

## Public Works

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

[peelregion.ca](http://peelregion.ca)

July 8<sup>th</sup>, 2024

Clara Vani  
Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON, L6Y 4R2  
[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)

**Re:                   Region of Peel Consolidated Comments  
                          City of Brampton Committee of Adjustment Hearing  
                          July 16<sup>th</sup>, 2024**

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**In accordance with Bill 185 which received Royal Assent on June 6, 2024, as of July 1, 2024, the Region has become an upper tier municipality without planning responsibilities. As such, lower-tier municipalities have assumed planning policy and approval responsibilities of the regional municipality, including primary responsibility for all planning in their geographies, except for matters requiring provincial approval. Per section 70.13(2), the Region's official plan will be deemed to constitute the official plan of the City of Brampton, and conformity will still be required until such time as Brampton amends Peel's Official Plan and approval is provided by the Province. Therefore, on July 1, 2024, the current Region of Peel Official Plan became the City of Brampton Official Plan and shall be implemented by the City of Brampton.**

**Notwithstanding the above, at this time it is anticipated that beyond July 1, 2024, the Region's mandate will continue to include the provision of hard and soft services to the community, including but not limited to servicing, transportation, waste management, affordable housing, health services, emergency services, etc. To this end the Region will continue to have an interest in community building to ensure the efficient, financially sustainable, and effective delivery of infrastructure and services.**

**These comments will continue to serve as crucial inputs intended to inform the deliberations and decision-making of the Committee members.**

Dear Ms. Vani,

Regional development review staff have reviewed the applications listed on the **June 16<sup>th</sup>, 2024**, Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance and Consent applications: A-24-188B, A-24-193B, A-24-196B, A-24-201B, A-24-203B, A-24-205B, A-24-210B, A-24-215B, A-24-218, A-24-220B, A-24-221B, A-24-223B, A-24-231B, A-24-232B, A-24-235B, A-24-238B, and for the following deferred application: DEF-A-24-111B.

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

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### Deferred Minor Variance Applications

#### **Regarding Deferred Minor Variance Application: A-24-067B / 14 River Road Unit 2**

P & DS – Nicole Capogna (905) 791-7800 extension 6330

##### **Comments:**

- Minor variance A-24-067B proposes relief to several development standards to accommodate an addition to a single detached dwelling and addition to an existing legal non-conforming garden suite.
- The Region of Peel Official Plan identifies the subject lands as ‘Greenlands System’ (Schedule C1) and Core Areas of the Greenlands System (Figure 7). The subject land is within the regulated area of the Credit Valley Authority (CVC). The Region of Peel relies on the Credit Valley Conservation for the review of development applications located within or adjacent to the regulated area in Peel. We suggest the City of Brampton Committee of Adjustment consider comments from the Credit Valley Conservation and incorporate comments appropriately.

#### **Regarding Deferred Minor Variance Application: A-24-068B / 10 Hazelwood Drive**

P & DS – Nicole Capogna (905) 791-7800 extension 6330

##### **Comments:**

- Minor variance A-24-068B proposes relief to several development standards for a detached dwelling and accessory structures.
- 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). A Toronto Region Conservation Authority (TRCA) Flood Plain is identified in proximity to the subject land, located immediately southwest outside the subject property. The Region of Peel relies on the Toronto and Region Conservation Authority for the review of development applications located within or adjacent to the regulated area in Peel. We suggest the City of Brampton Committee of Adjustment consider comments from the Credit Valley Conservation and incorporate comments appropriately.

#### **Regarding Deferred Minor Variance Application: A-24-109B / 227 & 229 Main Street South**

Servicing – Iwona Frandsen (905) 791-7800 extension 7920

##### **Comments:**

- In November 2022 the Region indicated no servicing concerns for the 400 units proposed under the OPA/ZBA application OZ-21-056B.
- The Minor Variance application submitted in April proposed 680 units, although technical materials were not submitted to support the increase in density.
- The latest submission materials for this Minor Variance application indicate a total of 826 units. It is recommended that a Functional Servicing Report 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.
- Regional staff recommend deferral of this minor variance application, as the required Functional Servicing Report has not been provided, and Regional staff do

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not have sufficient information to determine servicing feasibility for the development proposal.

- Should the committee choose to approve the application without an updated FSR the Region would seek to be involved in the site plan application to ensure evaluation of the technical reports to support increased height and density.

### **Regarding Deferred Minor Variance Application: A-24-149B / 210 Rutherford Road South P & DS – Nicole Capogna (905) 791-7800 extension 6330**

#### **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 advise the minor variance application for the proposed introduction of motor vehicle sales, rental, and leasing uses on the subject lands, a non-employment use, does not conform to both local and regional planning policies for employment areas.

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

#### **Comments:**

- There is a Regional easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title.

## **New Minor Variance Applications**

### **Regarding Minor Variance Application: A-24-189B / 255 Biscayne Crescent P & DS – Nicole Capogna (905) 791-7800 extension 6330**

#### **Comments:**

- The Region of Peel Official Plan (RPOP) identifies the subject lands as '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-24-189B proposes to permit motor vehicle sales as an ancillary function to the primary manufacturing and assembly use on 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. Section 4.4.2.1 identifies industrial uses as areas permitting the development of industrial, manufacturing, distribution, mixed industrial/commercial, and limited

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office uses subject to the appropriate sub-designations and policies in the relevant Secondary Plan. Section 32.1.1 permits non-industrial accessory uses, including a retail outlet that operates in connection with manufacturing facility, given the retail outlet's total gross commercial floor area does not exceed 15% of the total gross industrial floor area of the specified industrial use.

- 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 motor vehicle sales as a primary use within the Industrial designation but does allow for ancillary uses that serve the principal industrial use.
- Provided there is no retail showroom, retail sales or outdoor display of motor vehicles, the application can be deemed to conform to the Region of Peel Official Plan (RPOP).

### **Regarding Minor Variance Application: A-24-190B / 6 Egerton Street**

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

#### **Comments:**

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

### **Regarding Minor Variance Application: A-24-192B / 11 Redwillow Road**

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

#### **Comments:**

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### **Regarding Minor Variance Application: A-24-194B / 24 Preakness Court**

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

#### **Comments:**

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- 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-24-197B / 529 Edenbrook Hill**

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](mailto:siteplanservicing@peelregion.ca).
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### **Regarding Minor Variance Application: A-24-198B / 101 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 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](mailto:siteplanservicing@peelregion.ca).
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### **Regarding Minor Variance Application: A-24-199B / 355 Sunny Meadow Boulevard**

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

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
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### **Regarding Minor Variance Application: A-24-202B / 21 Hodgson Street**

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

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
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### **Regarding Minor Variance Application: A-24-206B / 124 Botavia Downs 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](mailto:siteplanservicing@peelregion.ca).
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### **Regarding Minor Variance Application: A-24-207B / 117 Kingknoll 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](mailto:siteplanservicing@peelregion.ca).
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### **Regarding Minor Variance Application: A-24-208B / 16 Lauraglen 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](mailto: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

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municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

### **Regarding Minor Variance Application: A-24-209B / 22 Vanwood 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](mailto:siteplanservicing@peelregion.ca).
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### **Regarding Minor Variance Application: A-24-211B / 28 Dolly Varden 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](mailto:siteplanservicing@peelregion.ca).
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### **Regarding Minor Variance Application: A-24-212B / 12 Benard Avenue**

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

#### **Comments:**

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### **Regarding Minor Variance Application: A-24-213B / 201 Bufford Drive**

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

#### **Comments:**

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### **Regarding Minor Variance Application: A-24-214B / 12 Cottongrass Lane**

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

#### **Comments:**

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### **Regarding Minor Variance Application: A-24-216B / 53 Harper Road**

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

#### **Comments:**

- 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/>.

### **Regarding Minor Variance Application: A-24-217B / 69 Truro Circle**

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

#### **Comments:**

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### **Regarding Minor Variance Application: A-24-219B / 20 Epsom Downs Drive**

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

#### **Comments:**

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### **Regarding Minor Variance Application: A-24-224B / 19 Mayfair Crescent**

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

#### **Comments:**

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### **Regarding Minor Variance Application: A-24-225B / 10301 Creditview 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](mailto:siteplanservicing@peelregion.ca).
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### **Regarding Minor Variance Application: A-24-226B / 8827 Mississauga Road**

Servicing – Alexandra Maria (905) 791-7800 extension 7991

#### **Comments:**

- 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](mailto:siteplanservicing@peelregion.ca).

### **Regarding Minor Variance Application: A-24-227B / 44 Gladstone Square**

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

#### **Comments:**

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### **Regarding Minor Variance Application: A-24-228B / 20 McCleave Crescent**

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

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### **Regarding Minor Variance Application: A-24-229B / 2 Trewartha Crescent**

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

#### **Comments:**

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### **Regarding Minor Variance Application: A-24-230B / 174 Bufford 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](mailto: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](mailto:siteplanservicing@peelregion.ca).

### **Regarding Consent and Minor Variance Applications: A-24-233B, A-24-234B & B-24-012B / 3455 Queen Street East**

Servicing – Iwona Frandsen (905) 791-7800 extension 7920

- 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:**

- 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.

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

#### **Comments:**

## Public Works

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

[peelregion.ca](http://peelregion.ca)

- Please be advised a pre-consultation file PRE-22-054B has been received. All traffic related matters will be addressed through subsequent planning applications.
- All traffic related matters will be addressed as a part of the on-going pre-application PRE-22-054B.

### **Condition:**

- Should the committee see merit in this consent application, satisfactory arrangement shall be made between the owner and the Region regarding land dedication and access configuration.

### **Regarding Minor Variance Application: A-24-236B / 209 Steeles Avenue West**

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

### **Comments:**

- All traffic related matters will be addressed as a part of the on-going site plan application SP-21-230B.

### **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 [nicole.capogna@peelregion.ca](mailto:nicole.capogna@peelregion.ca) / (905) 791-7800 ext. 6330

Thank you,



**Nicole Capogna**

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