

February 10, 2025

**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-2025-0001**  
**22-171 Advance Blvd**  
**City of Brampton, Region of Peel**  
**Owner: 1515820 Ontario Inc.**  
**Agent: Probhjot Kaur**

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, 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:

1. To allow 358 parking spaces to be provided on-site, whereas the by-law requires 438 parking spaces to be provided on-site.

TRCA staff understand the subject lands contain an existing 62-unit commercial/employment building.

We understand that the requested variance is required to facilitate the development of a mezzanine within the subject unit.

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

The subject lands are entirely located in the regulatory floodplain associated with Etobicoke creek, within TRCA's Regulated Area of the Etobicoke Creek Watershed, are subject to O. Reg. 41/24 and the CA Act. The proposed development is located entirely within the regulation portion of the subject lands.

**Application Specific Comments**

In accordance with Section 8.5.1 Valley and Stream Corridors of the TRCA's Living City Policy, TRCA notes that the proposed mezzanine development does not increase the risk or impact the regulatory floodplain. As such, a permit from TRCA under O. Reg 41/24 is not required.

**Recommendation**

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. A-2025-0001 is consistent with Provincial policy. Specifically, Section 5 (Natural Hazards) of the PPS. Additionally, it is staff's position that the application conforms 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 \$1250.00 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 \$1250.00 – 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,



on behalf of

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
- Unit Layout Midway Industrial Centre 171 & 173 Advance Blvd.
- Plan of Survey of Block D, prepared by Donald Roberts Ltd. OLT
- Drawing A2.0 Ground Floor Plan, prepared by P. Kaur, dated Sept 21, 2024
- Drawing A2.1 Ground Floor Plan, prepared by P. Kaur, dated Sept 21, 2024
- Drawing A2.2 Proposed Mezzanine Floor Plan, prepared by P. Kaur, dated Sept 21, 2024