

Public Works

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

peelregion.ca

February 12th, 2024

Clara Vani
Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON, L6Y 4R2
Clara.Vani@brampton.ca

**Re: Region of Peel Consolidated Comments
City of Brampton Committee of Adjustment Hearing
February 20th, 2024**

Dear Ms. Vani,

Regional Planning staff have reviewed the applications listed on the **February 20th, 2024** Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance applications: A-23-331B, A-23-422B, A-24-002B, A-24-003B, A-24-007B, A-24-009B, A-24-014B, A-24-015B, A-24-024B, and for the following Consent application: B-24-001B.

Previous Regional comments and conditions have been included for the deferred applications below.

Deferred Minor Variance Applications:

Regarding Deferred Minor Variances A-23-047B, A-23-048B / 11467 Goreway Drive
Planning – Sara Feshangchi (905) 791-7800 extension 4145

Comments:

- The Region of Peel Official Plan designates the subject lands as 'Urban System' (Schedule E1).
- The City of Brampton Official Plan designates the subject lands as 'Residential' and The City of Brampton Zoning By-law zones it as 'Residential-R2'. The City of Brampton Secondary Plan Area 49 Vales of Castlemore North further identifies the site as 'Executive Residential' (core executive).
- The minor variances A-23-047B and A-23-048B propose reductions to the required performance standards which would result from the consent application B-24-004B.
- 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 Toronto and Region Conservation Authority 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 Toronto and Region Conservation Authority 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.

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Servicing - Brian Melnyk (905)-791-7800 extension 3602

Comments:

- Due to the size and function of the 750mm watermain on Goreway Drive, connection will not be permitted (Watermain Design Criteria 6.1).
- 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. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

New Consent Application: B-24-004B / 11467 Goreway Drive

Servicing – Camila Marczuk (905)-791-7800 extension 3602

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.

Regarding Deferred Minor Variance Application: A-23-308B / 5 Affusion Road

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the Local Municipality issuing Building Permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.

Regarding Deferred Minor Variance Application: A-23-341B / 15 Humberside Avenue

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
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issuing Building Permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.

Regarding Deferred Minor Variance Application: A-23-386B – 112 Fairhill Avenue

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Deferred Minor Variance Application: A-23-390B – 15 Simmons Boulevard

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
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Regarding Deferred Minor Variance Application: A-23-397B – 8 Coin Street

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Deferred Minor Variance Application: A-23-400B – 530 Veteran’s Drive
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Deferred Minor Variance Application: A-23-404B / 5-85 Montpelier Street
Traffic Development – Damon Racagno (905)-791-7800 extension 3440

Comments:

- Please be advised all traffic related matters will be addressed through the on-going site plan application SP-23-034B.

Regarding Deferred Minor Variance Application: A-23-410B- 63 Dandelion Road
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant’s expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
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Regarding Deferred Minor Variance Application: A-23-413B / 11937 Goreway Drive & 6539 Mayfield Road

Traffic Development – Damon Racagno (905)-791-7800 extension 3440

Comments:

- Please be advised all traffic related matters will be addressed through the on-going Official Plan Amendment application OZ-21-045B and any future subsequent planning applications.

Regarding Deferred Minor Variance Application: A-23-420B / 46 Grover Road
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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New Minor Variance Applications

Regarding Minor Variance Application: A-23-423 / 10 Matagami Street

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
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Regarding Minor Variance Application: A-23-424B / 1 Oaklea Boulevard

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
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Regarding Minor Variance Application: A-23-425B / 2 Bunchgrass Crescent

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.

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Regarding Minor Variance Application: A-24-001B / 71 Cedarwood Crescent

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
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Regarding Minor Variance Application: A-24-004B / 25 New Forest Terrace

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

- Regional staff require that the applicant adheres to the Peel Water Design Criteria Standard 4.3, "Hydrants near driveways shall be located a minimum of 1.25 m clear from the projected garage (or edge of driveway, whichever is greater) in residential applications."
- Installation of and alterations to property line water valves and chambers and sanitary/storm sewer maintenance holes require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design Criteria, standards, and specifications.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>.
- For location of existing water and sanitary sewer Infrastructure please contact Records by e-mail at PWServiceRequests@peelregion.ca.

Regarding Minor Variance Application: A-24-005B / 75 Twin Willow Crescent

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Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Minor Variance Application: A-24-006B / 13 Harper Road

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Minor Variance Application: A-24-008B / 95 Lloyd Sanderson Drive

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
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Regarding Minor Variance Application: A-24-009B / 37 Riverstone Drive

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
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Regarding Minor Variance Application: A-24-010B / 113 Springview Drive

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Minor Variance Application: A-24-011B / 860-870 North Park Drive

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

- Regional requirements for servicing and storm will be addressed through the future formal site plan application.
- Please be advised that the Region has a Consolidated Linear Infrastructure Environmental Compliance approval (CLI ECA # 009-S701), and it is mandated that no additional flows are permitted, and no new connections are made to Regional roads.

Traffic Development – Damon Racagno (905)-791-7800 extension 3440

Comments:

- Please be advised a pre-consultation file PRE-23-143B has been received. All traffic related matters will be addressed through subsequent planning applications.

Regarding Minor Variance Application: A-24-012B / 76 Brentcliff Drive

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
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Regarding Minor Variance Application: A-24-013B / 51 Big Moe Crescent

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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issuing building permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.

Regarding Minor Variance Application: A-24-016B / 28 Little Britain Crescent

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Minor Variance Application: A-24-017B / 367 Valleyway Drive

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

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Regarding Minor Variance Application: A-24-024B / 11615, 11695 & 11705 McVean Drive

Transportation – Yifan Shen (905)-791-7800 extension 8084

Comments:

- All traffic related matters will be addressed as a part of the on-going site plan application SP-19-003B.

Concluding Comments

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact the undersigned at (905) 791-7800 ext. 4145 or by email at sara.feshangchi@peelregion.ca.

Yours Truly,



Sara Feshangchi, BURPI

Junior Planner, Planning and Development Services, Region of Peel

CC **John Hardcastle (Region of Peel)**
Dana Jenkins (Region of Peel)