

June 11, 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: Minor Variance Application – A-2025-0050**  
**9501-9511 Tobram Road (Building 1 and 2)**  
**City of Brampton, Region of Peel**  
**Owner: Williams Parkway Torbram Holdings LP**  
**Agent: Mallory Nievas,c/o The Biglieri Group**

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 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 Minor Variance Application is to:

1. To permit a 0.0 metres setback to a Floodplain zone, whereas the By-law required a minimum setback of 30 metres;
2. To permit a street line setback of 24.1 metres from North Park Drive, whereas the By-law requires a minimum street line setback of 25 metres from North Park Drive;
3. To permit a building height of 14.31 metres, whereas the By-law permits a maximum building height of 9.0 metres;

4. To allow side yard setbacks of 27.43 metres and 23.18 metres to the proposed hydro transformers, whereas the By-law requires a minimum side yard setback of 30.0 metres;
5. To provide 3.5 metres of landscaping along Williams Parkway except at approved access locations, whereas the By-law requires a minimum 30 metres wide landscaped buffer along Williams Parkway;
6. To provide a landscape buffer having a minimum width of 9.0 metres along Torbram Road except at approved access locations with no berm, whereas the By-law requires a minimum width of 75.0 metres along Torbram Road as a continuous, uninterrupted bermed strip;
7. To provide 9.0 metres of landscaping along North Park Drive except at approved access locations with no minimum distance, whereas the By-law requires a minimum width of 60.0 metres along the North Park Drive for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance;
8. To permit outside storage 20 metres from Williams Parkway and 41 metres from Torbram Road with no berm, whereas the By-law requires outside storage to be setback a minimum of 150 metres from Williams Parkway and 90 metres from Torbram Road with a berm not less than 2.4 metres in height;
9. To provide 381 parking spaces, whereas the By-law requires 457 parking spaces; and
10. To permit a building within a Floodplain zone, whereas the By-law prohibits buildings within a Floodplain zone.

TRCA staff understand there is existing parking on-site. Also, it is our understanding that the requested variances are required to facilitate the construction of two new buildings and a retaining wall.

### **Background**

On April 16, 2025, TRCA planning and engineering staff met with the applicant to review preliminary floodplain modeling and confirm the extent of flood risk at the front of the property. TRCA is currently reviewing these materials under municipal Site Plan No. SPA-2025-0061 / TRCA file number PAR-DPP-2025-00750 and will be providing detailed comments shortly under that number.

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

Given the above noted natural features and natural hazards, a portion of the subject lands are located within TRCA's Regulated Area of the Mimico Creek Watershed and are subject to O. Reg. 41/24 and the CA Act. Based on our review, the proposed development (specifically building 2 and the retaining wall) is located within the regulated area of the subject lands. As such, TRCA Permits will be required from TRCA prior to any works commencing within the TRCA Regulated Area. TRCA staff will discuss permit fees and requirements with the applicant at such time that the review and approvals have advanced and TRCA Permits are required to facilitate development of the subject lands.

### **Application Specific Comments**

Based on the variances as currently submitted, TRCA staff no objection to their approval. In particular, from our preliminary meetings with the applicant TRCA staff are satisfied the extent of the current floodplain will not impact the proposed locations of the building as noted in Item 10 and will be contained to the roadway and very front of the property. TRCA staff will provide detailed comments relating to these works under SPA-2025-0061.

### **Recommendation**

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2025-0050** 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 conditions:

1. That the applicant provides the required \$1,250.00 planning review fee

2. The applicant obtains a TRCA permit pursuant to Ontario Regulation 41/24 for the proposed works and the applicable 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. 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 (mmiranda@dream.ca; Imains@thebiglierigroup.com)  
Agent (mnievas@thebiglierigroup.com)

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

- Minor Variance Application
- Letter RE: Rationale, prepared by Biglieri, dated April 22, 2025
- Letter RE: Rationale, prepared by Biglieri, dated May 16, 2025
- Drawing no. G001, Drawing Index, Symbol Legend & Abbreviation Index, dated April 17, 2025, prepared by Powers brown architecture
- Drawing no. AS101, Overall Site Plan, dated April 17, 2025, prepared by Powers brown architecture
- Drawing no. AS101.2, Site Plan – BLDG 02, dated April 17, 2025, prepared by Powers brown architecture
- Drawing no. A101-2, Overall Floor Plan – Building 2, dated April 17, 2025, prepared by Powers brown architecture
- Drawing no. A201-2, Overall Building Elevations – Building 2, dated April 17, 2025, prepared by Powers brown architecture
- Drawing no. A301-2, Overall Building – 2 Sections, dated April 17, 2025, prepared by Powers brown architecture
- Drawing no. LP.102, Landscape Plan, dated April 17, 2025, prepared by Studio tla
- Zoning Non-compliance Checklist, dated May 20, 2025, prepared by Zoning