

November 6, 2023

CFN 68434.14

By email: coa@brampton.ca; clara.vani@brampton.ca

Clara Vani
Legislative Coordinator & Secretary-Treasurer Committee of Adjustment
Committee of Adjustment
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Clara Vani,

Re: Minor Variance Application and City File No. A-2023-0318
120 Advance Boulevard
City of Brampton, Region of Peel
Owner: 2846721 Ontario Ltd.
Agent: Navneet Padda

This letter acknowledges receipt of the subject application, received on October 18, 2023. Toronto and Region Conservation Authority (TRCA) staff have reviewed the application and the circulated materials in accordance with Ontario Regulation 686/21 and Ontario Regulation 166/06.

TRCA staff have reviewed the submission in accordance with Section 21.1(1) of the Conservation Authorities Act, which requires TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. The standards and requirements of such mandatory programs and services are listed under Ontario Regulation 686/21. Specifically, the regulation requires that TRCA must, acting on behalf of the Ministry of Natural Resources and Forestry (MNRF) or in its capacity as a public body under the Planning Act, ensure that decisions under the Planning Act are consistent with the natural hazard policies of the Provincial Policy Statement (PPS) and conform to any natural hazard policies in a provincial plan.

We have also reviewed the application in accordance with Ontario Regulation 166/06. TRCA must ensure that where development and/or site alteration is proposed within an area regulated by the Authority under Ontario Regulation 166/06, that it conforms to the applicable tests and associated policies (Section 8 of TRCA's The Living City Policies) for implementation of the regulation.

Please also note that updates to the Conservation Authorities Act and Ontario Regulation 596/22, which came into effect on January 1, 2023, prevent TRCA from providing municipal programs and services related to reviewing and commenting on a proposal under the Planning Act, such as those services previously provided under plan review Memorandum of Understanding (MOU) with an upper or lower tier municipality. In conformity with Ontario Regulation 686/21 and Ontario Regulation 596/22, TRCA's review does not include comments pertaining to matters (e.g. natural heritage) outside of our core planning mandate and regulatory authority.

Purpose of the Application

The purpose of Minor Variance Application assigned City File No. A-2023-0318 is to permit an impound facility outside of the area bounded of Queen Street, Highway 410, Steeles Avenue and Kennedy Road whereas the by law only permits an automobile impound facility within the area bounded by Queen

Street, Highway 410, Steeles Avenue and Kennedy Road.

TRCA staff understand that the requested variance is required to convert the existing storage space (with a GFA of 32932 sq.m.) to allow for an impound facility. It is also our understanding that there is no exterior works being proposed at this time.

Recommendation

TRCA's staff have no objection to support the approval of Minor Variance Application assigned City File No. **A-2023-0318**, subject to the following condition:

1) That the applicant provides the required \$1250.00 planning review fee.

A TRCA permit pursuant to Ontario Regulation 166/06 may be required for any future works on the subject property.

Site Context

Ontario Regulation 166/06

Under the provisions of Section 28 of the Conservation Authorities Act, TRCA administers a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulation (Ontario Regulation 166/06). The subject property is located entirely within TRCA's Regulated Area of the Etobicoke Creek Watershed. Specifically, the subject land is located entirely within the Regulatory Flood Plain associated with a tributary of the Etobicoke Creek. As such, a TRCA permit pursuant to Ontario Regulation 166/06 is required from this Authority prior to any development and/or site alteration taking place on the property.

Application Background

TRCA staff are unclear what the final condition of the unauthorized works are at the subject property. Specifically, the grading and storm sewer pipe installed without approvals at the rear of the property. It is important to mention that TRCA was not circulated at the time of the Site Plan Application assigned city file no. SP00-041.001. If these have been addressed to the satisfaction of Municipal staff TRCA staff have no further concerns.

Application Specific Comments

Based on our review, the subject property is zoned industrial and there is an existing one story building with a restaurant at front of 185 sq.m. and a garage auto repair shop at the back of 464 sq.m. As such, TRCA staff have no concerns regarding the requested variance.

We thank you for the opportunity to comment. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,

Marina Janakovic

Planner I

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority

Telephone: (437) 880-2368

Email: Marina.Janakovic@trca.ca