

April 21, 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-2025-0003**  
**7 Church Street East**  
**Owner: Rose Garden Investment LP**  
**Agent: UrbanSolutions Planning & Land Development Consultants Inc.**

This letter will acknowledge receipt of the City's circulation of the above noted Consent Application received by Toronto and Region Conservation Authority (TRCA) on April 16, 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 the above application is to sever the existing heritage house known municipally as 7 Church Street East from the remainder of the subject lands being developed under SPA-2021-0269 to the south.

#### **Background**

TRCA staff reviewed the proposed development for the larger property under SPA-2021-0269 and ultimately issued our approval under CFN 67786 with a revised permit issued January 17, 2025. From our review of the submitted materials, we find the current proposal is consistent with our previous approvals.

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

The proposed development is partially within TRCA's Regulated Area of the Etobicoke Creek watershed owing to the presence of a Regulatory Floodplain on the retained lands to the south. TRCA staff have issued our Ontario Regulation 41/24 permit for the proposed works as of January 17, 2025 under CFN 67786. Please contact TRCA staff should any further revisions be required.

### **Application Specific Comments**

Based on our review of the materials submitted, TRCA staff note that the submitted materials are consistent with our previous approvals and are satisfied the severed lands will be fully outside of TRCA's Regulated Area.

### **Fees**

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 \$1,590.00 Consent – Minor review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

### **Recommendation**

As currently submitted, TRCA staff are of the opinion that the Consent Application assigned City File No. B-2025-0003 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.

From our review of the submitted materials, TRCA staff have **No Objection** to the approval of B-2025-0003 subject to the following condition:

- 1) That the applicant has paid the required 1,590.00 Consent – Minor 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,

Anthony Syhlonyk  
Planner  
Development Planning and Permits | Development and Engineering Services  
Toronto and Region Conservation Authority  
Email: [Anthony.syhlonyk@trca.ca](mailto:Anthony.syhlonyk@trca.ca)

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

- Circulation Letter;
- Site Plan, prepared by Graziani Corazza, dated February 4, 2025;
- Severance Sketch, prepared by Urban Solutions Planning & Land Development;