

Public Works

10 Peel Centre Dr.
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June 10th, 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
June 18th, 2024**

Due to recent provincial legislation, as of July 1st, 2024, the Region of Peel will no longer be responsible for the Region of Peel Official Plan (RPOP). Moving forward, comments offered for minor variance and consent applications will reflect this changing role.

Dear Ms. Vani,

Regional development review staff have reviewed the applications listed on the **June 18th, 2024**, Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance and Consent applications: A-24-137B, A-24-138B, A-24-139B, A-24-140B, A-24-141B, A-24-142B, A-24-143B, A-24-144B, A-24-145B, A-24-146B, A-24-147B, A-24-148B, A-24-150B, A-24-151B, A-24-152B, A-24-153B, A-24-154B, A-24-155B, A-24-156B, A-24-157B, A-24-158B, A-24-159B, A-24-160B, A-24-161B, A-24-162B, A-24-163B, A-24-164B, A-24-165B, A-24-166B, A-24-167B, A-24-168B, A-24-169B, A-24-170B, A-24-172B, A-24-173B, A-24-174B, A-24-175B, A-24-176B, A-24-177B, A-24-179B, A-24-180B, A-24-181B, A-24-182B, A-24-183B, A-24-184B, A-24-185B, A-24-186B, B-24-008B, B-24-011B, DEF-A-24-055B, DEF-A-24-063B, DEF-A-24-065B

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

Deferred Minor Variance Applications

Regarding Deferred Minor Variance Application: A-22-268B/ 2257 & 2267 Embleton Road Planning – Marzuq Shamsi (905)-791-7800 extension 3361

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-22-267B 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

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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 Brampton Official Plan (2020 Consolidation) 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: A-23-055B / 15 Hale Road

Planning – Marzug Shamsi (905)-791-7800 extension 3361

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 motor vehicle sales and display, 19 parking spaces whereas a minimum of 20 are required, and to permit a lot area of 1550 square meters for a vehicle impound use, whereas the by-law requires 1800 square meters.
- The subject property is designated 'Industrial' by the City of Brampton Official Plan (2020 Consolidation) and zoned 'Industrial-M2' by the City of Brampton Zoning Bylaw. The zoning category of M2 permits Automobile Impound Facilities.
- 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.

Condition:

The Region of Peel requires that the motor vehicle sales and display shall not exceed 30.11% of GFA and shall remain ancillary to the primary permitted employment use.

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Regarding Deferred Minor Variance Application: A-23-358B / 586 Queen Mary Drive
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

Comments:

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

Regarding Deferred Minor Variance Application: A-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 your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the Local Municipality issuing Building Permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca

Regarding Deferred Minor Variance Application: A-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 your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the Local Municipality issuing Building Permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca

Regarding Deferred Minor Variance Application: A-24-109B / 227 & 229 Main Street South
Servicing – Iwona Frandsen 905-791-7800 extension 7920

Comments:

- Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense.

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- The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.
- A Functional Servicing Report is required to be submitted as part of the Minor Variance, for the Region to model proposed water and wastewater demands/flows and to determine the adequacy of the existing infrastructure for the proposed development.
- Region of Peel may be required to be party to the Site Plan agreement based on modeling results.
- Regional staff recommend deferral of this minor variance application, as the required Functional Servicing Report has not been provided, and Regional staff do not have sufficient information to determine servicing feasibility for the development proposal.

Regarding Deferred Minor Variance Application A-24-110B / 5 Crescent Hill Drive Servicing Connections– 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.
- 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-24-131B / 282 Orenda Road Planning Marzuq Shamsi (905)-791-7800 extension 3361

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 (2020 Consolidation), 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.
- 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

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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:

- The proposed motor vehicle sales establishment and proposed use for outdoor storage of vehicles displayed for sale shall not exceed 15% of the GFA and shall be recognized as ancillary to the primary permitted employment use on the subject lands, in accordance with the sketch attached to the Public Notice for the minor variance application.

Regarding Deferred Minor Variance Application: A-24-134B / 7956 Torbram Rd Unit 19 Planning Marzuq Shamsi (905)-791-7800 extension 3361

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 5.8.22 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.
- Minor variance application A-24-134B proposes to permit an office use (real estate, mortgage broker, accounting, general office to operate from unit 19), whereas the by-law permits an office use excluding offices for licensed professionals. The application also seeks to permit 319 parking spaces, where the by-law requires 328 parking spaces. The site is located on subject lands designated 'Business Corridor' in the City of Brampton Official Plan (2020 Consolidation) and zoned 'Industrial- M1' in the City of Brampton Zoning By-law and identified as 'General Employment 1' by the City of Brampton Airport Intermodal Area Secondary Plan Area 4.
- A floodline is identified on the subject lands.
- The subject land is identified as partially located within the regulated area of the Toronto and Region Conservation Authority (TRCA). We rely on the environmental

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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 primary office use, limited to the existing unit #19, within the industrial plaza as shown on the sketch attached to the public notice for the minor variance application.

New Minor Variance Applications

Regarding Minor Variance Application: A-24-149B / 210 Rutherford Road South Planning – Marzuq Shamsi (905)-791-7800 extension 3361

Comments:

- The Region of Peel Official Plan (RPOP) identifies the subject lands as ‘Urban System’ (Schedule E1), ‘Provincially Significant Employment Zone’ (Figure 12), and ‘Employment Area’ (Schedule E4), which seeks to protect and support employment area lands for employment uses as designated in local municipal official plans.
- Minor variance application A-24-149B proposes to permit motor vehicle sales, rental, and leasing, as primary uses of the subject lands, identified as employment lands.
- The City of Brampton Official Plan (2020 Consolidation) identifies the subject lands as ‘Industrial’ and zoned ‘Industrial M-2’ from the City of Brampton Zoning By-law. The subject lands are identified as ‘General Employment 2’ from 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 the introduction of stand-alone motor vehicle sales, rental, and leasing as primary uses within the Industrial designation.
- Regional staff do not support the minor variance application for the proposed introduction of motor vehicle sales, rental, and leasing uses on the subject lands. As non-employment uses, their proposed introduction as primary uses on identified employment lands does not conform to both local and regional planning policies for employment areas.

Regarding Minor Variance Application: A-24-171B / 9445 Airport Road Planning - Marzuq Shamsi (905)-791-7800 extension 3361

Comments:

- The Region of Peel Official Plan (RPOP) identifies the subject lands as ‘Urban System’ (Schedule E1), ‘Provincially Significant Employment Zone’ (Figure 12), and ‘Employment Area’ (Schedule E4), which seeks to protect and support employment area lands for employment uses as designated in local municipal official plans.
- Minor variance application A-24-171B, proposes to seek relief from the City of Brampton Zoning by-law from required front, side, and rear yard setback provisions, as well as required landscaping buffer and parking provisions. The application also proposes to permit outdoor storage for 350 truck parking spaces, whereas outdoor storage, including for oversized motor vehicles is not

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permitted. The variances proposed are to facilitate an on-going Site Plan application currently under review, SP-24-003B, seeking to develop the subject lands for an industrial building and warehouse of approximately 48,289.01 m²

- The City of Brampton Official Plan (2020 Consolidation) identifies the subject lands as 'Industrial' and zoned 'Industrial M-4' from the City of Brampton Zoning By-law. The subject lands are identified as 'General Employment 1' from 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, and outdoor storage areas, only as accessory to an industrial use, screened from public view.
- The new and recently adopted City of Brampton Official Plan 'Brampton Plan', not yet in full-force and effect, identifies the subject lands as 'Employment' and permits manufacturing, warehousing, research and development, office uses, logistics, and associated commercial, retail, and ancillary uses.
- Regional staff have no objection to the minor variance application, proposing truck parking spaces accessory to and in support of the primary use of the Regional Employment lands, the proposed Industrial building through Site Plan application, SP-24-003B.

Regarding Minor Variance Application: A-24-178B / 8750 The Gore Road

Planning - Marzuq Shamsi (905)-791-7800 extension 3361

Comments:

- The Region of Peel Official Plan (RPOP) identifies the subject lands as 'Urban System' (Schedule E1), 'Major Transit Station Area QUE-14', (Schedule E5). 'Provincially Significant Employment Zone' (Figure 12), and 'Employment Area' (Schedule E4), which seeks to protect and support employment area lands for employment uses as designated in local municipal official plans.
- Minor variance application A-24-178B proposes to permit a public library, where not permitted by the City of Brampton Zoning By-law.
- The City of Brampton Official Plan (2020 Consolidation) identifies the subject lands as 'Office' and zoned 'Office Commercial' from the City of Brampton Zoning By-law. The subject lands are identified as Medium Density Residential from the Bram East Secondary Plan. Section 3.1.1 of the Bram East Secondary Plan permits complementary uses on lands designated as Residential as set out in Part I of the parent Official Plan. Section 4.2.1 (General Residential Policies) from Part I of the parent Official Plan, permits libraries on lands designated as Residential.
- Regional staff have no objection to the proposed public library use consistent with land use designations from the local parent Official Plan and Secondary Plan.

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New Consent Applications

Regarding Consent Application: B-24-007B / 10568 Coleraine Drive

Planning - Marzuq Shamsi (905)-791-7800 extension 3361

Comments:

- The proposed severance is identified within the Toronto Region Conservation Area (TRCA) regulated area which has jurisdiction over the western portion of the subject property. A floodplain is located on the western portion of the subject property.
- 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.
- This proposed severance will facilitate the transfer of lands to Orlando Corporation, to facilitate the fulfilment of conditions of draft approval for 21T-19013B with respect to the delivery of lands to accommodate a stormwater management pond, for the Region of Peel and lands immediately adjacent to Coleraine Drive.
- For the purpose of access, construction, and maintenance of the stormwater management pond prior to the clearance of this consent, the Region will require the applicant to grant access in favour of the Region to the storm pond through establishment of the access easement over the proposed retained lands as depicted on the consent sketch. Access will be required until the stormwater management pond lands are developed or until lands required for the Coleraine Drive realignment have been conveyed to the Region of Peel.

Condition:

- Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to servicing and or temporary access easements, prior to the clearance of this consent application.

Condition:

- The consent to sever application fee shall also be required, in accordance with the applicable fees by-law at the time of payment.

Regarding Consent Application: B-24-010B / 44 West Drive

Planning - Marzuq Shamsi (905)-791-7800 extension 3361

Comments:

- The proposed severance is identified within the Toronto Region Conservation Area (TRCA) regulated area which has jurisdiction over the southern half portion of the subject property. A floodplain is located in the rear along the property line of the subject property.
- 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

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all environmental concerns to be addressed to the satisfaction of the Toronto and Region Conservation Authority.

Servicing Connections– 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. 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.
- 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.
- 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

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 marzuq.shamsi@peelregion.ca / (905) 791-7800 ext. 3361

Thank you,



Marzuq Shamsi, BURPI

Junior Planner, Planning and Development Services, Region of Peel

CC:

John Hardcastle, MCIP, RPP, Manager, Planning & Development Services, Region of Peel

Dana Jenkins, MCIP, RPP, Principal Planner, Planning & Development Services, Region of Peel