

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: Minor Variance Application – A-2025-0014
3 Knightsbridge Road
City of Brampton, Region of Peel
Owner: CAPREIT Ltd Partnership
Agent: Ben McCauley

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 Minor Variance Application is to:

1. To vary Schedule 'C' - Section 149 of the by-law to permit 310 units in Building A, whereas the by-law permits Building A a maximum of 308 dwelling units in accordance to Schedule 'C' - Section 149 of the by-law.

TRCA staff understand there is an existing 25-storey residential building. Surrounded by green space, parking and municipal road.

It is our understanding that the requested variances are required to facilitate the ... The proposed works also include the development of ...

CA Act and O. Reg. 41/24

A 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 proposed development associated, the proposed development is located outside of the regulation portion of the subject lands. As such, a TRCA permit will not be required from TRCA.

Application Specific Comments

Based on our review of the plans provided in support of this Minor Variance Application, the works associated with the Minor Variance Application are appropriately setback to all erosion and floodplain hazards associated with the valley corridor adjacent to the subject site.

As noted above, no new development is being proposed within TRCA's Regulated Area. Therefore, a TRCA permit in accordance with Section 28.1 of the CA Act will not be required in this instance. Notwithstanding, TRCA has an interest in all future development on the above-mentioned property as it may be subject to a TRCA permit. Given the above, staff have no concerns with the minor variance application as currently proposed.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2025-0014** 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 \$660.00 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 \$660.00 – 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
- Survey Part 1 Plan of Block D, City of Brampton, prepared by OMARI MWINYI Surveying Ltd., dated February 13, 2009
- Drawing A-102, General Notes – prepared by I.E Architects, dated June 4, 2024
- Drawing A-103, Abbreviations, Hatch & Symbols, prepared by I.E. Architects, dated June 4, 2024
- Drawing A- 201, Site Plan Survey – Original Copy, prepared by I.E. Architects, dated June 4, 2024
- Drawing A-202, Schedule C 149, prepared by I.E. Architects, dated June 4, 2024
- Drawing A-203, Site Plan & Existing Ground Floor Plan, prepared by I.E. Architects, dated June 4, 2024
- Drawing A-204, Existing & Proposed One Bedroom unit Plans, prepared by I.E. Architects, dated June 4, 2024
- Drawing A-301, Main Elevation, Sections, Doors & Windows Type, prepared by I.E. Architects, dated June 4, 2024