

May 16, 2025

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 – B-2025-0005
156 Main Street South
City of Brampton, Region of Peel
Owner: Crombie Property Holdings Limited c/o Nathan Hines
Agent: Fred Santini

This letter will acknowledge receipt of the City's circulation of the above noted Minor Variance Application received by Toronto and Region Conservation Authority (TRCA) on April 24, 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 Consent Application is to:

1. To request consent to lease for a term exceeding 21 years. The lease agreement between Crombie Property Holdings Limited (the "Landlord") and Metro Ontario Real Estate Limited (the "Tenant") is nearing the end of a 21 year term.

TRCA staff understand there is an existing industrial building on-site.

O. Reg. 41/24 and CA Act

Given the above noted natural features and natural hazards, the subject lands are located entirely within the Regulatory floodplain of the Etobicoke Creek Watershed and are subject to O. Reg. 41/24 and the CA Act. Based on our review of the submitted consent application, there is no severance of natural features located within the regulation portion of the subject lands and no new development is being created. As such, TRCA Permits will not be required from TRCA for the proposed work. Please reach out to TRCA regarding any future works on the lot.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Consent Application assigned City File No. **B-2025-0005** 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. That the applicant provides the required \$1,250.00 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 \$1,250.00– 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
Telephone: (437) 880-2368
Email: Marina.Janakovic@trca.ca

Appendix 'A' Materials Received by TRCA

- Minor Variance Application Form;
- Letter Regarding Consent Application Request, prepared by Development/Crombie REIT, dated March 18, 2025;
- Survey, prepared by P.Salna Company Ltd., dated April 2007; revision dated August 2007.