

April 23, 2025

PAR-DPP-2024-00107
X-REF: PER-DPP-2024-00064 / CFN 70683

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-2024-0200
4598 Countryside Drive
City of Brampton, Region of Peel
Owner: Imam-e-Zamana Centre c/o Nicholas Dell (nick@harperdell.ca; admin@izcc.org)

This letter will acknowledge receipt of the City's 2nd circulation of the above noted Minor Variance 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 Minor Variance Application is to:

- permit a community club whereas the by-law does not permit the use; and
- permit a total of 18 parking spaces, whereas the by-law requires a minimum of 28 parking spaces.

TRCA staff understand there is an existing one storey residential home on site. A non-profit community club is not a permitted use on the property. It is our understanding that the requested variances are required to facilitate the community centre use and includes 16 tandem, 23 angled and 2 accessible parking spaces. The described property falls under the category of Residential Rural Estate Two (RE2). The community currently has no plans for significant alterations to the existing structure, with a possible

consideration for minor internal modifications. Additionally, they wish to utilize the east side of the vacant land for parking without modifying the existing grade and elevations

Background

On October 25, 2024, TRCA staff provided no objection to the approval of A-2024-0200. In March 2024 TRCA staff received a TRCA permit application form. However, the file has been placed on "HOLD" status until final drawings and an Erosion and Sediment Control Plan are received by the applicant.

O. Reg. 41/24 and CA Act

Given the above noted natural features and natural hazards, the subject lands are almost entirely located within TRCA's Regulated Area of the Humber River 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 within the regulation portion of the subject lands.

Application Specific Comments

Based on our review of the plans provided in support of Minor Variance Application A-2024-0200, the proposed works are appropriately set back from the Regulatory Flood Plain and meets TRCA policies for new development adjacent to this hazard.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2024-0200** 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 condition:

1. The applicant obtains a TRCA permit pursuant to Ontario Regulation 41/24 for the proposed works.

Fee

TRCA staff thank the applicant for their prompt payment of the required planning review fee of \$660.00 received on July 4, 2024.

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: Circulated Materials

- Application Form
- Sheet no. A400-3, Existing Ground Floor, dated May 2024, prepared by QMTech Canada Inc.
- Sheet no. A300-3, Existing Basement, dated May 2024, prepared by QMTech Canada Inc.
- Letter RE: Minor Variance, dated May 23, 2024, prepared by Syed Farhat Zaidi, Director, page 3/3
- Letter RE: Parking Justification, dated July 18, 2024, prepared by QMTech Canada Inc., page 3/3
- Zoning Non-Compliance Checklist, dated May 31, 2024, prepared by Zoning
- Sheet no. SP 01-8, Site Plan, dated May 2024, prepared by QMTech Canada Inc.
- Consolidated Comment Report RE: PRE-2024-0154
- SP, Proposed Site Plan, dated December 13, 2024, prepared by Harper Dell & Associates Inc.
- Email RE: PRE-Consultation Review
- Planning Application Requirements Checklist
- Peel Region Letter RE: PRE Application, dated February 7, 2025, prepared by Public Works
- SP, Proposed Site Plan, dated March 4, 2025, prepared by Harper Dell & Associates Inc.
- Front Yard Area Drawing, prepared by applicant, received by City on October 29, 2024
- Sheet no. SP01-9, Site Plan, dated Oct 2024, prepared by QMTech Canada Inc., received by City on October 17, 2024
- Sheet no. SP 01-11, Site Plan, dated October 2024, prepared by QMTech Canada Inc.