

November 26, 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: Consent Application – B-2024-0020  
100 Rutherford Road South, Unit 98  
City of Brampton, Region of Peel  
Owner: 2494747 Ontario Ltd.  
Agent: Davis Webb LLP c/o Neil G. Davis**

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 November 18, 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 Planning 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 Consent Application is to:

- Request consent to sever a parcel of land. The retained land has a frontage of approximately 272.73 m., a depth of approximately 222.50m. and an area of approximately 60,682.42 sq.m. The proposed severed triangular lot has a frontage of approximately 45.68 m., a depth of approximately 63.23 m. and an area of approximately 1,432.5 sq.m. The effect of the application is to provide for a lot addition to the adjacent property, merging with the abutting parcel to the north municipally known as 25 Clark Boulevard (25 Clark Blvd Inc.).

TRCA staff understand there is one industrial building existing on site.

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

Given the above noted natural features and natural hazards, a significant portion of the subject lands are located within TRCA's Regulated Area of the Etobicoke Creek Watershed and are subject to O. Reg. 41/24 and the CA Act. Based on our review of the subject lands, the severed lot is located within the regulated portion of the subject lands.

#### **Application-Specific Comments**

TRCA staff understand that this is a technical land adjustment with no new risk being created. Given the technical nature of this consent and the transfer of hazard lands within the flood plain to an adjacent lot containing the same hazard, TRCA staff have no objections or concerns. A TRCA permit may be required for any future works on the subject properties.

#### **Recommendation**

As currently submitted, TRCA staff are of the opinion that the Consent Application assigned City File No. **B-2024-0020** is consistent with Provincial policy. Specifically, Section 3 (Natural Hazards) of the PPS. Additionally, it is TRCA staff's position that these applications conform 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 \$1,590.00 planning review fee.

#### **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 \$1,590.00 – Minor Consent review fee. 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' Materials Received by TRCA**

- Consent Application Form
- Reference Plan 43R-17742 depicting the severed and retained lands, prepared by Applicant
- Letter by Davis Webb Lawyers LLP, prepared by Neil G. Davis, dated November 4, 2024