

April 16, 2021

CFN 64183.XX

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 Applications – A 2021-0075, A 2021-0076, A 2021-0077
11, 12 and 22 Finley Road
Lot 1, Concession 3 EHS
City of Brampton
Jarrah Holdings Ltd. (Agent: Candevcon Limited)**

This letter will acknowledge receipt of the above noted applications, received on April 13, 2021. Toronto and Region Conservation Authority (TRCA) staff have reviewed the above noted applications, 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* (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 Applications

It is our understanding that the purpose of Minor Variance Application A 2021-0075 is to permit 55 parking spaces whereas the by-law requires a minimum of 118 parking spaces at 11 Finley Road.

It is our understanding that the purpose of Minor Variance Application A 2021-0076 is to permit 21 parking spaces whereas the by-law requires a minimum of 70 parking spaces at 12 Finley Road.

It is our understanding that Minor Variance Application A 2021-0077 is to permit 138 parking spaces whereas the by-law requires a minimum of 143 parking spaces at 22 Finley Road.

Recommendation

On the basis of the comments noted below, TRCA staff support **conditional approval** to the above noted applications, subject to the following conditions:

1. The applicant submits \$1,100 review fee to this office.

Applicable Policies and Regulations

Ontario Regulation 166/06:

Portions of the subject properties are located within TRCA's Regulated Area of the Etobicoke Creek Watershed, as they are located adjacent to the Regulatory Flood Plain associated with a tributary of the Etobicoke 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 variances are required to reduce the parking By-law requirements at the subject properties. It is also our understanding that TRCA staff reviewed Site Plan Application SPA 2020-0108 for additional parking spaces and a separate driveway at 11 Finley Road and provided our comments.

Provided that TRCA's concerns are satisfied as per our comments to the above noted site plan application, TRCA staff have no concerns with the requested variances, as submitted.

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.

1. By copy of this letter, the applicant is advised that the TRCA has implemented a fee scheduled for our planning application review services. This application is subject to a \$1,100 review fee (Variance – Industrial/Commercial Minor). The applicant is responsible for fee payment and should forward the application fee to this office 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 Ahabash
Planner I
Planning and Development
Tel: (416) 661-6600, Ext.5657
Lina.alhabash@trca.ca
LA/as