

January 16, 2024

CFN 70391.01

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: Consent Application – B-2023-0030
10750 Highway 50
City of Brampton, Region of Peel
Owner: Quarre (Two) Inc.
Agent: Orlando Corporation / Quarre (Two) Inc. c/o Lino Malito**

This letter acknowledges receipt of the subject application, received on December 20, 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

TRCA staff understand that the purpose of Consent Application is for the creation of an access easement, described as Parts 2 and 3 on Plan 43R-40926, over lands municipally known as 10750 Highway 50 (Quarre (two) Inc.), in favour of the lands municipally known as 10815 Coleraine Drive (AMB Amalco BP 1&3 Canco, Inc.).

It is our understanding that the requested variances are required to facilitate the use of one shared access driveway with the abutting industrial property to the north - 10815 Coleraine Drive (onto Coleraine Drive), where it is anticipated a future traffic signal will be provided. This arrangement will also allow for the orderly movement of vehicles to the two existing industrial sites while minimizing the number of access driveways along Coleraine Drive.

TRCA staff understand that there is existing access to the industrial site at 10750 Highway 50. The subject site is currently occupied by a warehouse and distribution facility for Pet Value. A new industrial building is currently being constructed on the abutting lands to the north at 10815 Coleraine Drive. This proposed shared access arrangement has been reviewed and approved under Site Plan Approval Application SPA-2020-0044.

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). The subject property is located within TRCA's Regulated Area of the Humber River Watershed. Specifically, the subject land is traversed by a watercourse (on the northeast side of the property) associated with a tributary of the Humber River. 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 Areas on the property.

Application Specific Comments

Based on my review the limit of the easement is outside of TRCA's Regulated Area on the property.

Recommendation

TRCA's staff have **no objection** to support the approval of Consent Application assigned City File no. B-2023-0030. A TRCA permit pursuant to Ontario Regulation 166/06 may be required for any future works on the subject property.

Fee

TRCA staff thank the applicant for their prompt payment of the required planning review fee of \$1,590.00 received on January 9, 2024.

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

- Drawing no. A-1.1, Site Plan, revision dated May 10, 2023, prepared by Orlando Corporation
- Letter Re: Consent Application, dated November 21, 2023, prepared by Orlando Corporation
- Registered Reference Plan of Survey 43R-40926, prepared by David B. Searles Surveying Ltd.