

October 25, 2021

CFN 64138.04

**BY EMAIL: [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)**

Jeanie Myers  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Ms. Myers,

**Re: Consent Application – B 2021-0020**  
**1965, 1975, 1985 Cottrelle Boulevard**  
**Block 454, Plan 43M-1678**  
**City of Brampton, Region of Peel**  
**Jindal Developments Ltd. (Agent: Manni Chauhan/ G-Force Planners)**

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 October 14, 2021. 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, 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 2021-0020 is to request consent to sever a parcel of land currently having a total area of approximately 18,036 sq.m. (1.8 hectares). The proposed severed lot has a frontage of approximately 122 m. (400 ft), a depth of approximately 90 m. (295.27 ft) and an area of approximately 10,076.40 sq.m. (1.007 hectares). The effect of the application is to create a new lot. The proposed "severed" lot is currently occupied by 3 commercial buildings and the proposed "retained" lot is currently vacant. It is the understanding of TRCA staff that Residential development comprising a 7-storey building and 2 townhouse blocks is proposed for the "retained" lot.

It is our understanding that the proposed severance is required to facilitate the proposed use on the "severed" lot.

**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 downstream of a flood spill area of the Regulatory Flood Plain associated with a tributary of the Humber River. 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**

It is our understanding that an Official Plan Amendment and a Zoning By-law Amendment Applications C08E08.008 has been reviewed for the proposed "retained" portion of the subject property for residential intensification and the development of 7-storey building and 2 townhouse blocks. It is also our understanding that the applications were refused by the City of Brampton Council and has been appealed to LPAT. Additionally, it is our understanding that a Site Plan Application SP-2021-0060 has been reviewed for a new commercial building at the proposed "severed" portion of the subject property. It is unclear whether TRCA staff have been circulated on the above noted applications and whether the LPAT has reached a decision in the matter.

Based on our preliminary 1-D modeling results of the flood spill area, it appears that the flood plain will spill into McVean Drive under Regional Storm event and that the flood water will remain within the road cross section adjacent to the subject property. However, please note that TRCA staff are unable to comment on the proposed severance as further information is required regarding the above noted applications and the LPAT case/decision. As such, staff request deferral in order to have the chance to review the details of the proposed development.

**Recommendation**

On the basis of the comments noted in this letter, TRCA staff request **deferral** of Consent Application B 2021-0020 in order for TRCA staff to review the details of the proposed development. Should the Committee not grant deferral of the application at the October 26, 2021 hearing, TRCA staff recommend denial of the application at this time.

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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