

February 5, 2024

CFN 70391.02

**By Email: [coa@brampton.ca](mailto:coa@brampton.ca); [clara.vani@brampton.ca](mailto: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-2024-0001**  
**15-92 Fieldridge Crescent**  
**City of Brampton, Region of Peel**  
**Owner: LIV (Bramalea) Ltd.**  
**Agent: The Biglieri Group c/o Laura Lebel-Pantazopoulos**

This letter acknowledges receipt of the subject application, received on January 19, 2024. 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 to grant an easement over the applicant's property (Part Lot 17, Concession 5) In favour of the neighbouring property to the east (Block 2, Plan 43M1938) to provide access.

It is our understanding that the requested variances are required to facilitate the request for an access easement only and that there is no land to be severed.

### **Background**

On December 16, 2021, TRCA issued TRCA permit no. C-211447 to permit grading and servicing works in support of a townhouse development at 11613 Bramalea Road associated with a Zoning By-law Amendment Application C05E17.006 and Site Plan Application SPA-2021-0028. The proposed works are Phase 1 of a two-staged development proposal. The proposed development also includes parking spaces for residents and visitors. A separate TRCA permit will be required for the Phase 2 works associated with this project.

### **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 lands are located adjacent to Tributary B, a tributary and valley corridor of the Humber River Watershed, as well as a wetland feature to the east. 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 easement is sufficiently setback from the natural heritage system (NHS) and will be located outside of TRCA's regulated portion of the site.

### **Recommendation**

TRCA's staff have **no objection** to support the approval of Consent Application assigned City File No. B-2024-0001.

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 25, 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**

Easement Sketch, dated December 19, 2023, prepared by J.D.Barnes Limited

Plan of Survey, dated December 19, 2023, prepared by J.D.Barnes Limited