

May 5, 2021

CFN 64183.06

BY EMAIL: jeanie.myers@brampton.ca

Ms. Jeanie Myers
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Myers:

Re: Minor Variance Application – A 2021-0089
4629 Queen Street East
Part of Lots 3 and 4, Concession 10 ND
City of Brampton
Pangreen Limited Partnership, 9404635 Canada Inc., Highway 50 & 7 Equities Inc.,
Greycan 7 Properties Limited Partnership and Greycan 7 Properties GP Inc
(Agent: Weston Consulting)

This letter acknowledges receipt of the above noted application circulated by the City of Brampton. The materials were received by Toronto and Region Conservation Authority (TRCA) on April 29, 2021. TRCA staff has reviewed the above noted application, and as per the “Living City Policies for Planning and Development within the Watersheds of the TRCA” (LCP), provides the following comments as part of TRCA’s commenting role under the *Planning Act*; the Authority’s delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2020*; TRCA’s Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice related to provincial plans.

Purpose of the Applications

The purpose of Minor Variance Application A 2021-0089 is to request the following variances:

1. To permit a building height of less than 3 storeys for that portion of the building located within 80 metres of Regional Road 107 and Highway 50 whereas the by-law required a minimum building height of 3 storeys for a building located within 80 metres of Regional Road 107 and Highway 50;
2. To permit outside storage of transport trailers within 47 metres of Highway 50 whereas the by-law requires a minimum setback of 200 metres from Highway 50 and Regional Road 107 for outside storage;
3. To permit a minim of 3.5 m. of landscaped open space along the lot line abutting Highway 50, except at approved access locations, whereas the by-law requires a minimum of 6 m. of landscaped open space abutting Highway 50, except at approved access locations.

It is our understanding that the requested variances are required to facilitate the development of two industrial buildings, parking area and a swim pond at the subject property.

Background

It is our understanding that TRCA staff reviewed a Site Plan Application SP 19-045 (CFN 60794.09) for two industrial buildings and associated parking at the subject property and provided our comments on October 4, 2019 and April 20, 2020. It is also our understanding that TRCA staff received a permit application (CFN 65047) for the proposed works which is currently under review.

Ontario Regulation 166/06

The subject land is located within TRCA's Regulated Area of the Humber River Watershed. Specifically, the subject property is traversed by a valley corridor associated with a tributary of the Humber River. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area on the property.

Application-Specific Comments

Based on our review, it appears that the proposed works in this application are consistent with the previously reviewed proposal. Provided that the comments in our letter dated April 20, 2020 are addressed to the satisfaction to TRCA staff, we have no concerns with the request variances, as submitted.

Recommendation

On the basis of the comments noted in this letter, TRCA staff support **conditional approval** to the above noted application, subject to the following condition:

1. The applicant submits \$520 remaining balance of the review fees to this office.

Fees

By copy of this letter, TRCA staff thanks the applicant for submitting a \$580 review fee. However, please note that this application is subject to a \$1,100 review fee (Variance – Industrial/Commercial Minor). Please advise the applicant to submit the \$520 remaining balance.

Please note that TRCA's Administrative Fees for Planning and Permitting Services are presently under review. It is anticipated that new (2021-2022) fee schedules will be in place as of May/June 2021. For applications in which TRCA's fees have not been paid by this date, the applications will be subject to the new fees, effective the date of the approval of the new fees by TRCA's Board of Directors. TRCA's current fee top-up provisions, as outlined in our current fee schedules, will continue to apply.

We trust these comments are of assistance. Should you have any questions, please contact me at 416-661-6600 extension 5657 or at Lina.alhabash@trca.ca.

Sincerely,



Lina Alhabash
Planner I

Development Planning and Permits | Development and Engineering Services

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