

December 8, 2023

CFN 68434.15

By email: coa@brampton.ca; clara.vani@brampton.ca

Clara Vani
Legislative Coordinator & Secretary-Treasurer Committee of Adjustment
Committee of Adjustment
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Clara Vani,

**Re: Minor Variance Application and City File No. A-2023-0367
19 Delta Park Boulevard
City of Brampton, Region of Peel
Owner: Juellcom19deltapark Inc.
Agent: Amruta Paranjape**

This letter acknowledges receipt of the subject application, received on November 17, 2023. Toronto and Region Conservation Authority (TRCA) staff have reviewed the application and the circulated materials listed in Appendix A to this letter in accordance with Ontario Regulation 686/21 and Ontario Regulation 166/06.

TRCA staff have reviewed the submission in accordance with Section 21.1(1) of the Conservation Authorities Act, which requires TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. The standards and requirements of such mandatory programs and services are listed under Ontario Regulation 686/21. Specifically, the regulation requires that TRCA must, acting on behalf of the Ministry of Natural Resources and Forestry (MNRF) or in its capacity as a public body under the Planning Act, ensure that decisions under the Planning Act are consistent with the natural hazard policies of the Provincial Policy Statement (PPS) and conform to any natural hazard policies in a provincial plan.

We have also reviewed the application in accordance with Ontario Regulation 166/06. TRCA must ensure that where development and/or site alteration is proposed within an area regulated by the Authority under Ontario Regulation 166/06, that it conforms to the applicable tests and associated policies (Section 8 of TRCA's The Living City Policies) for implementation of the regulation.

Please also note that updates to the Conservation Authorities Act and Ontario Regulation 596/22, which came into effect on January 1, 2023, prevent TRCA from providing municipal programs and services related to reviewing and commenting on a proposal under the Planning Act, such as those services previously provided under plan review Memorandum of Understanding (MOU) with an upper or lower tier municipality. In conformity with Ontario Regulation 686/21 and Ontario Regulation 596/22, TRCA's review does not include comments pertaining to matters (e.g. natural heritage) outside of our core planning mandate and regulatory authority.

Purpose of the Application

The purpose of Minor Variance Application assigned City File No. **A-2023-0367** is to:

1. To permit an accessory structure having a gross floor area of 1532.13 square metres whereas the by-law permits a gross floor area of 100 square metres.
2. To permit an accessory structure having a height of 13.18 metres whereas the by-law permits an accessory structure having a maximum height of 4.5 metres.
3. To permit an accessory structure having a setback of 2 metres to the side property line whereas the by-law permits an accessory structure in the interior side yard having a setback of 3 metres.
4. To permit a front yard landscape open space of 1053 square metres whereas the by-law permits an area of 50 percent of the required front yard (1110 square metres).

It is our understanding that the requested variances are required to facilitate the temporary 1,532.13 sq.m. storage dome (where incoming commercial waste from construction and demolition sites will be stored and segregated) and allow for maximum turning radius for the roll-off trucks. There is an existing two storey building comprising 289.8 sq.m. office space and 772.8 sq.m. workshop space (total of 1,062.6 sq.m. building) at the subject property. As per subsection (327-07) (204-2010) of the by-law, waste transfer stations are permitted in the M3 Industrial zoned land.

Recommendation

TRCA's staff have no objection to support the approval of Minor Variance Application assigned City File No. **A-2023-0367**, subject to the following condition:

- 1) A TRCA Permit is received, and applicable permit fees are paid.

A TRCA permit pursuant to Ontario Regulation 166/06 may be required for any future works on the subject property.

Site Context

Ontario Regulation 166/06

Under the provisions of Section 28 of the Conservation Authorities Act, TRCA administers a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulation (Ontario Regulation 166/06). A portion of the subject property is located within TRCA's Regulated Area of the Mimico Creek Watershed. Specifically, the subject land is located adjacent to the Regulatory Flood Plain associated with a tributary of the Mimico Creek. As such, a TRCA permit pursuant to Ontario Regulation 166/06 is required from this Authority prior to any development and/or site alteration taking place within TRCA's Regulated Area on the property.

Application Specific Comments

Based on our review, the proposed development will be located within TRCA's regulated portion of the site.

Please advise the applicant to submit a TRCA permit application for the proposed replacement dwelling (Application for Development, Interference with Wetlands & Alterations to Shorelines and Watercourses – Ontario Regulation 166/06) and the associated review fee of \$2,435.00 (Works on Institutional Property – Minor Ancillary).

Fee

TRCA staff thank the applicant for their prompt payment of the required TRCA planning review fee of \$1,250.00.

We thank you for the opportunity to comment. Should you have any additional questions or comments, please contact the undersigned.

Sincerely,

Marina Janakovic
Planner I
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority
Telephone: (437) 880-2368
Email: Marina.Janakovic@trca.ca

Appendix A: Circulated Materials

- Minor Variance Application
- Drawing no. A0.00, Cover Sheet, dated June 16, 2023, prepared by CDN Buildings
- Drawing no. A0.05, Site Plan, dated June 16, 2023, prepared by CDN Buildings
- Drawing no. A1.00, Isometric Models, dated June 16, 2023, prepared by CDN Buildings
- Drawing no. A1.01, Floor Plan, dated June 16, 2023, prepared by CDN Buildings
- Drawing no. A2.01, Elevation, dated June 16, 2023, prepared by CDN Buildings
- Drawing no. A2.03, Elevation, dated June 16, 2023, prepared by CDN Buildings
- Drawing no. A4.01, Section 'A', dated June 16, 2023, prepared by CDN Buildings
- Drawing no. A0.05, Site Plan, dated June 16, 2023, prepared by CDN Buildings
- Letter RE: Planning Rational for MV for 19 Delta Park Blvd. dated November 6, 2023, prepared by Juellcom19deltapark Inc.