

May 14, 2024

CFN 70437.16  
XRef: CFN 68419.13, 69966 and 69953

**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: Minor Variance Application – A-2024-0117**  
**8600 Goreway Drive**  
**City of Brampton, Region of Peel**  
**Owner: Deerhurst Land Inc.**  
**Agent: MHBC Planning c/o Oz Kemal**

This letter acknowledges receipt of the subject minor variance application, received on April 22, 2024. Toronto and Region Conservation Authority (TRCA) staff have reviewed this application and the circulated materials listed in Appendix A to this letter in accordance with the Conservation Authorities Act, which requires TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. With respect to Planning Act matters, conservation authorities have a role to 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.

In addition, TRCA staff have also reviewed this application in accordance with Ontario Regulation 41/24. Where development activity is proposed, within a regulated area, a permit is required to ensure that it conforms to the applicable tests for implementation of the regulation.

The subject lands are along the west side of Goreway Drive, south of Queen Street East and are 49 acres in size. The subject property is partially located within TRCA's Regulated Area of the Mimico Creek Watershed. A significant portion of the south (rear) side of the subject property is regulated by TRCA as it is traversed by Mimico creek watercourse. Specifically, this portion is located within the Regulatory Flood Plain associated with a tributary of Mimico Creek. The rear portions of the subject lands are designated as 'Valleyland/Watercourse Corridor' within the City's Official Plan and are intended primarily for the preservation and conservation of the natural features, functions and linkages. As such, a TRCA permit pursuant to Ontario Regulation 41/24 is required from this Authority prior to any development and/or site alteration taking place within TRCA's Regulated Area on the property.

#### **Purpose of the Application**

TRCA staff understand that the purpose of Minor Variance Application is to permit an interior side yard setback (on the north side of the property) of 8.6m to an accessory structure (modular enclosure) whereas the by-law requires a minimum interior side yard setback of 4.0m where structures are less than 510 metres from Goreway Drive.

TRCA staff understand there is an existing operating Power Generation Station facility on the site. Also, it is our understanding that the requested variances are required to allow Site Plan Approval to be obtained for the BESS facility (the installation of a 50 MW Battery Energy Storage System). We look forward to a formal submission of the Site Plan for a more fullsome review.

#### **Application Specific Comments**

Based on our review, the proposed works are located within TRCA's regulated area. As such, a TRCA permit pursuant to Ontario Regulation 41/24 will be required. TRCA's permitting requirements will be provided to the applicant at the appropriate time. Please note that a fee will be required as part of any future permit application, in accordance with [TRCA's development permitting services fee schedule](#).

#### **Recommendation**

TRCA's staff have **no objection** to the approval of Minor Variance Application assigned City File No. **A-2024-0117 at 8600 Goreway Drive**, subject to the following condition:

- 1) The applicant obtains a TRCA permit pursuant to Ontario Regulation 41/24 for the proposed works.

A TRCA permit pursuant to Ontario Regulation 41/24 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 \$1,250.00 received on May 8, 2024.

We thank you for the opportunity to comment. We trust these comments are of assistance. 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 Sketch with 8.6m provided Setback to property line, dated March 21, 2024, prepared by MHBC
- Letter Re: Minor Variance Application, dated March 22, 2024, prepared by MHBC