

September 10, 2021

CFN 64183.17

**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 2021-0198**  
**15 Westcreek Boulevard**  
**Part Lot 14, Concession 3 E.H.S.**  
**City of Brampton, Region of Peel**  
**Coca-Cola Canada Bottling Limited (Agent: Coli Chung)**

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 September 9, 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 2021-0198 is to request the following variances:

1. to permit outside storage on lands zoned Industrial One – M1 whereas the by-law does not permit outside storage on lands zoned Industrial One – M1;
2. to permit outside storage including truck parking on an area equivalent to 56.53% of the gross floor area of the main building whereas the by-law permits outside storage to occupy a maximum of 5% of the gross floor area of the main building;
3. to permit outside storage including truck parking in the exterior side yard whereas the by-law only permits outside storage in the rear yard;
4. to permit outside storage including truck and trailer parking as a non-accessory use that is not associated with a business located within a building or structure on the same lot whereas the by-law only permits outside storage as an accessory use.

It is our understanding that the requested variance is required to truck and trailer parking on portions of the subject property. A portion of the parking area would be utilized or occupied by a separate operator.

#### **Ontario Regulation 166/06**

A portion of the subject land is located within TRCA's Regulated Area of the Etobicoke Creek Watershed. Specifically, a portion of the subject property is located within the Regulatory Flood Plain associated with a tributary of the Etobicoke. 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 variances are requested to facilitate truck and trailer parking within already paved area outside of TRCA's Regulated Area. Additionally, it appears that no works are proposed at this time. As such, TRCA staff have no concerns about the requested variances, as submitted.

#### **Recommendation**

On the basis of the comments noted in this letter, TRCA staff support **conditional approval** to the Minor Variance A 2021-0198, subject to the following condition:

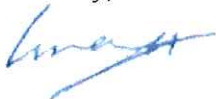
1. The applicant submits \$1,155 (*Variance – Minor*) review fee to this office.

#### **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 \$1,155 (*Variance – 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

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