

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-2025-0004**

**8470 and 8480 Highway 50**

**Owner: PANGREEN LIMITED PARTNERSHIP; 9404635 CANADA INC.; HIGHWAY 50  
& 7 EQUITIES INC.; GREYCAN 7 PROPERTIES LIMITED PARTNERSH,P;  
GREYCAN 7 PROPERTIES GP, INC.**

**Agent: Weston Consulting c/o Michael Vani**

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 facilitate an Access Easement in favor of the Region of Peel to facilitate a sanitary sewer line connection to the Regional pumping station.

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

The proposed development is partially within TRCA's Regulatory Area of the Humber River watershed owing to the presence of a watercourse containing a Regional Floodplain which is in close proximity

### **Background**

TRCA staff reviewed related application B-2024-0011 and provided our clearance under PAR-DPP-2024-00067 on June 14, 2024 relating to a proposed vehicular access easement.

### **Application Specific Comments**

Based on our review of the materials submitted, TRCA staff have no objection to the proposed access easement subject to the payment of our required review fee.

### **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-2025-0004 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-2025-0004 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**

- Application Form;
- Easement Sketch, prepared by Weston Consulting, dated March 17, 2025;
- Servicing Plan, prepared by Ware Malcomb, dated October 1, 2024;
- Overall Site Plan, prepared by Ware Malcomb, dated February 27, 2025;