

PAR-DPP-2025-00792;
xRef: CFN 64199.04;
V5366

June 12, 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: Consent Application – B-2025-0006
0 Finley Road and 0 Glidden Road (north-east of 110 Glidden Road)
Plan 676, Part Block A, RP 43R435, Part 5
City of Brampton, Region of Peel
Owner: Brijinderpal Singh Bhullar; Jagtar Raman; Davinder Mangat
(1000395283 Ontario Inc.)
Agent: Harjinder Singh/ Mem Engineering 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 May 26, 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 B-2025-0006 is to:

1. To sever one lot into two lots (namely 110 Glidden Road – Parcel 1 – B and 0 Finley Road – Parcel 2 – A).

It is our understanding that the requested variances are required to facilitate the severance of parcels A & B to transfer Parcel B to Brijinder Singh Bhullar's Company and Parcel A to Jagtar Raman's Company.

Background

In June 2023, City staff were notified of flood issues related to the creek backing up into private property at 22 Finley Road. The City had discovered that the property at 110 Glidden Road had been working within the channel without approvals or Erosion and Sediment Control measures.

On September 9, 2023, TRCA Enforcement staff inspected the property and met with the property owners representative Mr. Avi Dhaliwal. TRCA approval is required for the proposed channel work to stabilize the site. It is unclear what works have been done to date including fill and debris removal, including the concrete blocks(dam). TRCA staff understand that the proposed restoration activities would be completed by the City through SLA agreement. Documentation is required demonstrating that this outstanding violation has been fully addressed prior to further approvals being given.

O. Reg. 41/24 and CA Act

Given the above noted natural features and natural hazards, the north 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 due to the water channel on City owned lands.

Based on our review of the subject application, the proposed development is located within the regulated portion of the subject lands. As such, TRCA Permits will be required from TRCA prior to any works commencing within the TRCA Regulated Area.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Consent Application assigned City File No. **B-2025-0006** is not consistent with Provincial policy. Specifically, Section 5 (Natural Hazards) of the PPS. TRCA staff recommend **deferral** to provide the applicant with the opportunity to revise the proposed works and address TRCA's staff concerns. Should the Committee not grant deferral of the application at the June 24, 2025 Committee of Adjustment meeting, TRCA staff recommend denial of the application at this time.

TRCA staff request a meeting with the applicant to discuss this project.

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 \$1,590.00 – Consent review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible. An invoice was sent to the owner through email on June 11, 2025.

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

CC: Applicant (jraman@can-truck.com)
Agent (mem.bldgpermits@gmail.com)

Appendix 'A' Materials Received by TRCA

- Minor Variance Application
- Site Plan, page 10 of Minor Variance Application
- Existing Site Plan, page 11 of Minor Variance Application, prepared by Mauro Group Inc., dated March 7, 2024 (duplicate provided)
- Proposed Site Plan, page 12 of Minor Variance Application, prepared by Mauro Group Inc., dated March 7, 2024 (duplicate provided)
- Proposed Site Plan (merged), page 15 of Minor Variance Application, prepared by Mauro Group Inc., dated March 7, 2024