

October 25, 2024

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-2024-0200
4598 Countryside Dr
City of Brampton, Region of Peel
Owner: Imam -e- Zamana Centre**

This letter will acknowledge receipt of the City's circulation of the above noted Minor Variance Application received by Toronto and Region Conservation Authority (TRCA) on October 11, 2024. A list of materials reviewed by TRCA is included in Appendix "A".

TRCA staff have reviewed the application in accordance with the Conservation Authorities Act (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the Planning Act, Conservation Authorities (CAs) must help ensure that decisions under the Planning Act are consistent with the natural hazards 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 these applications in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Application

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

1. To permit a community club, whereas the by-law does not permit the use; and
2. To permit a total of 18 parking spaces, whereas the by-law requires a minimum of 28 parking spaces.

O. Reg. 41/24 and CA Act

A significant portion of the subject lands are located within TRCA's Regulated Area of the Humber Creek Watershed and are subject to O. Reg. 41/24 and the CA Act. Based on our review of the proposed

development associated with the Minor Variance Application, the proposed development is within the regulation portion of the subject lands.

Application Specific Comments

Based on our review of the plans provided in support of this Minor Variance Application, the works associated with the Minor Variance Application are appropriately set back from the Regulatory Flood Plain and meets TRCA policies for new development adjacent to this hazard.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. A-2024-0200 is consistent with Provincial policy. Specifically, Section 3 (Natural Hazards) of the PPS. Additionally, it is staff's position that these applications are in conformity with TRCA's LCP policies.

As such, TRCA has **no objection** to the approval of A-2024-0200.

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,

Anthony Syhlonyk
Planner
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority
Email: Anthony.syhlonyk@trca.ca

On behalf of:
Marina Janakovic
Planner I
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority
Email: Marina.Janakovic@trca.ca

cc: Imam – e- Zamana Centre – admin@izcc.org

Appendix 'A' Materials Received by TRCA

- Circulation Letter
- SP01-8 Site Plan, prepared by QMTech Canada Inc., dated May 2024