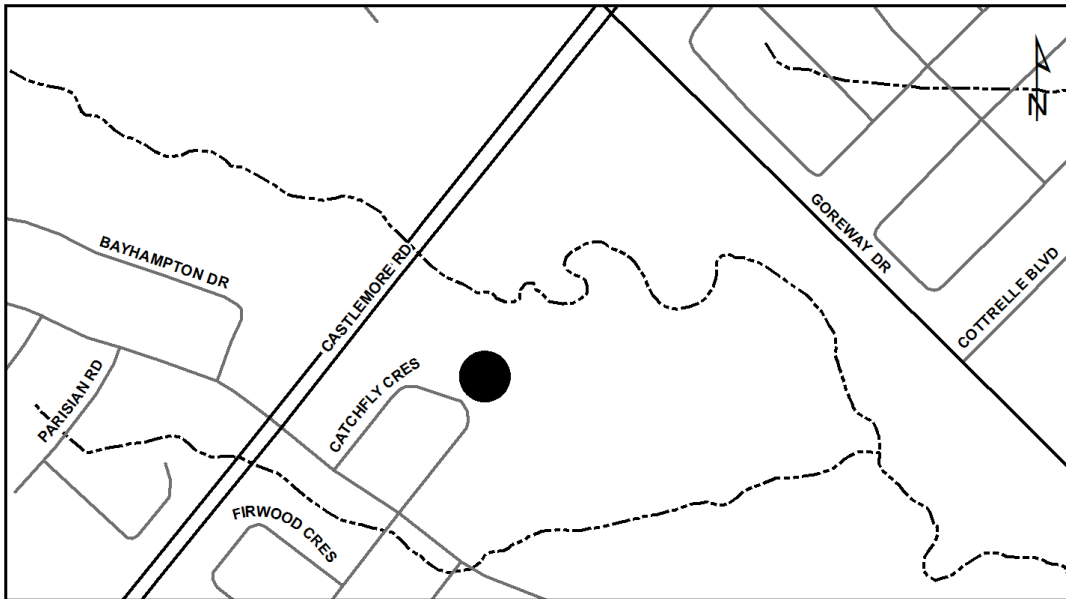


CITY OF BRAMPTON

11.2 24 CATCHFLY CRESCENT

To construct, reconstruct, erect or place a building or structure on Lot 102, Plan 43M-1668, (24 Catchfly Crescent), in the City of Brampton, Humber River Watershed. The purpose is to recognize the construction of a 4.77 m x 10.30 m (15.62 ft. x 33.79 ft.) wooden deck located at the rear of an existing residential dwelling located within TRCA's Regulated Area of the Humber River Watershed associated with a municipal Minor Variance application (Town File No.: A18-014). The described works were initiated without the issuance of a TRCA permit or a municipal building permit. As such, an additional permit application fee of 100% was charged for this "after-the-fact" permit. The subject property is located at 24 Catchfly Crescent, in the City of Brampton.

MAP LOCATION: 24 Catchfly Crescent, Brampton



The permit will be issued for the period of September 7, 2018 to September 6, 2020 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, prepared by the Property Owner, received by TRCA staff on May 31, 2018.**

RATIONALE

The application was reviewed by staff on the basis of the following information:

Proposal:

The purpose of this application is to recognize the construction of a 4.77 m x 10.30 m (15.62 ft. x 33.79 ft.) wooden deck located at the rear of an existing residential dwelling located within TRCA's Regulated Area of the Humber River Watershed associated with a municipal minor variance application (Town File No.: A18-014). The landowner appealed the minor variance application to the Local Planning Appeal Tribunal (LPAT) based on decision made by City of Brampton's Committee of Adjustment. The Committee conditionally approved the landowner's variance for rear and side yard setback to facilitate the wooden deck, however, refused the variances for the driveway width and permeable landscape strip. It should be noted that the

Item 11.2

driveway and permeable landscape strip are located outside of TRCA's Regulated Area. Based on the LPAT Notice of Decision dated July 16, 2018, the Tribunal has conditionally approved the minor variance application for the rear and side yard setback subject to the landowner obtaining the necessary TRCA permit to recognize the construction of the wooden deck. However, the Tribunal did not support the variances for the driveway width and the permeable landscape strip.

The described works were initiated without the issuance of a TRCA permit or a municipal building permit. The subject property is located adjacent to a valley corridor associated with the Humber River. The Regulatory Floodplain is contained within the valley corridor and does not extend onto the subject property. As such, there are no flooding related concerns with this application. The existing deck is adequately setback from the valley corridor. Additionally, it appears that the existing deck is located in an area that is void of any significant vegetation and is located on manicured lawn. Therefore, there are no ecology or geotechnical concerns with the existing deck.

Permit Fee:

The applicant initiated works in advance of obtaining a permit under Ontario Regulation 166/06, therefore the permit to be issued is "after the fact". The applicant has paid the application fee plus 100% as required for an "after the fact" permit in contravention of the Regulation. In addition, the time frame for this permit will be adjusted to reflect the works that have been completed.

Control of Flooding:

The proposed works are located outside of the Regulatory Floodplain. As such, there are no anticipated impacts to the storage and/or conveyance of flood waters.

Pollution:

Erosion and sediment controls (i.e. silt fencing) will not be required as the proposed works have been completed.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns anticipated with this project.

Conservation of Land:

No significant vegetation will be removed as a result of the proposed works.

Plantings

Given that no significant vegetation is being removed as part of this application, no plantings are required at this time.

Policy Guidelines:

The proposal complies with Section 8.5.1.7 - Property Improvements and Non-habitable Accessory Structures - of the Living City Policies for Planning and Development in the watersheds of the Toronto and Region Conservation Authority.

Item 11.2

CFN: 60176 - Application #: 0765/18/BRAM

Report Prepared by: Anant Patel 5618 apatel@trca.on.ca

For information contact: Anant Patel 5618 apatel@trca.on.ca

Date: August 27, 2018