

March 17, 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-2024-0357  
18 Bram Court, Unit 7  
City of Brampton, Region of Peel  
Owner: Soneil Markam Inc  
Agent: Manpreet Kohli**

This letter will acknowledge receipt of the City's second circulation of the above noted Minor Variance Application received by Toronto and Region Conservation Authority (TRCA) on February 20, 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 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 the Minor Variance Application is to:

1. To permit a motor vehicle washing establishment in Unit 7, whereas the by-law does not permit the use;
2. To permit a total of 41 parking spaces, whereas the by-law requires a minimum 60 parking spaces; and
3. To permit a 0 car stacking spaces, whereas the by-law requires 10 car stacking spaces.

### **Background**

On October 25, 2024, TRCA staff provided a comment letter regarding this minor variance application indicating no objection for the proposed works subject to the review fee being paid. At this time, the review fee has not been paid.

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

A significant 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, the proposal is located within the regulation portion of the subject lands, however, no new development is being proposed.

### **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 is appropriately setback all erosion 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 in accordance with Section 28.1 of the CA Act. 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-2024-0357 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 \$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  
Email: Marina.Janakovic@trca.ca

cc: Soneil Markham Inc. – [jaideep@gmail.com](mailto:jaideep@gmail.com)  
Manpreet Kohli – [panjabdesign@gmail.com](mailto:panjabdesign@gmail.com)

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

- Circulation Letter;
- Drawing No. SP1, Site Plan, Prepared by Punjab Design & Constructions Inc. c/o Manpreet Kohli, undated;
- City Application form;
- Sheet no. A1, Floor Plan Architectural Drawing, Punjab Design & Constructions Inc. c/o Manpreet Kohli, undated;
- Parking Calculation Worksheet, page 2 of 2, Punjab Design & Constructions Inc. c/o Manpreet Kohli, undated;
- Authorization Letter from Management Soneil Bram 101820 Inc. dated January 29, 2025;
- Business Operations and Parking Assessment, Punjab Design & Constructions Inc. c/o Manpreet Kohli, dated January 27, 2025, page 6 of 6;
- Zoning Non-compliance Checklist, prepared by Shiza Athar, Zoning Department.