

January 17, 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-2024-0375**  
**12 Clipper Court**  
**Lot 0207 Plan 43M-1008**  
**City of Brampton, Region of Peel**  
**Owner: Pepsico ULC**  
**Agent: CIMA c/o Maria Okulich**

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 January 13, 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 Minor Variance Application is to amend the zoning by-law which prohibits above grade infrastructure being constructed on landscaped strip abutting Highway 410 within 12 metres. It is our understanding that the requested variances are required to facilitate the installation of EV chargers within a 12m landscaping strip abutting Highway 410. TRCA staff understand that the truck turning radius would not be sufficient if the EV chargers are moved outside (Westward) of the 12m landscaping strip into the paved parking lot.

TRCA staff understand there is one existing on-residential one-storey building on site with a ground floor area of 5133 sq.m. The proposed works do not include the development of any new buildings.

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

A small 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.

**Application Specific Comments**

Based on our review, the proposed works are located outside of the TRCA's Regulated portion of the subject property.

As such, a TRCA Permit will not be required to recognize the proposed works.

**Recommendation**

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2024-0375** 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 \$1,250.00 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 \$1,250.00 – Minor Variance 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**

- Minor Variance Application Form
- Drawing no. SL002, PEPSICO – BRAMPTON PARKING EVSE SITE LAYOUT, prepared by CIMA, dated September 11, 2024