

Public Works

10 Peel Centre Dr.
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peelregion.ca

March 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
 March 19th, 2024**

Dear Ms. Vani,

Regional Planning staff have reviewed the applications listed on the **March 19th, 2024** Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance applications: A-23-030B, A-24-034B, A-24-044B.

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

Deferred Minor Variance Applications:

Regarding Deferred Minor Variance Application: DEF-A-23-282B / 16 - 10 Lightbeam Terrace

Planning – Sara Feshangchi (905) 791-7800 extension 4145

Comments:

- The Region of Peel Official Plan (RPOP) identifies the subject lands as 'Urban System' (Schedule E1) and 'Employment Area (Schedule E4)' which generally seeks to protect and support employment areas for employment uses as designated in area municipal official plans.
- Minor variance application A-23-282B proposes to permit a retail area of 30.11% of the total GFA of the associated use, whereas the by-law permits a maximum retail area of 15% of the total GFA of the associated use on the subject lands designated 'Industrial' in the City of Brampton Official Plan and zoned 'Industrial – M4- 2349' in the City of Brampton Zoning by-law.
- The City of Brampton Official Plan Section 4.4.2.5 defines retail uses through the Secondary Plan Industrial designation to include ancillary and limited retail and business serving uses within industrial malls. The subject lands are further identified by the City of Brampton Secondary Plan Area 40(d) Bram West as 'Prestige Industrial' which permits a range of industrial uses that are allowed to operate within enclosed buildings and ancillary retail uses of up to 15% of the total GFA of the industrial building.
- The RPOP Section 5.8.31 permits retail and commercial uses that are ancillary to the primary employment use in Employment Areas in accordance with the local municipal official plans.

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- Recognizing that the proposed additional retail permissions only affect a single unit within a larger complex, and that the retail sales use is clearly ancillary and secondary to the primary permitted use within this unit, the minor variance application does not undermine the intended industrial function of the entire site. The Region has no objection to the revised proposal to increase the retail area to no more than 30.11% of the total GFA.

Regarding Deferred Minor Variance Application: DEF-A-23-312B / 4 Cynthia Crescent Planning – Sara Feshangchi (905) 791-7800 extension 4145

Comments:

- The Region of Peel Official Plan (RPOP) identifies the subject lands as 'Urban System' (Schedule E1)'.
- Minor variance application A-23-312B proposes 1. to permit a reduced interior side yard setback of *2.27 metres to a proposed two storey dwelling, whereas the by-law requires a minimum of 7.50 metres*; 2. to permit a proposed detached dwelling to have an increased building height of *14.0 metres, whereas the by-law permits a maximum building height of 10.6 metres*; and 3. to permit an increased garage door height of *3.05 metres, whereas the by-law permits a maximum garage door height of 2.4 metres*. The subject lands are designated 'Estate Industrial' in the City of Brampton Official Plan and zoned 'Residential - RE2-1500' in the City of Brampton Zoning by-law.
- The subject land is located within the Toronto and Region Conservation Authority (TRCA) Flood Plain and within the regulated area.
- The Region of Peel Official Plan (RPOP) designates floodplains as a natural hazard under Section 2.16.11. Within this designation, RPOP policies seek to ensure that development and site alterations do not create new or aggravate existing floodplain management problems along flood susceptible riverine environments. We rely on the environmental expertise of the Toronto and Region Conservation Authority for the review of development applications located within or adjacent to natural hazards and within 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.

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

Comments:

- **This site does not have frontage to existing municipal sanitary sewer.**
- 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.
- 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 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.

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Regarding Deferred Minor Variance Application: DEF-A-23-351B / 51 Cavendish Crescent
Planning – Sara Feshangchi (905) 791-7800 extension 4145

Comments:

- The Region of Peel Official Plan (RPOP) identifies the subject lands as 'Urban System' (Schedule E1)'.
- The minor variance application A-23-352B proposes 1. *To permit an accessory structure existing shed having a setback of 0.3 metres to the rear lot line, whereas the by-law requires a minimum 0.6 metres to the nearest lot line;* and 2. *To permit an accessory structure existing shed having a gross floor area of 20.57 square metres, whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure.* The subject lands are designated 'Residential' in the City of Brampton Official Plan and zoned 'Residential - R2A(1)' in the City of Brampton Zoning by-law.
- The subject land is located within the Toronto and Region Conservation Authority (TRCA) Flood Plain and within the regulated area.
- The RPOP designates floodplains as a natural hazard under Section 2.16.11. Within this designation, RPOP policies seek to ensure that development and site alterations do not create new or aggravate existing floodplain management problems along flood susceptible riverine environments. We rely on the environmental expertise of the Toronto and Region Conservation Authority for the review of development applications located within or adjacent to natural hazards and within 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.

Regarding Deferred Minor Variance Application: DEF-A-23-400B – 530 Veterans 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 at 905.791.7800 x7973 or 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.
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Regarding Deferred Minor Variance Application: A-23-410B- 63 Dandelion Road
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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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:

- All traffic related matters will be addressed as a part of the on-going official plan amendment and re-zoning application OZ-21-045B and any subsequent site plan application.

Regarding Deferred Minor Variance Application: A-23-420B / 46 Grover 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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New Minor Variance Applications

Regarding Deferred Minor Variance Application: A-24-019B / 34 Alfredo 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 at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
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- 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.

Regarding Minor Variance Application: A-24-020B / 42 Regan Road, Units 11-14

Planning – Sara Feshangchi (905) 791- 7800 extension 4145

Comments:

- The Region of Peel Official Plan (RPOP) identifies the surrounding lands as 'Urban System (Schedule E1)' and 'Employment Area (Schedule E4)' which generally seeks to protect and support employment areas for employment uses as designated in municipal official plans.
- Minor variance application A-24-020B proposes a food manufacturing facility with accessory retail use on the subject lands designated 'Industrial' in the City of Brampton Official Plan and zoned 'Industrial - M4A-186' in the City of Brampton Zoning By-law.
- The City of Brampton Official Plan Section 4.4.2.1 identifies industrial uses as areas permitting the development of industrial, manufacturing, distribution, mixed industrial/commercial, and limited office uses subject to the appropriate sub-designations and policies in the relevant Secondary Plan.
- The subject lands are identified by the City of Brampton Secondary Plan Area 1 Snelgrove-Heart Lake as 'General Employment 1' which allows for manufacturing and ancillary uses that serve the principal industrial use.
- The RPOP Section 5.8 'Employment Areas' policies aim to protect existing and future Employment Areas to meet the long-term market demands and locational requirements of a diverse range of employment sectors and uses, including Employment Land adjacent to and in proximity to major goods movement facilities and corridors. Further, RPOP Section 5.8.31 permit retail and commercial uses that are ancillary to the primary employment use in Employment Areas in accordance with the local municipal official plans.
- Further, the City of Brampton Official Plan Section 4.4.2.5 defines retail uses as inclusive of ancillary and limited retail and businesses serving uses within industrial malls. The retail uses shall be limited to those which are not engaged in the selling of food and which by their function are not accommodated within the retail hierarchy for non-industrial areas. Further, the City of Brampton Zoning By-law for Industrial – M4 lands allows for a maximum of 15% of the total GFA to be accessory to the principal industrial use on site.
- The Region has no objection to the proposed food manufacturing facility with accessory retail use provided that the retail component remains ancillary to and no greater than 15% of the primary requested use.

Condition:

- The proposed accessory retail use associated with the food manufacturing use shall be no greater than the 15% GFA of the primary use is consistent with the general intent of the RPOP policies for Employment Areas.

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Regarding Deferred Minor Variance Application: A-24-021B / 51 Tomabrook 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 at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
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Regarding Deferred Minor Variance Application: A-24-022B / 52 Jordensen Drive
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Deferred Minor Variance Application: A-24-023B / 19 Millstone Drive
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Deferred Minor Variance Application: A-24-025B - 18 Lucinda Court
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

- **This site does not have frontage to existing municipal sanitary sewer.**
- 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-24-026B / 11 Darou Crescent
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Deferred Minor Variance Application: A-24-027B / 68 Cutters Crescent
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Deferred Minor Variance Application: A-24-028B / 25 Meadowlark Drive
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Deferred Minor Variance Application: A-24-029B / 66 Marysfield Drive
Planning – Sara Feshangchi (905) 791- 7800 extension 4145

Comments:

- The Region of Peel Official Plan (RPOP) identifies the surrounding lands as 'Urban System (Schedule E1)'.
- Minor variance application A-24-029B proposes 1. *to permit an interior side yard (south) setback of 3.0m to a proposed single detached dwelling, whereas the by-law requires a minimum interior side yard setback of 7.5m.,* 2. *To permit an interior side yard (north) setback of 4.44m to a proposed single detached dwelling, whereas the by-law requires a minimum interior side yard setback of 7.5m.,* 3. *To permit the minimum separation of 10.64m between dwellings, whereas the by-law requires a minimum separation of 15m between dwellings and* 4. *To permit a lot coverage of 11.86% whereas the by-law permits a maximum lot coverage of 10% excluding permitted accessory buildings,* on the subject lands designated 'Estate Residential' in the City of Brampton Official Plan and zoned 'Residential - RE2-2919', in the City of Brampton Zoning By-law.
- A small portion at the rear of the property is located within a Natural Area and Corridor (NAC) of the Greenlands Systems designated under Section 2.14.18 of the RPOP. NACs are to be protected, restored, and enhanced for the long-term ecological function and biodiversity of the Greenlands System, the proposed development is situated outside of the NAC and is not expected to negatively impact the natural feature.
- A small portion at the rear of the site is also 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.

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

Comments:

- **This site does not have frontage to existing municipal sanitary sewer.**

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Regarding Deferred Minor Variance Application: A-24-031B / 1 Mugo Pine Street

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

Comments:

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Regarding Deferred Minor Variance Application: A-24-0032B / 52 Radford Drive

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

Comments:

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Regarding Deferred Minor Variance Application: A-24-033B / 37 Kettlewell Crescent Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Deferred Minor Variance Application: A-24-036B / 279 Morningmist Street Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Minor Variance Application: A-24-035B/ 2-18 Corporation Drive Planning – Sara Feshangchi (905) 791- 7800 extension 4145

Comments:

- The Region of Peel Official Plan (RPOP) identifies the surrounding lands as 'Urban System (Schedule E1)' and the subject lands to be within the 'Employment Area (Schedule E4)' which generally seeks to protect and support employment areas for employment uses as designated in municipal official plans. The subject lands are also identified by the RPOP Figure 12 as Provincially Significant Employment Zone 14 and are within 800m of the planned and yet to be implemented 'Major Transit Station Area-QUE-9-Torbram'.
- RPOP Section 5.8 'Employment Areas' aims to protect existing and future Employment Areas to meet the long-term market demands and locational requirements of a diverse range of employment sectors and uses, including Employment Land adjacent to and in proximity to major goods movement facilities and corridors. Further, the RPOP Section 5.8.30 requires that local municipalities direct retail and commercial uses which are below Major Retail thresholds in Employment Areas to appropriate locations on the

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periphery of Employment Areas, that may provide a buffer to sensitive land uses to maintain land use compatibility and are in close proximity to transit service.

- RPOP Section 5.8.36 identifies that retail, residential, commercial and non-ancillary uses may be permitted in the 'Torbram-QUE-9 Major Transit Station Area'.
- The minor variance application A-24-035B proposes to permit a take-out restaurant and a dining room restaurant with a combined GFA of 369 sq m where the subject lands are designated 'Industrial' in the City of Brampton Official Plan and zoned 'Industrial-M3A-363' in the City of Brampton Zoning By-law. The Secondary Plan Area 4 Airport Intermodal Area further identifies the site as 'Prestige Employment' which allows for 1 restaurant per industrial mall.
- In recognizing that the proposed non-employment use meets the intent of the RPOP Employment Area policies, the Region has no objection to the additional take-out restaurant use as it meets the criteria for the municipal official plans for retail and commercial uses below the Major Retail thresholds in Employment Areas.

Regarding Deferred Minor Variance Application: A-24-037B / 3 Kambalda 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-24-038B / 60 Brentcliff Drive

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

Comments:

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Regarding Deferred Minor Variance Application: A-24-039B / 25 Blackstone River Drive
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Deferred Minor Variance Application: A-24-040B / 6 Banting Crescent
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Deferred Minor Variance Application: A-24-041B / 4 Alderway Avenue
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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Regarding Minor Variance Application: A-24-042B/ 5875 Mayfield Road

Planning – Sara Feshangchi (905) 791- 7800 extension 4145

Comments:

- The Region of Peel Official Plan (RPOP) identifies the surrounding lands as 'Urban System (Schedule E1)'.
- The minor variance application A-24-042B proposes to permit a temporary sales office on subject lands designated 'Open Space' in the City of Brampton Official Plan and zoned 'Agriculture' in the City of Brampton Zoning By-law. Further, the Secondary Plan Area 49 Vales of Castlemore North define the site as 'Valleylands' which are areas identified as areas that shall remain primarily in a natural state or be utilized for stormwater management purposes and complementary uses.
- The subject land is located within a Natural Area and Corridor (NAC) of the Greenlands Systems designated under Section 2.14.18 of the RPOP. NACs are to be protected, restored, and enhanced for the long-term ecological function and biodiversity of the Greenlands System.
- The subject land is located within a Potential Natural Area and Corridor (PNAC) of the Greenlands Systems designated under Section 2.14.19 of the RPOP. PNACs are to be protected, restored, and enhanced for the long-term ecological function and biodiversity of the Greenlands System.
- The Region recognizes the proposed temporary sales office is complementary to the proposed use of new residential properties on the neighboring lands to the west which have the same ownership.
- The subject land is located within the Toronto and Region Conservation Authority (TRCA) Flood Plain and within the regulated area.
- The RPOP designates floodplains as a natural hazard under Section 2.16.11. Within this designation, RPOP policies seek to ensure that development and site alterations do not create new or aggravate existing floodplain management problems along flood susceptible riverine environments. We rely on the environmental expertise of the Toronto and Region Conservation Authority for the review of development applications located within or adjacent to natural hazards and 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.

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

Comments:

- **This site does not have frontage to existing municipal sanitary sewer.**
- 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. Fire protection approval is required prior to Region of Peel site servicing connection approval. It is the applicant's responsibility to provide the Region with evidence of fire approval i.e. email and/or the Building Division's approved or latest drawing revision. Regional site servicing connection approvals are required prior to the local municipality issuing full building permit. 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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- A Water service upgrade may be required for the proposed uses. All works associated with the servicing of this site will be at the applicant's expense. please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

Regarding Deferred Minor Variance Application: A-24-043B / 50 Redpoll Court

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

Comments:

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Regarding Deferred Minor Variance Application: A-24-045B / 2 Hazelwood Drive

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

Comments:

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Regarding Deferred Minor Variance Application: A-24-048B / 14 Beamish Court

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

Comments:

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Regarding Deferred Minor Variance Application: A-24-049B / 55 Vivians Crescent

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

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Regarding Deferred Minor Variance Application: A-24-050B / 142 Vanhorne Close

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

Comments:

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Regarding Deferred Minor Variance Application: A-24-051B / 403 Edenbrook Hill Drive

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

Comments:

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Regarding Deferred Minor Variance Application: A-24-053B – 0 Mosswood Trail

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

Comments:

- This site currently does not front an active water or wastewater main. The mains have been issued for construction, but preliminary acceptance has not yet been granted. Preliminary acceptance of the water and wastewater mains will be required prior to permitting any new connections.
- The applicant is advised that, arrangements satisfactory to the Region of Peel, Public Works, shall be made with respect to servicing the site, prior to obtaining the Building Permit.

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)