

Public Works

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

peelregion.ca

August 12th, 2024

Clara Vani
Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON, L6Y 4R2
Clara.Vani@brampton.ca

**Re: Region of Peel Consolidated Comments
City of Brampton Committee of Adjustment Hearing
August 20th, 2024**

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 **August 20th, 2024**, Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance and Consent applications: A-24-241B, A-24-243B, A-24-246B, A-24-248B, A-24-249B, A-24-251B, A-24-252B, A-24-253, A-24-255B, A-24-256B, A-24-257B, A-24-258B, A-24-261B, A-24-262B, A-24-268B, A-24-275B, A-24-276B, A-24-279B, A-24-284B, A-24-285B, A-24-286B, and for the following deferred application: DEF-A-24-142B, DEF-A-24-204B, DEF-A-24-215B.

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

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). We understand the CVC has no concerns with the proposal.

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

Comments:

- This site does not have frontage on existing municipal sanitary sewer.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections 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-24-068B / 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 Toronto Region Conservation Authority and incorporate comments appropriately.

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.

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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.
- 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.

Deferred Consent and Minor Variance Applications

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

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)'.
- 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 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.

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- 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.

New Minor Variance Applications

Regarding Minor Variance Application: A-24-239B / 129 Greene Drive (ARU):
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-24-240B / 554 Conservation 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 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 Minor Variance Application: A-24-242B / 1 Boundbrook Drive (ARU):
Servicing – Brian Melnyk (905) 791-7800 extension 3602

Comments:

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Regarding Minor Variance Application: A-24-247B / 16 Pali 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 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 Minor Variance Application: A-24-250B / 124 Moffatt Avenue:

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

Comments:

- The applicant is required to adhere to Region of Peel Watermain Design Criteria Standard 6.6, "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."
- 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-24-263B / 21 Lollard Way:

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

Comments:

- The applicant is required to adhere to Region of Peel Watermain Design Criteria Standard 6.6, "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."

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- 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-24-264B / 36 Bevington Road (ARU):

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 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 Minor Variance Application: A-24-265B / 8645 Heritage Road:

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

Comments:

- No objection to this proposed Minor Variance; however:
 - A Functional Servicing Report is required for the Region to review water and wastewater capacity and to determine the adequacy of the existing services for the proposed development in relation to SP-23-054B. A satisfactory report is required prior to Site Plan Approval.

Regarding Minor Variance Application: A-24-266B / 17 Heathwood Drive (ARU):

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 your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
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Regarding Minor Variance Application: A-24-267B / 13 Merlin 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 your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
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Regarding Minor Variance Application: A-24-269B / 25 Provost Trail:

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

Comments:

- The applicant is required to adhere to Region of Peel Watermain Design Criteria Standard 6.6, "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."
- 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/>.
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Regarding Minor Variance Application: A-24-271B / 16 Cranberry Crescent (Garden Suite):

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 your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
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Regarding Minor Variance Application: A-24-273B / 160 Toba Crescent (ARU):

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

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Regarding Minor Variance Application: A-24-274B / 37 Saturn Drive:

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

Comments:

- The applicant is required to adhere to Region of Peel Watermain Design Criteria Standard 6.6, "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."
- 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-24-277B / 55 Yarmouth Street (ARU):

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 your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
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Regarding Minor Variance Application: A-24-278B / 38 Palm Tree Road (ARU):

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 your existing service may be required. All works associated with the servicing of this site will be at

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Regarding Minor Variance Application: A-24-280B / 12 Ranger Crescent (ARU):

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 your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
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Regarding Minor Variance Application: A-24-281B / 23 Provincial Place (ARU):

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

Comments:

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Deferred Consent and Minor Variance Applications

Regarding Consent and Minor Variance Applications: A-24-282B, A-24-283B & B-24-013B / 20 Evergreen Avenue

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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.
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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 / (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