

March 11, 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: Consent Application – B-2024-0017  
10 Cadetta Rd and 10514 Coleraine Dr.  
City of Brampton, Region of Peel  
Owner: 2689336 Ontario Inc.  
Agent: King Consultants Inc.**

This letter acknowledges receipt of the City's circulation of the above-noted revised Consent Application received by Toronto and Region Conservation Authority (TRCA) on February 27, 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 this application 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 the purpose of the Consent Application is to convey an easement from 10 Cadetta Road, to 10514 Coleraine Drive, Brampton.

The easement is required to avoid a landlocking situation as a result of the municipally initiated new arterial roads and the realignment of the Rainbow Creek watercourse in accordance with the City of Brampton approved Area 47 Master Environmental Servicing Plan.

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

10 Cadetta Road and 10514 Coleraine Drive are within the Mimico Creek Watershed. A significant portion of 10514 Coleraine Dr is located within TRCA's Regulated Area owing to the presence of Rainbow Creek and its associated regulatory floodplain. A small area in the north-west corner of 10 Cadetta Road is located within the regulatory floodplain. The regulated lands are subject to Ontario Regulation 41/24 and the Conservation Authorities Act.

### **Violation**

A TRCA violation (V3782) was issued to 10514 Coleraine Drive on July 28, 2023 due to placement of fill within the regulatory floodplain without a permit under Ontario Regulation 41/24. TRCA would require the violation be addressed to TRCA's satisfaction before supporting any future development on 10514 Coleraine Dr.

### **Recommendation**

As currently submitted, TRCA staff are of the opinion that the proposed Consent Application assigned City File No. B-2024-0017 is consistent with Provincial Policy.

As such, TRCA has **no objection** to the approval of the application subject to the following conditions

1. That the applicant provides the required \$2500.00 planning review fee.

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,

Colleen Bonner  
Senior Planner  
Development Planning and Permits | Development and Engineering Services  
Toronto and Region Conservation Authority  
Email: [colleen.bonner@trca.ca](mailto:colleen.bonner@trca.ca)

cc: 2689336 Ontario Inc. [beera4u@live.ca](mailto:beera4u@live.ca)  
Gursewak Singh – King Consultants Inc. – [singhplan@outlook.com](mailto:singhplan@outlook.com)  
Megan Fernandes, Planner I, City of Brampton – [megan.fernandes@brampton.ca](mailto:megan.fernandes@brampton.ca)

#### **Appendix 'A' Materials Received by TRCA**

- Circulation Letter: Re B-2024-0017 Planning Justification Brief for Lot Addition Application – 10 Cadetta Road & 10514 Coleraine Dr. prepared by King Consultants Inc., dated October 22, 2004
- Consent Application
- Planning Justification Brief for Technical Consent Application – 10 Cadetta Rd & 10514 Coleraine Dr., prepared by King Consultants Inc., dated February 25, 2025.
- Dwg. A01 – Conceptual Plan, prepared by King Consultants Inc., dated September 14, 2024