

October 14, 2020

CFN 62563.06

**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 2020-0089  
8196 Gorewood Drive  
Lot 9, Plan 43M-1975  
City of Brampton  
Gurjot Toor (Agent: Terrance Glover)**

This letter will acknowledge receipt of the above noted application, received on October 8, 2020. Toronto and Region Conservation Authority (TRCA) staff have 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, 2014 (PPS)*; 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.

**Purpose of the Application**

The purpose of this Minor Variance Application A 2020-0089 is to request the following variance:

1. To permit the temporary outside storage of oversized motor vehicles on the rear portion of the property for a period of 3 years whereas the by-law does not permit the proposed use.

It is our understanding that the purpose of the above variance is to allow the development of a truck and trailer parking located to the rear of the existing house at the subject property.

**Recommendation**

On the basis of the comments noted below, TRCA staff supports **conditional approval** to Minor Variance Application A 2020-0089, subject to the following condition:

1. The applicant submits a review fee of \$5 (remaining balance of 2018 TRCA Planning Fees Schedule – Variance Minor).

**Applicable Policies and Regulations**

**Ontario Regulation 166/06:**

A portion of the subject property is located within TRCA's Regulated Area of the Mimico Creek Watershed, as it is located within the floodplain associated with a tributary of Mimico Creek. In accordance with Ontario Regulation 166/06, as amended (*Development, Interference with Wetlands*

and Alteration to Shorelines and Watercourses), a permit is required from the TRCA prior to any of the following works taking place:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b) development, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

Development is defined as:

- i. the construction, reconstruction, erection or placing of a building or structure of any kind;
- ii. any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- iii. site grading, including the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere.

It is our understanding that the requested variance is required to facilitate the development of a truck and trailer parking located to the rear of the existing house at the subject property. It is also our understanding that the proposed parking will have access through the neighbouring property at 8188 Gorewood Drive onto Intermodal Drive. Additionally, it is our understanding that the subject property is part of an upcoming rezoning and redevelopment proposal currently in a formal pre-consultation stage with the City of Brampton.

Based on our review, it appears that the proposed works are located outside of TRCA's Regulated Area. As such, TRCA staff has no concerns with the proposed works, as submitted, and a TRCA permit will not be required at this time.

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

### **Fees**

In addition to regulatory responsibilities, TRCA has a role as a commenting agency for Planning Act applications circulated by member municipalities to assess whether a proposed development may be impacted by the TRCA.

By copy of this letter, TRCA thanks the applicant for submitting \$575 review fees. However, please note that TRCA's review fees for minor variance applications is \$580 (2018 TRCA Planning Fees Schedule – Variance Minor).

1. Please advise the applicant to submit \$5 remaining balance as soon as possible.

### **Conclusion**

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Lina Ainabash  
Planner I  
Planning and Development  
Tel: (416) 661-6600, Ext.5657