

July 28, 2021

CFN 64183.01  
XRef CFN 60808.11

**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

**B-2021-0011**

Dear Ms. Myers:

**Re: Minor Variance Application – A 2021-0011  
0 Ace Drive  
Part Lot 1, Concession 7 N.D.  
City of Brampton  
2713442 Ontario Inc. (Agent: Glenn Schnarr & Associates Inc. c/o Jim Levac)**

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 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 Consent application B 2021-0011 is to request consent to sever a parcel of land currently having a total area of approximately 15,658 acres (6.33 hectares). The severed lot has a frontage of approximately 107.99 m. (354.30 ft.), a depth of approximately 320.29 m. (1050.82 ft.) and an area of approximately 8.329 acres (3371 hectares). It is proposed that the severed and retained lots be developed for future automotive uses.

It is our understanding that the requested severance is required to facilitate future site applications on the retained and severed lot for automotive uses.

**Background**

It is our understanding that TRCA staff reviewed Minor Variance Application A 19-200 for the development of three automotive dealership and a motor vehicle repair shop at the subject property and provided conditional approval.

**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 adjacent to a stream corridor and a Provincially significant and unevaluated wetland associated with the Etobicoke 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 property.

**Application-Specific Comments**

Based on our review, it appears that the proposed severance is located outside of the natural features and does not fragment the natural system. As such, TRCA staff have no concerns with the proposed severance, as submitted.

Please note that all future development proposals on the property should be circulated to TRCA for our review and approval prior to any works taking place.

**Recommendation**

On the basis of the comments noted in this letter, TRCA staff support **conditional approval** of Consent Application B 2021-0011, subject to the following condition:

1. The applicant submits a \$1,470 review fees 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 \$1,470 (Consent–Minor). The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

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