also included a cut and fill proposal supported by an engineered hydraulic assessment, which will result in locating the proposed development outside of the Regulatory Flood Plain. It is also our understanding that TRCA staff reviewed a Site Plan Application SPA 2021-0012 (CFN 64168.06) for the proposed development and provided our comments on February 17, 2021.

**Ontario Regulation 166/06**

The subject land is located within TRCA's Regulated Area of the Humber River Watershed. Specifically, a significant portion of the subject property is located within Estimated Regulatory Flood Plain associated with a tributary of the Humber River. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area on the property.

**Application-Specific Comments**

Based on our review, it appears that the proposed works in this application are consistent with the previously reviewed proposal, including a cut and fill proposal which will result in locating the proposed development outside of the Regulatory Flood Plain. As such, TRCA staff have no concerns with the request variances, as submitted.

Please advise the applicant to submit a TRCA permit application (Application for Development, Interference with Wetlands & Alterations to Shorelines and Watercourses – Ontario Regulation 166/06) and the associated review fee of \$875 (Works on Private Residential Property – Standard).

**Recommendation**

On the basis of the comments noted in this letter, TRCA staff support **conditional approval** to the above noted application, subject to the following condition:

1. The applicant acquires a TRCA permit pursuant to Ontario Regulation 166/06;

**Fees**

By copy of this letter, TRCA staff thanks the applicant for submitting the \$580 review fee (Variance – Residential Minor).

We trust these comments are of assistance. Should you have any questions, please contact me at 416-661-6600 extension 5657 or at [Lina.alhabash@trca.ca](mailto:Lina.alhabash@trca.ca).

Sincerely,



Lina Alhabash

Planner I

Development Planning and Permits | Development and Engineering Services

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