

October 13, 2021

CFN 64183.21
XREF CFN 65133

BY EMAIL: jeanie.myers@brampton.ca

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

Dear Ms. Myers,

Re: Minor Variance Application – A 2021-0233
41 Blaketon Court
Lot 21, Registered Plan 43M-1467
City of Brampton, Region of Peel
Clint G. Seukeran and Charlene Seukeran (Agent: Livani Bala)

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 October 4, 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 2021-0233 is to permit an inground pool having a rear yard setback of 6.57 m. (21.56 ft.) from a Floodplain zone whereas the by-law requires a minimum setback of 10.0 m. (32.80 ft.) from a Floodplain zone.

It is our understanding that the requested variance is required to facilitate the development of a 50.2 sq.m. (648 sq.ft.) inground pool, a pool equipment pad, a rock feature wall, patio, and walkways located to the back of the existing house.

Background

It is our understanding that TRCA issued a permit (C-210572 CFN 65133) for an inground pool, an equipment pad, patio, and walkways at the subject property.

Ontario Regulation 166/06

A portion of the subject land is located within TRCA's Regulated Area of the Humber River Watershed. Specifically, a portion of the subject property is located adjacent to a valley corridor associated with 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 are located 6 m. from the Top of Slope and approximately 24 m. from the Regulatory Flood Plain associated with the valley corridor. In addition, it appears that the proposed works in this application are consistent with the above noted TRCA application. As such, TRCA staff have no concerns with the requested variance, as submitted.

Recommendation

On the basis of the comments noted in this letter, TRCA staff support **conditional approval** to the Minor Variance A 2021-0233, subject to the following condition:

1. The applicant submits \$610.00 (*Variance – Residential Minor*) review fee to this office.

Fees

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 fee of \$610.00 (*Variance – Residential Minor*). The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

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,



Lina Alhabash
Planner I

Development Planning and Permits | Development and Engineering Services

LA/as