

May 14, 2024

CFN 70437.14

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 – A-2024-0131
282 Orenda Road
City of Brampton, Region of Peel
Owner: 1000018944 Ontario Inc. O/A Cars Galore Auto
Agent: Noble Prime Solutions Ltd. c/o Pavneet Kaur

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 property is entirely within TRCA's Regulated Area of the Etobicoke Creek Watershed. Specifically, the subject land is located within the Regulatory Flood Plain associated with a tributary of the Etobicoke Creek. 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 on the property.

Purpose of the Application

TRCA staff understand that the purpose of Minor Variance Application is to permit:

- 1) the use of a motor vehicle sales establishment whereas the by-law does not permit a motor vehicle sales establishment; and
- 2) the use of outdoor storage whereas the by-law does not permit the use of outdoor storage.

TRCA staff understand there is an existing industrial building on site for commercial uses and the requested variances are required to facilitate the new tenant's lease. It is also our understanding that there are no exterior works being proposed at this time.

Application Specific Comments

Based on our review, the proposed change of use will be located within TRCA's regulated area however, a TRCA permit is not required since there is no development per our Regulation taking place. TRCA staff have no concerns about the proposed variance, as currently submitted.

Recommendation

TRCA's staff have **no objection** to support the approval of Minor Variance Application assigned City File No. **A-2024-0131 at 282 Orenda Road.**

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

Drawing no. A2.5, Site Plan, dated March 18, 2024, prepared by Noble Prime Solutions Ltd.

Plan of survey, dated January 21, 1992, prepared by J.Stel