

May 27, 2021

CFN 64183.10
XRef CFN 55833, 55834,
43685, 43993, 55114.01

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 2021-0109
North East Corner of Heart Lake Road and Countryside Drive
Part Lot 16, Concession 3
City of Brampton
225600 Investments Limited (Agent: Marc De Nardis)**

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 May 26, 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 2021-0109 is to request the following variances:

1. To permit a lot width of 23.0 metres whereas the M1 – Section 2539 Zone requires a minimum lot width of 30.0 metres;
2. To permit a lot width of 18.0 metres whereas the M1 – Section 2539 Zone requires a minimum lot width of 30.0 metres;
3. To permit a lot width of 13.0 metres whereas the M1 – Section 2539 Zone requires a minimum lot width of 30.0 metres;
4. To permit a lot width of 17.0 metres whereas the M1 – Section 2539 Zone requires a minimum lot width of 30.0 metres.

It is our understanding that the requested variances are required to facilitate an industrial plan of subdivision proposing 8 employment blocks, 2 internal roads, 3 buffer blocks, a wetland and a stormwater management pond at the property located at the north east corner of Heart Lake Road and Countryside Drive, in the City of Brampton.

Background

It is our understanding that TRCA staff reviewed an industrial draft plan of subdivision 21T09012B at the subject property (CFN 43685, 43993). TRCA staff also reviewed a severance application to facilitate the development of a stormwater management pond (CFN 55114.01). Additionally, TRCA issued a permit for the development of the stormwater management pond (CFN 55833), topsoil stripping and a temporary sediment control pond (CFN 55834) at the subject property.

Ontario Regulation 166/06

The subject land is located within TRCA's Regulated Area of the Etobicoke Creek Watershed. Specifically, the subject property is located within 120 m. from several provincially significant wetland features. 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 subdivision is consistent with the intent of the previously reviewed materials. As such, TRCA staff have no concerns with the proposed revisions in this application, as submitted.

It is our expectations that TRCA interests and concerns will be addressed in future planning applications and that the applicant will acquire a TRCA permit for any development within TRCA's Regulated Area.

Recommendation

On the basis of the comments noted in this letter, TRCA staff support **conditional approval** of Minor Variance Application A 2021 – 0109, subject to the following condition:

1. The applicant submits a \$1,100 review fee to this office.

Fees

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 fee of \$1,100 (Variance Industrial/Commercial/Subdivision/Institutional– Minor). The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

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 June 1, 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

LA/cb