

September 7, 2021

CFN 64183.15
XREF CFN 50701,65659, 65658

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 2021-0201
10 Maybrook Way
Part Lot 5, Concession 10 N.D.
City of Brampton, Region of Peel
Ouray Developments Inc. (Agent: Manny DaCunha)

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 27, 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 2021-201 is to permit a temporary new Homes Sales Office whereas the by-law does not permit the proposed use.

It is our understanding that the requested variance is required to facilitate the development of a temporary sales office building and parking area.

Background

It is our understanding the proposed sales office in this application is associated to the proposed Plan of Subdivision 21T-14001B which is currently under review by TRCA staff (CFN 50701, 65659, 65658).

Ontario Regulation 166/06

A portion of 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. 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 a portion of the proposed works is located within TRCA's Regulated Area and as such, will require a TRCA permit.

Additionally, it is unclear whether the proposed development is located within 10 m. from the Top of the Slope associated with the valley corridor. It is the expectation of TRCA staff that all development will be located outside of, and setback 10 m. from the Top of the Slope. Given that this can be addressed within TRCA's permitting process or the Site Plan Control process, TRCA staff have no concerns with the requested variance, as submitted.

Recommendation

On the basis of the comments noted in this letter, TRCA staff support **conditional approval** to the Minor Variance A 2021-0201, subject to the following conditions:

1. The applicant acquires a TRCA permit pursuant to Ontario 166/06 for the proposed works;
2. 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.

Sincerely,



Lina Alhabash
Planner I

Development Planning and Permits | Development and Engineering Services

LA/as