

February 4, 2022

CFN 66441.06

BY EMAIL: Debbie.sheffield@mississauga.ca

Ms. Debbie Sheffield
Committee of Adjustment
City of Mississauga
300 City Centre Drive, 2nd Floor
Mississauga, ON L5B 3C1

Dear Ms. Sheffield:

**Re: Committee of Adjustment Minor Variance Application A 73/22
4298 Greybrook Crescent
Part Lot 17, Reg. Plan M-321
City of Mississauga
Kirtikumar Patel & Yukta Patel (Agent: HNS Engineering Inc.)**

This letter acknowledges receipt of the above noted application circulated by the City of Mississauga. The materials were received by Toronto and Region Conservation Authority (TRCA) on January 12, 2022. 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 Application

The purpose of Minor Variance Application A 73/22 is to allow the construction of an addition proposing:

1. A lot coverage of 40.35% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance; and,
2. An interior side yard setback of 0.81m (approx. 2.66ft) to the porch whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance.

It is our understanding that the above variances are required to facilitate the development of a 5.2 sq.m. addition to the basement, a 19.45 sq.m. addition to the ground floor, and a 33.42 sq.m. addition to the second floor of the existing house at the subject property. The proposed works also include a driveway, a concrete pad, a porch and a deck.

Ontario Regulation 166/06

The subject property is located within TRCA's Regulated Area of the Etobicoke Creek Watershed. Specifically, the subject land is located adjacent to a valley corridor of Etobicoke Creek. 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 subject property is located outside of the Regulatory Flood Plain associated with the valley corridor. Additionally, it appears that the proposed works generally maintain the existing setback from the Regulatory Flood Plain. As such, TRCA staff have no concerns with the proposed addition, as submitted.

Please advise the applicant to submit a TRCA permit application for the proposed addition (Application for Development, Interference with Wetlands & Alterations to Shorelines and Watercourses – Ontario Regulation 166/06) and the associated review fee of \$495 (Works on Private Residential Property – Standard).

Recommendation

On the basis of the comments noted above, TRCA staff support **conditional approval** of Minor Variance Application A 73/22, subject to the following conditions:

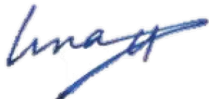
1. The applicant acquires a TRCA permit pursuant to Ontario 166/06 for the proposed works;
2. The applicant submits a \$610 review fee to this office.

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 (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