

February 7, 2025

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-2025-0001
10192 Heart Lake Road
City of Brampton, Region of Peel
Owner: Vandyk Heart Lake Limited
Agent: Zelinka Priamo Ltd.**

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 24, 2025. 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 B-2025-0001 is to facilitate an access easement from Heart Lake Road for future servicing as part of the approved Draft Plan of Subdivision (21T-11003B).

O. Reg. 41/24 and CA Act

The proposed development is partially within TRCA's Regulatory Area owing to the presence of a Provincially Significant Wetland associated with the Heart Lake Wetland Complex and headwater Drainage Features. A permit application under Ontario Regulation 41/24 has been received and reviewed concurrently with the subject application.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. B-2025-0001 is consistent with Provincial policy. Specifically, Section 5 (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 \$1,590 planning review fee.

Fee

This application is subject to TRCA's \$1,590 Consent – Minor fee and must be paid prior to approval being provided. Please contact the undersigned to coordinate this process.

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

Appendix 'A' Materials Received by TRCA

- Circulation Letter;
- Minutes of Settlement PL171333;