

May 4, 2021

CFN 64183.08

BY EMAIL: 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 2021-0094
142 Royal Palm Drive
Lot 118, Plam M-111
City of Brampton
Jean and Juergen Rotscvh**

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 2021-0094 is to request the following variances:

1. To permit an accessory structure (proposed solarium) having a gross floor area of 19.8 sq.m. (213.13 sq.ft.) whereas the by-law permits a maximum gross floor area of 15 sq.m. (161.46 sq.ft.) for an individual accessory structure;
2. To permit 2 accessory structures (proposed solarium and existing shed) having a combined total gross floor area of 26.8 sq.m. (288.47 sq.ft.) whereas the by-law permits 2 accessory structures having a maximum combined gross floor area of 20 sq.m. (215.28 sq.ft.);
3. To permit an accessory structure (proposed Solarium) having a building Height of 3.19 m. (10.47 ft.) whereas the by-law permits a maximum building height of 3.0 m. (9.84 ft.) for an accessory structure.

It is our understanding that the requested variances are required to facilitate the development of a new solarium and to allow the existing shed to remain.

Ontario Regulation 166/06

The subject land is located within TRCA's Regulated Area of the Etobicoke Creek Watershed. Specifically, the subject property is located adjacent to a valley corridor associated with the Etobicoke Creek. Additionally, the subject property is located adjacent to TRCA's Heart Lake Conservation Area. 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

It is our understanding that the proposed development includes a solarium located to the back of the existing house. It is unclear whether a deck is being proposed at this time as well. Based on our review, it appears that the proposed solarium is located approximately 19 m. from the Top of slope and outside of TRCA's Regulated Area. As such, TRCA staff have no concerns with the proposed development.

As for the existing shed, it appears that the shed is located within TRCA's Regulated Area, and is setback approximately 4 m. from the Top of Slope. Given the minor nature of the works, TRCA have no concerns with the requested variances, as submitted.

Please advise the applicant to submit a TRCA permit application for the shed (Application for Development, Interference with Wetlands & Alterations to Shorelines and Watercourses – Ontario Regulation 166/06) and the associated review fee of \$420 (Works on Private Residential Property – Minor Ancillary – after the fact).

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 conditions:

1. The applicant acquires a TRCA permit pursuant to Ontario Regulation 166/06 for the shed;
2. The applicant submits \$580 review fee to this office.

Fees

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 review fee (Variance – Residential Minor). The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Please note that TRCA's Administrative Fees for Planning and Permitting Services are presently under review. It is anticipated that new (2021-2022) fee schedules will be in place as of May/June 2021. For applications in which TRCA's fees have not been paid by this date, the applications will be subject to the new fees, effective the date of the approval of the new fees by TRCA's Board of Directors. TRCA's current fee top-up provisions, as outlined in our current fee schedules, will continue to apply.

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.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lina', with a stylized flourish extending from the end.

Lina Alhabash

Planner I

Development Planning and Permits | Development and Engineering Services

LA/as