

November 1, 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: Consent Application – B-2024-0017
12 Cadetta Rd and 10514 Coleraine Dr.
City of Brampton, Region of Peel
Owner: 2689336 Ontario Inc.
Agent: King Consultants Inc.**

This letter will acknowledge receipt of the City's circulation of the above noted Consent 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 Consent Application is for a lot addition to add a portion, 6.65 ha (16.44 acres) of 10515 Coleraine Drive to 12 Cadetta Road, and retain 13.58 ha (33.56 acres) to the of 10514 Coleraine Dr.

The severance and additions of lands is required to avoid a landlocking situation created by the future local and Regional Road alignments and realignment of the Rainbow Creek watercourse in accordance to City of Brampton approved Master Environmental Servicing Plan.

CA Act and O. Reg. 41/24

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 lot line revision is located within the regulatory floodplain.

Application Specific Comments

Based on our review of the plans provided in support of this Consent Application and understand the purpose of the application is to prevent a lot from becoming land locked as a result of the City of Brampton approved Master Environmental Servicing Plan and approved Rainbow Creek realignment. The subject lands are presently located within the regulatory floodplain of Rainbow Creek. Upon completion of the Rainbow Creek realignment the regulatory floodplain within the valley corridor and the natural hazard will be removed from the subject lands.

It is important to note that there is an open violation (V3782) under Ontario Regulation 41/24 on 10515 Coleraine Drive with the subject owners. Through the violation, the owners are required to remove any fill within the regulatory floodplain and confirm no negative impact on the regulatory floodplain.

No new lot development is being proposed. If any new development is proposed on the subject lands prior to the Rainbow Creek realignment being complete, 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 Consent Application assigned City File No. B-2024-0017 is consistent with Provincial policy.

As such, TRCA has **no objection** to the approval of the application subject to the following conditions:

1. That the applicant provides the required \$2500.00 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

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: 2689336 Ontario Inc. beera4u@live.ca
Gursewak Singh – King Consultants Inc. – singhplan@outlook.com
Anthony Syhlonyk, Planner TRCA - Anthony.Syhlonyk@trca.ca

Appendix 'A' Materials Received by TRCA

- Circulation Letter: Re B-2024-0017 Planning Justification Brief for Lot Addition Application – 12 Cadetta Road & 10514 Coleraine Dr. prepared by King Consultants Inc., dated October 22, 2004
- Consent Application
- Dwg. A01 – Conceptual Plan, prepared by King consultants Inc., dated September 14, 2024