

October 25, 2024

**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-2024-0397**  
**3824 Steeles Ave E**  
**City of Brampton, Region of Peel**  
**Owner: 3824 Steeles Ave E Ltd.**  
**Agent: Arash Bahamin**

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 the use of a motor vehicle sales establishment, whereas the by-law does not permit motor vehicle sales; and
2. To permit 14.29 percent landscaping in the front yard, whereas the by-law requires 70 percent landscaping in the front yard.

### **O. Reg. 41/24 and CA Act**

A significant portion of the subject lands are located within TRCA's Regulated Area of the Mimico Creek Watershed and are subject to O. Reg. 41/24 and the CA Act. Based on our review of the proposed use associated with the Minor Variance Application is located within the regulatory floodplain.

### **Application Specific Comments**

Based on our review of the plans provided in support of this Minor Variance Application, no new development is proposed on the subject lands and the change of use will not enhance the risk to life and property.

As noted above, no new development is being proposed. Therefore, a TRCA permit in accordance with Section 28.1 of the CA Act will not be required in this instance. Notwithstanding, TRCA has an interest in all future development on the above-mentioned property as it may be subject to a TRCA permit in accordance with Section 28.1 of the CA Act.

### **Recommendation**

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. A-2024-0397 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 the application subject to the following conditions:

1. That the applicant provides the required \$660.00 planning review fee.

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,

Colleen Bonner  
Senior Planner  
Development Planning and Permits | Development and Engineering Services  
Toronto and Region Conservation Authority  
Email: [colleen.bonner@trca.ca](mailto:colleen.bonner@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](mailto:Marina.Janakovic@trca.ca)

cc: 3824 Steeles Ave E Ltd. [info@starlineleasing.ca](mailto:info@starlineleasing.ca)  
Arash Bahamin [arash.bahamin@utes.ca](mailto:arash.bahamin@utes.ca)

## **Appendix 'A' Materials Received by TRCA**

- Circulation Letter