

February 7, 2022

CFN 66441.09

**BY EMAIL: Debbie.Sheffield@mississauga.ca**

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

Dear Ms. Sheffield:

**Re: Committee of Adjustment Minor Variance Application A 75/22  
7655 Redstone Road  
Lot 40, Registered Plan 578  
City of Mississauga  
Padamjit & Vivekjit Sandhu (Agent: Gurpreet Gill)**

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 75/22 is to allow the construction of a new dwelling proposing:

1. A gross floor area – infill of 370.38sq.m (approx. 3,986.74sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill of 272.38sq.m (approx. 2,931.87sq.ft) in this instance;
2. A lot coverage of 33.11% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance; and,
3. A height of eaves of 6.6m (approx. 21.7ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.4m (approx. 21.0ft) in this instance.

It is our understanding the that above variances are required to facilitate the replacement of the existing house at the subject property.

**Ontario Regulation 166/06**

The subject property is located within TRCA's Regulated Area of the Mimico Creek Watershed. Specifically, the subject land is located downstream of a flood spill area of the Regulatory Flood Plain associated with a tributary of the Mimico 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 latest preliminary 2D modeling results, it appears that a small portion of the front of the property is located within the Regulatory flood plain. The Regional water surface elevation at the subject property is 172.46 masl.

Based on our review of this application, it appears that the proposed replacement dwelling is located outside of the Regulatory Flood Plain. Additionally, it appears that the proposed house is setback further from the Regulatory Flood Plain than the existing dwelling. As such, TRCA staff have no concerns with the proposed works and the requested variances, 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 – Minor).

Should the applicant disagree with TRCA's Regulatory Flood Plain preliminary analysis, the applicant may hire a consultant to determine the flooding extent of the spill using two-dimensional hydraulic model, otherwise the applicant is required to apply the preliminary result for of TRCA's flood modelling.

**Recommendation**

On the basis of the comments noted above, TRCA staff support **conditional approval** of Minor Variance Application A 75/22, subject to the following conditions:

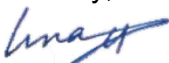
1. The applicant acquires a TRCA permit pursuant to Ontario Regulation 166/06 for the proposed work;
2. The applicant submits a \$610 review fee to this office.

**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](mailto:Lina.alhabash@trca.ca).

Sincerely,



Lina Alhabash

Planner I

Development Planning and Permits | Development and Engineering Services

LA/as