

June 11, 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 – A-2025-0051
54 Nuggett Court
City of Brampton, Region of Peel
Owner: 2320478 Ontario Inc.
Agent: Gursewak Singh - King Consultants Inc.

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 the use of a motor vehicle repair shop as an accessory use to the existing manufacturing and warehousing operation in order to service their own vehicles, whereas a motor vehicle repair shop is not a permitted use.

TRCA staff understand there is an existing motor vehicle repair shop operating on the subject property.

O. Reg. 41/24 and CA Act

Based on TRCA's mapping a portion of the subject property is within TRCA's Regulated Area owing to the proximity of a water channel and Regulatory Floodplain associated with the Humber River Watershed and are subject to O. Reg. 41/24 and the CA Act. Based on our review of the proposed development the proposed works are located outside of TRCA's Regulated portion of the property. As such, a permit from this office will not be required.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2025-0051** 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

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 (chester@nsafe.com)
Agent (singhplan@outlook.com)

Appendix 'A' Materials Received by TRCA

- Cover Letter RE: Minor Variance, dated May 16, 2025, prepared by King Consultants Inc.
- Drawing no. A01, Site Plan, dated May 16, 2025, prepared by King Consultants Inc.
- Zoning Non-compliance Checklist, dated May 21, 2025, prepared by Zoning