

June 18, 2021

CFN 64183.11  
XRef CFN 64168.03

**BY EMAIL: [jeanie.myers@brampton.ca](mailto: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 2021-0123  
400 & 420 Parkhurst Square  
Part Lot 1, Concession 7 N.D.  
City of Brampton  
Rathcliffe Properties Limited (Agent: Dillon Consulting Limited)**

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 June 14, 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 2021-0123 is to request the following variances:

1. To permit a rear yard setback of 8.62 m. to lands zoned Agricultural whereas the by-law requires a minimum rear yard setback of 13.7 m. to lands zoned Agricultural;
2. To permit a street line of 28.40 abutting Steeles Avenue whereas the by-law required a 46 m. street line setback to Steeles Avenue;
3. To permit a street line setback of 4.53 m. abutting Parkhurst Square to a proposed hydro transformer whereas the by-law required a 15 m. setback abutting Parkhurst Square;
4. To permit a lot coverage of 48% whereas the by-law permits a maximum lot coverage of 35%;
5. To permit an 8.21 m. wide landscape open space strip abutting Steeles Avenue, except approved driveway locations, whereas the by-law requires a minimum 15 m. wide landscaped open space strip, except at approved driveway locations;
6. To permit outside storage of goods, materials or machinery whereas the by-law does not permit outside storage of goods, materials or machinery.

It is our understanding that the requested variances are required to facilitate the development of two industrial buildings which will replace the existing buildings at the subject properties.

**Background**

It is our understanding that TRCA staff are currently reviewing a site plan application SPA 2020-0187 for the proposed development at the subject properties.

**Ontario Regulation 166/06**

The subject lands are located within TRCA's Regulated Area of the Mimico Creek Watershed. Specifically, the subject properties located within a Regulatory Flood Plain spill area associated with the Mimico Creek. 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 properties.

**Application-Specific Comments**

Based on our review, it appears that the proposed works in this application are consistent with the works being reviewed in the above noted site plan application.

Provided that TRCA interests and concerns are addressed within the site plan application review to the satisfaction of TRCA staff, we have no concerns with the requested variances, as submitted.

**Recommendation**

On the basis of the comments noted in this letter, TRCA staff support **conditional approval** of Minor Variance Application A 2021 – 0123, subject to the following condition:

1. The applicant acquires a TRCA permit pursuant to Ontario Regulation 166/06.

**Fees**

By copy of this letter, TRCA thanks the applicant for submitting an \$1,155 review fee (Variance Industrial/Commercial/Subdivision/Institutional– Minor).

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](mailto:Lina.alhabash@trca.ca).

Sincerely,



Lina Alhabash  
Planner I

Development Planning and Permits | Development and Engineering Services

LA/as