

July 28, 2021

CFN 64183.13
XREF CFN 65047, 6794.09, 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 2021-0156
4629 Queen Street East / 0 The Gore Road
Part of Lots 3 and 4, Concession 10 N.D.
City of Brampton
Greycan Properties GP Inc., 9404635 Canada Inc., Highway 50 & 7 Equities (Agent:
Weston Consulting C/o Michael Vani)

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 July 21, 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 2021-0156 is to request the following variances:

1. To permit a driveway access road associated with the permitted use of the adjacent lands zoned SC-2094 to encroach into the Floodplain Zone whereas the by-law does not permit the proposed use within a Floodplain Zone;
2. To permit a 0.0 metre landscaped open space between a driveway access road and lands zoned Floodplain whereas the by-law requires a minimum 3.0 m. (9.84 ft.) wide landscaped open space abutting lands zoned Floodplain.

It is our understanding that the requested variances are required to facilitate the development of 2 industrial buildings with Gross Floor Area of 30,914 sq.m. and 29,263 sq.m. and associated site works at the subject property.

Background

It is our understanding the TRCA staff reviewed a Site Plan Application SP 19-045 (CFN 60794.09) for two industrial buildings and associated parking at the subject property. Additionally, TRCA staff reviewed a Minor Variance Application A 2021-0089 for the proposed development and provided conditional approval on May 5, 2021. It is also our understanding that TRCA issued Permit C-210569 (CFN 65047) to facilitate topsoil stripping and grading works to support the proposed industrial buildings at the subject property.

Ontario Regulation 166/06

The subject land is located within TRCA's Regulated Area of the Humber River Watershed. Specifically, the subject property is located adjacent to a valley corridor associated with the Humber River and an unevaluated wetland. 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 access road is located outside of and is setback approximately 13 m. from the limits of the valley corridor, which contains the Regulatory flood plain within it. 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 requested variances, as submitted.

Recommendation

On the basis of the comments noted in this letter, TRCA staff have no objection to the approval of Minor Variance Application A 2021 – 0156.

Fees

By copy of this letter, TRCA thanks the applicant for submitting a fee of \$1,155 (Variance Industrial- 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.

Sincerely,



Lina Alhabash

Planner I

Development Planning and Permits | Development and Engineering Services

LA/as