

Public Works

10 Peel Centre Dr.
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peelregion.ca

April 15th, 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
April 23rd, 2024**

Dear Ms. Vani,

Regional Planning staff have reviewed the applications listed on the **April 23rd, 2024** Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance applications: A-24-006B, A-24-009B, A-24-54B, A-24-072B, A-24-074B, A-24-077B, and A-24-087B.

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

Regarding Deferred Minor Variance Application: DEF-A-24-046B, DEF-A-24-047B, DEF-B-24-002B / 218 McMurchy Avenue

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 A-24-046B (severed lot) propose alterations to lot area and depth, setbacks, and lot coverage.
- Minor variance A-24-047B (retained lot) proposes alterations to lot area and depth, setbacks, an accessory structure in the front yard, and driveway width.
- Consent B-24-002B proposes to facilitate the proposed lot creation for the single residential dwelling.
- The subject lands are identified as ‘Residential’ in the City of Brampton Official Plan and zoned ‘Residential- R1B’ in the City of Brampton Zoning By-law.
- The Region has no objection with the proposed severance. The owner is advised that the water services, curb stops and boxes are in grass areas and minimum 1.0 m from the edge of the driveway and appurtenances must have horizontal separation of minimum 1.2m from all utilities and structures.

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

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

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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.

- 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 service 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.
- The applicant is advised that the adjustment of the lots provided water services, curb stops and boxes are in grass areas and minimum 1.0 m from the edge of the driveway. Additionally, water services and appurtenances must have horizontal separation of minimum 1.2m from all utilities and structures.

Regarding Deferred Minor Variance Application: DEF-A-2024-0049 / 55 Vivians 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.
- 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.

Regarding Deferred Minor Variance Application: DEF-A-22-268B / 2257 & 2267 Embleton Road

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 within the 'Core Areas of the Greenlands System' (Schedule C-2).'
- Minor variance A-22-268B proposes to permit a Day Nursery, whereas the by-law does not permit the proposed use, to permit 40% of the required front yard to be landscaped open space, whereas the by-law requires a minimum 70% of the required front yard to be landscaped open space, to permit a front yard setback of 8.0 metres, whereas the by-law requires a minimum front yard setback of 12 metres, to permit a side yard setback of 6.0 metres, whereas the by-law requires a minimum side yard setback of 7.5 metres; and to permit a building height of 12 metres, whereas the by-law permits a maximum building height of 10 metres. The subject lands are designated 'Residential' in the City of

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Brampton Official Plan and zoned 'Residential-RHM1' in the City of Brampton Zoning By-law.

- The subject land is also identified as located within the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the Credit Valley 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 Credit Valley Conservation Authority 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 minor variance proposal meets criteria from RPOP Section 2.14.16, in that there will be no negative impacts on the Core Feature and identified Natural Wetland on the site, and that the minor site alteration and minor development are proposed away from the Core Area feature to the greatest extent possible, as the proposal maintains a 30 metre buffer to the Wetland, and reduced setbacks and landscaping reductions are not proposed for the rear portion of the property, where the Wetland is located.
- The Region has no objection to this application subject to the adherence and advisements of the CVC being maintained.

Regarding Deferred Minor Variance Application: DEF-A-23-055B / 15 Hale Road 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 DEF-A-23-055B proposes a motor vehicle sales and display (non-employment use) on the subject property which is designated 'Industrial' by the City of Brampton Official Plan and zoned 'Industrial-M2' by the City of Brampton Zoning Bylaw. The subject lands are identified as 'General Employment 2' by the Highway 410 and Steeles Secondary Plan which permits a wide range of employment uses including non-employment uses ancillary to the principal industrial use. This designation does not permit motor vehicle sales and display within the Industrial designation.
- The recently endorsed City of Brampton Official Plan designates the lands as 'Employment (Industrial)' which permits vehicle sales and service consistent with the variance being requested. The City of Brampton Official Plan is endorsed but not yet in full force and effect and represents the direction of Brampton Council.
- The Region of Peel respectfully requests that the motor vehicle sales and display (non-employment use) are recognized as ancillary the proposed increase of the maximum permitted ancillary retail area does not exceed 30.11% of the GFA permitted for retail sales.

New Minor Variance Applications

Regarding Minor Variance Application: A-24-052B / 28 Estateview Circle Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

- Due to the size and function of the 675mm diameter sanitary sewer on Goreway Drive, new connections will not be permitted. (Peel Linear Wastewater Standards 5.1.2)

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- Regional Site Servicing Connection approval and Regional preliminary acceptance of the municipal servicing connections is required prior to the City of Brampton issuing full building permit.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the 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 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 Minor Variance Application: A-24-058B / 38 Fidelity Avenue

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 A-24-058B Minor variance application A-24-058B proposes an exterior stairway leading to a below grade entrance in the interior side yard and an interior side yard setback of 0.05m from the below Grade Stairway, located on subject lands designated 'Residential' in the City of Brampton Official Plan and zoned 'Residential-R1C-1122' in the City of Brampton Zoning By-law.
- The subject land is located within the Credit Valley Conservation Area (CVC) Flood Plain and within the regulated area.
- A floodplain is identified south of the rear yard lot line in proximity to the subject land. We rely on the environmental expertise of the Credit Valley 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 Credit Valley Conservation Authority 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 (CVC).
- The Region has no objection to the proposed exterior stairway and interior side yard setback alterations as it has been advised by the CVC that there are no environmental matters of concerns with this proposal.

Regarding Minor Variance Application: A-24-060B / 67 Donald Stewart 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 the 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 may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.

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Regarding Minor Variance Application: A-24-061B / 479 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 the 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 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 Minor Variance Application: A-24-062B / 49 Nautical 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 the 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 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 Minor Variance Application: A-24-063B / 72 Eldomar Avenue

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

Comments:

- The applicant is required to adhere to Region of Peel Watermain Design Criteria Standard 6.6, that all residential service boxes (curb stops) shall be installed in grass areas with a minimum distance of 1.0 meter from the edge of the driveway.

Regarding Minor Variance Application: A-24-064B / 26 Kenview Boulevard

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)" and identified as Provincially Significant Employment Zone 14 (Schedule E1, E4, and Figure 12).
- Minor variance A-24-064B proposes to permit outside storage for an existing manufacturing building located in the subject lands designated 'Industrial' in the City of Brampton Official Plan and zoned 'Industrial- M1-2616' in the City of Brampton Zoning By-law, and identified as 'Prestige Employment' by the City of Brampton Airport Intermodal Area 4 Secondary Plan Area.
- The proposed location of the storage(s) is identified within the Toronto Region Conservation Area (TRCA) Flood Plain area on the subject property which is located within the regulated area.

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- 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.
- The Region has no objection to the continuation of the proposed outdoor storage use associated with an established industrial use.

Regarding Minor Variance Application: A-24-066B / 56 Mirabell Court

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 the 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 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 Minor Variance Application: A-24-068B / 10 Hazelwood Drive

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 within the Primary Major Transit Station Area Queen St BRT-QUE – 5 (Schedule E5).
- Minor variance A-24-068B proposes to permit a front yard landscaped open space area of 40% where 70% is required, to permit a front yard setback of 0.855m where 9.0m is required, and to increase the allowable lot coverage to 42%, where a maximum of 25% is permitted, located on subject lands designated 'Residential' in the City of Brampton Official Plan and zoned 'Residential-R1A92' in the City of Brampton Zoning By-law.
- A Toronto Region Conservation Area (TRCA) Flood Plain is identified in proximity to the subject land, located immediately southwest outside of the subject property which is also located within the regulated area.
- 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.
- The Region recommends deferral of this minor variance application for the applicant to have the opportunity to provide the TRCA with all necessary and applicable required information and materials demonstrating compliance with TRCA's policies. Should

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deferral not be granted, Peel Region staff recommend refusal of this application at this time.

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

Comments:

- The applicant is required to adhere to Region of Peel Watermain Design Criteria Standard 4.3, that all hydrants near driveways shall have a minimum of 1.25m clearance from the projected garage or edge of driveway, whichever is greater.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the 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 may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
- Installation of and alterations to property line water valves 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.

Regarding Minor Variance Application; A-24-069B / 73 Eastern Avenue

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 within the Major Transit Station Area 'Kennedy-QUE – 2' (Schedule E5).
- Minor variance A-24-069B proposes to permit a motor vehicle sales establishment, on the subject lands designated 'Industrial' in the City of Brampton Official Plan and zoned 'Industrial-M2' in the City of Brampton Zoning By-law.
- The subject lands are identified as 'Central Area Mixed Use' by the Queen Street Corridor Secondary Plan Area 36 which seeks to accommodate mixed use developments incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, a full range of entertainment and cultural uses including, but not limited to, movie theatres, art galleries, live theatre and museums which are managed as a unit.
- The recently endorsed City of Brampton Official Plan designates the lands as 'Employment (Industrial)' which permits vehicle sales and service consistent with the variance being requested. The City of Brampton Official Plan is endorsed but not yet in full force and effect and represents the direction of Brampton Council.
- The Region has no objection to the extension of the temporary zoning by-law for no greater than 5 years if the use remains ancillary to the primary motor vehicle repair facility.

Regarding Minor Variance Application: A-24-070B / 30 Palm Tree Road

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

Comments:

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- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the 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 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 Minor Variance Application: A-24-071B / 9353 Winston Churchill Boulevard 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 within the 'Core Areas of the Greenlands System' (Schedule C-2).
- Minor variance A-24-071B proposes to permit an Industrial use (warehouse) in an Agricultural zone and to permit outside storage of stage rental equipment and oversized motor vehicles for a temporary period of two years, whereas the by-law does not permit outside storage on the subject lands designated 'Open Space' and 'Protected Corridor' in the City of Brampton Official Plan and zoned 'Agriculture' in the City of Brampton Zoning Bylaw.
- RPOP Section 2.14.15 prohibits development and site alteration within the Core Areas of the Greenlands System in Peel with exemptions, including but not limited to minor development and minor site alterations. All exemptions are subject to criteria from RPOP Section 2.14.16.
- The minor variance proposal meets criteria from RPOP Section 2.14.16, in that there will be no negative impacts on the Core Feature and identified Natural Wetland on the site, and that the minor site alteration and minor development are proposed away from the Core Area feature to the greatest extent possible, as the proposed outdoor storage would be in the existing built-up area of the site, where existing buildings are located, away from the unbuilt area and Wetland on the site.
- The subject land is located within the Credit Valley Conservation Area (CVC) Flood Plain and within the regulated area and will therefore require a permit.
- We rely on the environmental expertise of the Credit Valley 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 Credit Valley Conservation Authority 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 Region has no objection to the proposed temporary 2-year industrial outside storage use.

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

Comments:

- This site does not have frontage on an existing municipal water.
- This site does not have frontage on an existing municipal sanitary sewer.

Traffic – Damon Recagno (905)-791-7800 extension 3440

Comments

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- This portion of Winston Churchill Boulevard is under 'Heavy Truck Restrictions,' & "Axle Load Restrictions' as per our Region of Peel By-Law 15-2013, heavy truck restrictions are in place to protect road infrastructure that cannot bear heavy loads or roads where truck traffic would be unsuitable, and axle load restrictions are set each year to protect our roads from excessive damage during the spring thaw. Failure to adhere to heavy truck restrictions may result in fines under the Highway Traffic Act (Section 125) and Municipal By-law.
- Any work within the Region's right-of-way will require permits.

Regarding Minor Variance Application: A-24-073B / 47 Bushwood Trail

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 the 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 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 Minor Variance Application: A-24-075B / 96 Clockwork 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 the 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 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 Minor Variance Application: A-24-076B / 175 Heartview 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 the 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 may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.

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Regarding Minor Variance Application A-24-079B / 80 Donald Stewart 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 the 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 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 Minor Variance Application A-24-081B / 74 Parity 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 the 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 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 Minor Variance Application A-24-083B / 23 Fuller 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 the 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 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 Minor Variance Application: A-24-084B / 35 Bellini Avenue

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 within the 'Natural Areas and Corridors' (Figure 7).
- Minor variance A-24-084B proposes to permit the dwelling, an accessory structure and a swimming pool outside the Schedule C – Section 1508 building area, whereas all structures including dwellings, accessory buildings, swimming pools may only be located within the building area as per Schedule C - Section 1508 on subject lands designated

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'Residential' I the City of Brampton Official Plan and zoned 'Residential-RE2-1508' in the City of Brampton Zoning By-law.

- 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 Region has no objection to the setback reduction proposal as the intended garage addition is proposed near the front portion of the property away from the identified Natural Area located at the rear of the property.

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

Comments:

- This site does not have frontage on an 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 the 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 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 Minor Variance Application A-24-085B / 59 Avalanche 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 the 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 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 Minor Variance Application A-24-086B / 29 Rollingwood 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 the 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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tel: 905-791-7800

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Regarding Minor Variance Application A-24-088B / 22 Zelda 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 the 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-24-089B/ 24 Selby Road

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 and identified by the ROP Official Plan Figure 12 as Provincially Significant Employment Zone 14.
- Minor variance A-24-089B proposes to permit a motor vehicle sales establishment in conjunction with motor vehicle repair; to permit a side yard setback of 0 metres to a proposed roof canopy; to permit 18 parking spaces on site; and to permit a drive aisle width of 4 metres.
- The subject lands are designated 'Industrial' in the City of Brampton Official Plan and zoned 'Industrial-M2' in the City of Brampton Zoning By-law.
- The subject lands are identified as 'General Employment 2' by the Highway 410 and Steeles Secondary Plan which permits a wide range of employment uses including non-employment uses ancillary to the principal industrial use. This designation does not permit motor vehicle sales and display within the Industrial designation.
- The recently endorsed City of Brampton Official Plan designates the lands as 'Employment (Industrial)' which permits vehicle sales and service consistent with the variance being requested. The City of Brampton Official Plan is endorsed but not yet in full force and effect and represents the direction of Brampton Council.
- The Region of Peel would prefer to have this application deferred to allow the applicant to provide specific details including the size of the motor vehicle sales and display area. The Region respectfully requests that should the minor variance application advance, the motor vehicle sales and display (non-employment use), recognized as ancillary, does not exceed the maximum permitted ancillary retail area of 15% of the total GFA of the site, and for the extension to be no more than 3 years.

Regarding Minor Variance Application A-24-090B / 15 Hercules Court

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 the 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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- 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 Minor Variance Application A-24-091B / 59 Cadillac 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 the 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 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 Minor Variance Application A-24-092B / 26 Commodore 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 the 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 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 Minor Variance Application A-24-093B / 61 Truro Circle

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 the 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 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 Minor Variance Application A-24-094B / 40 Bellini Avenue

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

Comments:

- This site does not have frontage on an existing municipal sanitary sewer.

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- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the 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 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 Minor Variance Application: A-24-095B/ 150 West Drive Unit 106

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 within the Major Transit Station Area 'Laurelcrest-QUE – 4' (Schedule E5).
- Minor variance A-24-095B proposes to permit a place of commercial recreation (indoor playground), whereas the By-law does not permit the use on subject lands designated 'Business Corridor' in the City of Brampton Official Plan and zoned 'Industrial - M1A-163' in the City of Brampton Zoning By-law.
- The subject lands are identified as 'Central Area Mixed Use' by the Queen Street Corridor Secondary Plan Area 36 which seeks to accommodate mixed use developments incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, a full range of entertainment and cultural uses including, but not limited to, movie theatres, art galleries, live theatre and museums which are managed as a unit.
- The Region has no objection to the proposed use (place of commercial recreation) as it conforms with the RPOP policy framework.

Regarding Consent Application: A-24-096B/ 32 Vespahills 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), within a Planned Major Transit Station Area – QUE-13 (Schedule E5), and within the 'Natural Areas and Corridors' (Figure 7).
- Minor variance A-24-096B proposes to permit a driveway width of 13.72 metres, whereas the by-law permits a maximum driveway width of 9.14 metres on subject lands designated 'Residential' in the City of Brampton Official Plan and zoned 'Residential-R1A-1881' in the City of Brampton Zoning By-law.
- A Toronto Region Conservation Area (TRCA) Flood Plain is identified within and along the rear portion of the subject land, which is also located within the regulated area.
- 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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- 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 Region has no objection to the expanded driveway width proposal as the driveway is located away from the identified Natural Area located at the rear of the property.

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

Comments:

- The applicant is required to adhere to Region of Peel Watermain Design Criteria Standard 6.6, that all residential service boxes (curb stops) shall be installed in grass areas with a minimum distance of 1.0 meter from the edge of the driveway.

Regarding Minor Variance Application A-24-097B / 50 Commodore Drive

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

Comments:

- This site does not have frontage on an 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 the 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 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 Minor Variance Application: A-24-098B / 26 Pauline Crescent

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

Comments:

- This site does not have frontage on an 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 the 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 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 Minor Variance Application: A-24-099B / 72 Donald Stewart Road

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

Comments:

- This site does not have frontage on an 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 the 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-24-100B / 21 Wellpark Way

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

Comments:

- This site does not have frontage on an 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 the 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 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 Minor Variance Application: A-24-101B / 171 Moffatt Avenue

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

Comments:

- This site does not have frontage on an 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 the 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 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 Minor Variance Application: A-24-102B / 56 Jordensen Drive

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

Comments:

- This site does not have frontage on an existing municipal sanitary sewer.
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New Consent Applications

Regarding Consent Applications B-24-004B / 48 Nostalgia Court and B-24-005B /48 Nostalgia Court

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)
- These applications (B-24-004B and B-24-005B) propose to provide the landowners with clear title in an instance where two semi-detached units have inadvertently merged on title under the *Planning Act*, when the same owner acquired both units. The subject lands are designated ‘Residential’ in the City of Brampton Official Plan and zoned ‘Residential-R3B-827’.
- The Region of Peel has no objection to the issuance of Certificates of Validation.

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)