

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-2025-0036
6-139 Devon Road
City of Brampton, Region of Peel
Owner: Gurmat Bibek Parchaar Society c/o Maninder Kamboj
Agent: Noble Prime Solutions Ltd. c/o Pavneet Kaur

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 A-2025-0036 is to:

1. To permit a place of worship in Unit 6, whereas the by-law does not permit the use.

TRCA staff understand there are two existing buildings on-site. Also, it is our understanding that the requested variances are required to facilitate the required parking spaces.

O. Reg. 41/24 and CA Act

A portion of the subject lands are located within TRCA's Regulated Area of the Mimico Creek Watershed owing to the presence of a Regulated watercourse with associated Floodplain and are subject to O. Reg. 41/24 and the CA Act. Based on our review, the proposed development is located outside of the regulated portion of the subject lands. As such, TRCA Permits will not be required from TRCA.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2025-0036** 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.

TRCA is interested in future development and site alteration and should be contacted prior to any changes.

Fee

TRCA staff thank the applicant for their prompt payment of the required planning review fee of \$1,250.00 received 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 (maninderk@gmail.com)
Agent (applications@nobleltd.ca)

Appendix 'A' Materials Received by TRCA

- Circulation Letter
- Zoning Non-compliance checklist, prepared by Zoning, dated March 29, 2025
- Drawing no. A3.5, Floor Plan, dated February 24, 2025, prepared by Noble Prime Solutions Ltd.
- Drawing no. A3, Ground Floor Plan, dated February 24, 2025, prepared by Noble Prime Solutions Ltd.
- Drawing no. A2.5, Site Plan, dated February 24, 2025, prepared by Noble Prime Solutions Ltd.