

June 14, 2024

PAR-DPP-2024-00053

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-2024-0134
7956 Torbram Road, Unit 19
City of Brampton, Region of Peel
Owner: 7956 Torbram Inc. c/o Navneet Singh Sethi
Agent: Noble Prime Solutions Ltd. c/o Pavneet Kaur

This letter acknowledges receipt of the subject minor variance application, received on May 17, 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 located within TRCA's Regulated Area of the Mimico Creek Watershed. Specifically, the subject land is located partially within the Regulatory Flood Plain associated with a tributary of the Mimico 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 within TRCA's Regulated Areas on the property. Based on our review, the change of use will be located within TRCA's regulated portion of the site.

Purpose of the Application

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

1. To permit an office use (real estate, mortgage broker, accounting, general office) to operate from unit 19, whereas the by-law permits office use excluding offices for licensed professionals.; and
2. To permit 319 parking spaces, whereas the by-law requires 328 parking spaces.

TRCA staff understand that Unit 19 is currently vacant within the existing commercial property. The subject site currently has a total supply of 326 parking spaces including three barrier free parking spaces which meets the parking needs of the proposed real estate office as determined through a Parking Justification Study undertaken by CGE Consulting. TRCA staff understand that the parking

supply is intended to remain the same. TRCA staff understand there is no change to the two access points on Steeles Avenue East and Torbram Road.

It is our understanding that the requested variances are required to facilitate the lease of Unit 19 to become a real estate office. In addition, it is 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 and parking spaces will be located within TRCA's regulated portion of the site. 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 the above-noted Minor Variance Application, subject to the following:

- 1) payment of the planning review fee.

A TRCA permit pursuant to Ontario Regulation 41/24 may be required for any future works on the subject property.

Fee

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a fee of \$1,250.00 (Variance Commercial – Minor). The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

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.
- Letter Re: Parking Justification Study