

Public Works

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

peelregion.ca

May 13th, 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
May 21st, 2024**

Dear Ms. Vani,

Regional development review staff have reviewed the applications listed on the **May 21st, 2024** Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance and Consent applications: **A-24-105B, A-24-109B, A-24-115B, A-24-120B, A-24-122B, A-24-126B, A-24-128B, A-24-129B, A-24-132B, DEF-A-24-104B.**

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

Deferred Minor Variance Applications

Regarding Deferred Minor Variance Applications: A-23-395B, A-23-396B and Consent Application: B-23-031B / 0 Creditview Road

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

Comments:

- The Region of Peel Official Plan identifies the subject lands as 'Urban Growth Centre (Schedule E1)' and within the 'Core Areas of the Greenlands System' (Schedule C-2).
- Section 2.14.15 of the RPOP 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 A-23-395B and A-23-396B propose alterations to the lot area, lot width, and interior side yard in support of the consent B-23-031B which proposes to sever a currently single lot into two parts to facilitate a 2-storey residential dwelling on each lot. The subject lands are designated 'Open Space' by the City of Brampton Official Plan and zoned 'Agriculture -A' by the City of Brampton Zoning By-law.
- The proposed minor variance and consent applications meet criteria from RPOP Section 2.14.16, in that there will be no negative impacts on any natural hazards and features of the Core Areas of the Greenlands System.

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- The subject lands are also identified as 'Primary Valleyland' by the City of Brampton Secondary Plan Area 45 Credit Valley Section 5.4.2.2 which seeks protection of the lands from development and shall remain in a natural state or be used for complementary uses.
- The subject land is located in 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. The CVC has advised a permit has been issued and have not advised of any additional requirements.
- Peel Region staff have no objection to the Minor Variance(s) and Consent Application.

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

Comments:

- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements.
- 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: A-24-041B / 4 Alderway 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 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 at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
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New Minor Variance Applications

Regarding Minor Variance Application: A-24-107B / 29 Baccarat Crescent

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

Comments:

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Regarding Minor Variance Application: A-24-108B / 48 Hockley Path

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

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 at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
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Regarding Minor Variance Application: A-24-106B / 51 Drury Crescent

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

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

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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 Minor Variance Application: A-24-110B / 5 Crescent Hill Drive

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

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 at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
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Regarding Minor Variance Application: A-24-112B / 50 Wooliston Crescent

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

Comments:

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Regarding Minor Variance Application: A-24-113B / 156 Degrey Drive

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

Comments:

- We have no objection with the adjustment of the driveway provided water services curb stops and boxes are in grass areas and minimum 1.0m from the edge of the driveway. Water services and appurtenances must have horizontal separation of minimum 1.2m from all utilities and structures.
- 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 at 905-791-7800 extension 7882 or by e-mail at PWServiceRequests@peelregion.ca.

Regarding Minor Variance Application: A-24-114B / 12 Tina Court

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

Comments:

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Regarding Minor Variance Application: A-24-116B / 6 Leagate Street

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

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 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 Minor Variance Application: A-24-117B / 8600 Goreway 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), 'Employment Area' (Schedule E4), 'Provincially Significant Employment Zone' (Figure 12) and within the 'Core Areas of the Greenlands System' (Figure 7).
- A floodline is identified on the rear portion of the subject property.
- The subject land is identified as located within 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.
- Minor variance application A-24-117B proposes to permit an interior side yard setback of 8.6 metres where the by-law requires a minimum interior side yard setback of 20 metres.
- Section 2.14.15 of the RPOP 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 Valley 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, with an existing fence providing a buffer between the Core Area and the proposed development. Additionally, the proposal is made in support of an existing use of the property, which is also another applicable exception under RPOP Section 2.14.15.

Conclusion:

- Peel Region staff have no objection to the proposed minor variance application.

Regarding Minor Variance Application: A-24-118B / 21 Glendora Crescent

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

Comments:

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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-24-119B / 45 Darren Road

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

Comments:

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Regarding Minor Variance Application: A-24-121B / 13 Adam Street

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

Comments:

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Regarding Minor Variance Application: A-24-123B / 25 Bavenden Crescent

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

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 at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

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Regarding Minor Variance Application: A-24-124B / 18 Bucksaw Street Servicing - Brian Melnyk (905)-791-7800 extension 3602

Comments:

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Regarding Minor Variance Application: A-24-125B / 58 Clover Bloom Road Servicing - Brian Melnyk (905)-791-7800 extension 3602

Comments:

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Regarding Minor Variance Application: A-24-127B / 54 Jordensen Drive Servicing - Brian Melnyk (905)-791-7800 extension 3602

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

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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 Minor Variance Application: A-24-130B / 102 Heartview Road

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

Comments:

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Regarding Minor Variance Application: A-24-131B / 282 Orenda 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 designate in area municipal official plans and identified to be within a 'Provincially Significant Employment Zone -14' (Figure 12).
- 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.
- Minor variance application A-24-131B proposes the use of a motor vehicle sales establishment in an existing industrial building, and the use of outdoor storage for the display of vehicles on the subject lands designated 'Industrial' in the City of Brampton Official Plan, zoned 'Industrial-M1A' in the City of Brampton Zoning By-law and identified as 'General Employment 2' by the City of Brampton Highway 410 and Steeles Secondary Plan Area 5.

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- The subject land is identified as located within 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.
- The Region has no objection to the proposed use of motor vehicle sales establishment and outdoor display of vehicles. However, the Region recommends the use to remain ancillary to the primary industrial use and to cover no greater than 15% of the existing industrial building area.

Condition:

- Display of vehicles for sale shall be provided only in accordance with the sketch attached to the Public Notice for Minor Variance application A-24-131B.

Regarding Minor Variance Application: A-24-133B / 12 Garrison Square

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

Comments:

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Regarding Minor Variance Application: A-24-135B / 16 Mistdale Crescent

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

Comments:

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New Consent and Associated Minor Variance Application

Regarding Minor Variance Application: A-24-136B and Consent Application: B-24-006B / 2000 Williams Parkway West

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)'.
- Consent application B-24-006B proposes the creation of a new lot (32 acres of vacant land) on the western portion of the subject lands in accordance with the severance sketch (east side of Torbram Road) intended for an industrial use. The subject lands are designated 'Industrial' in the City of Brampton Official Plan and 'Industrial-M2-305' in the City of Brampton Zoning By-law. The site is identified as 'General Employment 1' in the Airport Intermodal Secondary Plan Area 4.
- Minor variance application A-24-1364B proposes changes to site-specific zoning provisions for setbacks and landscape requirements along Torbram Road for the severed portion of the lands.
- RPOP Section 5.8.22 seeks 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.
- RPOP Section 5.8.28 seeks to protect and support existing future Employment Areas in the vicinity of the Toronto Pearson International Airport, the Brampton-Caledon Airport, major highway interchanges and rail yards for manufacturing, warehousing and associated retail, office and ancillary facilities where appropriate.
- The Region has no objection to the proposed consent to create a new lot for the use of warehousing, which aligns with RPOP policies for Employment Areas provided that the condition of Regional servicing staff are addressed to their satisfaction.

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

Comments:

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

Condition:

Public Works

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

peelregion.ca

- 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.

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 myself, at sara.feshangchi@peelregion.ca /(905) 791-7800 ext. 4145, or Nicole Capogna at nicole.capogna@peelregion.ca /(905)791-7800 ext. 6330.

Yours Truly,



Nicole Capogna

Junior Planner, Planning and Development Services, Region of Peel

For,

Sara Feshangchi, BURPI

Junior Planner, Planning and Development Services, Region of Peel

CC **John Hardcastle, Manager, Planning and Development Services, Region of Peel**
Dana Jenkins, Principal Planner, Planning and Development Services, Region of Peel