

September 7, 2021

CFN 64138.03

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: Consent Applications – B 2021-0018 & B 2021-0019
10417 Airport Road
Part of Lots 12 & 13, Concession 7 N.D.
City of Brampton, Region of Peel
Harjinder Singh and Viran Singh (Agent: Catherine McEwan)

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 August 30, 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 2021-0018 is to request consent to sever a parcel of land currently having a total area of approximately 2.06 hectares (5.09 acres). The severed land (Parcel B) has a width of approximately 9.24 metres (30.31 feet), a depth of approximately 18.7 metres (61.35 feet) and an area of approximately 356 square metres (0.36 hectares). It is proposed that the severed land to be added to Block 174, Plan 43M-1449 as a lot addition to facilitate completion of a residential lot on the south side of Sparta Drive.

The purpose of Consent Application B 2021-0019 is to request consent to sever a parcel of land currently having a total area of approximately 2.06 hectares (5.09 acres). The severed land (Parcel C) has a width of approximately 9.24 metres (30.31 feet), a depth of approximately 6.6 metres (21.65 feet) and an area of approximately 90 square metres (0.009 hectares). It is proposed that the severed land to be added to Block 177, Plan 43M-1449 as a lot addition to facilitate completion of a residential lot on the south side of Sparta Drive.

It is our understanding that the requested severances are required to facilitate the creation of two residential lots for future residential development.

Background

It is our understanding that TRCA staff are currently working with the applicant in order to determine the feasibility of residential development at 10417 Airport Road.

Ontario Regulation 166/06

The subject land is located within TRCA's Regulated Area of the Humber River Watershed. Specifically, a portion of the subject property is located within a valley corridor associated with 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 properties.

Application-Specific Comments

Based on our review, it appears that the proposed severances are located outside of, and are sufficiently setback from the valley corridor and as such, do not result in the fragmentation of the natural system. Additionally, it appears that no development is proposed at this time. As such, TRCA staff have no concerns with the proposed severances, as submitted.

Please be advised that TRCA staff have an interest regarding any future works on the retained and severed parcels as they may be subject to TRCA permit pursuant to Ontario Regulation 166/06.

Recommendation

On the basis of the comments noted in this letter, TRCA staff support **conditional approval** to Consent Applications B 2021-0018 and B 2021-0019, subject to the following condition:

1. The applicant submits \$1,470 (*Consent/Severance/Land Division– Minor*) 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 \$1,470 (*Consent/Severance/Land Division– 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.

Sincerely,



Lina Alhabash
Planner I

Development Planning and Permits | Development and Engineering Services

LA/as