

November 26, 2020

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

Public Works

10 Peel Centre Dr.
Suite B
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

**Re: Peel Region Consolidated Comments
City of Brampton Committee of Adjustment Hearing December 1st, 2020**

Dear Ms. Myers,

Regional Planning staff have reviewed the minor variance and consent applications listed on the December 1st, 2020 Committee of Adjustment Agenda. We have no objections or comments on the following applications: A-20-120B, A-20-121B, A-20-124B, A-20-125B, A-20-126B, A-20-127B, A-20-130B, A-20-057B, B-20-023B, B-20-025B. We have no objections or comments on the following deferred application: DEF-A-082B, DEF-A-20-116B

The Region of Peel offers our comments and/or conditions on the following applications:
**Regarding Minor Variance Applications A-20-119B, 13 Scott Street
Planning – Abiral Homagain (905) 791-7800, extension 8730**

Comment:

- The subject land is located in the regulated area of the Toronto and Region Conservation Authority (TRCA). We rely on the environmental expertise of the TRCA for the review of development applications located within or adjacent to the regulated area in Peel and their potential impacts on the natural environment. We therefore request that the City of Brampton Committee of Adjustment and staff consider comments from the TRCA and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Toronto and Region Conservation Authority (TRCA).
- The subject land is located within the Toronto and Region Conservation Authority Flood Plain. The Regional Official Plan (ROP) designates floodplains as a natural hazard under Policy 2.4.5.2. Within this designation, ROP policies seek to ensure that development and site alterations do not create new or aggravate existing flood plain management problems along flood susceptible riverine environments. We rely on the environmental expertise of Toronto and Region Conservation Authority for the review of development applications located within or adjacent to the natural hazards in Peel and their potential impacts on the natural environment. We therefore request that City of Brampton Committee of Adjustment and staff consider their conditions of approval appropriately.

**Regarding Minor Variance Application A-20-122B, 42 Cachet Court
Planning – Abiral Homagain (905) 791-7800, extension 8730**
Comment:

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- The subject land is located in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and their potential impacts on the natural environment. We therefore request that the City of Brampton Committee of Adjustment and staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Credit Valley Conservation Authority.
- The subject land is located within a Core Woodland area designated under Policy 2.3.2.2 of the Regional Official Plan (ROP). We rely on the environmental expertise of the Credit Valley Conservation Authority for the review of development applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. We therefore request that the City of Brampton Committee of Adjustment and staff consider comments from the CVC and incorporate their conditions of approval appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Credit Valley Conservation Authority.

Regarding Minor Variance Application A-20-123B, 7899 McLaughlin Road
Planning – Abiral Homagain (905) 791-7800, extension 8730

Comment:

- The subject land is located in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and their potential impacts on the natural environment. We therefore request that the City of Brampton Committee of Adjustment and staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Credit Valley Conservation Authority.
- The subject land is located within a Core Woodland area designated under Policy 2.3.2.2 of the Regional Official Plan (ROP). We rely on the environmental expertise of the Credit Valley Conservation Authority for the review of development applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. We therefore request that the City of Brampton Committee of Adjustment and staff consider comments from the CVC and incorporate their conditions of approval appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Credit Valley Conservation Authority.

Servicing – Camila Marczuk (905) 791-7800, extension 8589

Comment:

As per the Region of Peel Public Works Stormwater Design Criteria and Procedural Manual, the Region of Peel shall require the use of Low Impact Development (LID) approaches where no site-specific soil, groundwater, infrastructure or policy constraints exist.

- Stormwater Management techniques shall be implemented to the satisfaction of the Region of Peel, the local Conservation Authority and all concerned departments and agencies (4.0)
- Post development flows must be equal to pre-development flows (4.3)

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- The Region of Peel Shall require stormwater quantity control to reduce stormwater peak flow run off from developing sites. Post development flows shall not adversely affect the performance of downstream Region of Peel infrastructure, negatively impact adjacent properties and exacerbate or increase the downstream flood or erosion risk (4.3)
- Where possible, flows from outside the Regional Road allowance are to be directed to the local municipality's storm sewer system (5.1)
- No grading will be permitted within any Region of Peel ROW to support adjacent developments (5.1)
- There is a Regional easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title.

Regarding Minor Variance Application A-20-128B, 72 Orenda Road
Planning – Abiral Homagain (905) 791-7800, extension 8730

Comment:

- The region offers no objection to the proposed minor variance subject to the motor vehicle sales establishment operating as an ancillary use to the existing motor vehicle repair shop.

Regarding Minor Variance Applications A-20-129B, 8 Tortoise Court
Planning – Abiral Homagain (905) 791-7800, extension 8730

Comment:

- The subject land is located in the regulated area of the Toronto and Region Conservation Authority (TRCA). We rely on the environmental expertise of the TRCA for the review of development applications located within or adjacent to the regulated area in Peel and their potential impacts on the natural environment. We therefore request that the City of Brampton Committee of Adjustment and staff consider comments from the TRCA and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Toronto and Region Conservation Authority (TRCA).

Regarding Consent Application B-20-124B, 11613 Bramalea Road
Servicing – Bernadette Sniatenchuk (905) 791-7800, extension 8589

Comments:

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements.

Condition:

Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

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**Regarding Deferred Consent Application B-20-019B, 8000 Mississauga Road
Servicing – Camila Marczuk (905) 791-7800, extension 8230**

Comment:

- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The application may require the creation of private water / sanitary sewer servicing easements

Condition:

- Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

Traffic Development – Ayesha Khan (905) 791-7800, extension 7909

Comment:

- Aside from the existing access at the intersection of Mississauga Road at Olivia Marie Road, the Region will support one right-in/right-out access to Mississauga Road for the severed lands. No additional access will be permitted. Details with regards to access location and geometrics shall be dealt with at a later time through a satisfactory Traffic Impact Study once the severed property comes in for development.

Best,



Abiral Homagain
Junior Planner, Development Services