

Public Works

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

peelregion.ca

September 9th, 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
 September 17th, 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 **September 17th, 2024**, Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance and Consent applications: A-24-288B, A-24-291B, A-24-294B, A-24-298B, A-24-303B, A-24-307B, A-24-308B, A-24-309B, A-24-313B, A-24-315B, A-24-319B, B-24-014B, and for the following deferred applications: DEF-A-24-177B, DEF-A-24-188B, DEF-A-24-218B.

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-24-147B / 9 Lloyd Sanderson 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 soft landscaped area and minimum 1.0m from the edge of the driveway as per Region of Peel Watermain Design Criteria Standard 6.6.
- 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 Deferred Minor Variance Application: A-24-174B / 2611 Embleton Road:

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

Comments:

- Please be advised that service connection sizes shall be in compliance with the 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.

Regarding Minor Variance Application: A-24-212B / 12 Bernard Avenue:

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 by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.

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Regarding Deferred Minor Variance Application: A-24-222B / SW Corner of Lagerfield Drive and All Nations Drive

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

Comments:

- The Region of Peel Official Plan (RPOP) identifies the subject lands within the 'Growth Plan Priority Transit Corridor (Schedule E5)' which generally seeks to develop Major Transit Station Areas as compact, mixed-use hubs with diverse land uses, varied housing, and amenities that support transit and active transportation, thereby boosting density and job opportunities.
- The subject property is designated 'Residential' by the City of Brampton Official Plan (2020 Consolidation) and zoned 'R4A - 3661' by the City of Brampton Zoning by-law.
- Minor variance application DEF-A-24-222B seeks relief of many by-law requirements within categories of use (common element vs standard), lot dimensions, street frontage, building setbacks, dwelling unit width, and permitted yard encroachments.
- 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 Region has no objection subject to the completion of the site plan requirements through SP-24-097B.

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

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.

Regarding Deferred Minor Variance Application: A-24-272B 7 Courtleigh Square

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.

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New Minor Variance Applications

Regarding Minor Variance Application: A-24-290B / 77 Commodore 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.
- 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-24-292B / 29 New Forest Terrace (New Build):

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-24-293B / 31 New Forest Terrace (New Build):

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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- 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-24-300B / 157 Albright 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-24-301B / 28 Crannyfield 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.
- 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-24-302B / 68 Prouse 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.

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- 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-24-305B / 18 Bachelor Street (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.
- 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-24-306B / 57 Creditstone Road: 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-24-309B / 8750 The Gore Road: P & DS – Nicole Capogna (905) 791-7800 extension 6330

Comments:

- The Region of Peel Official Plan (RPOP) identifies the subject lands within 'Major Transit Station Area (Schedule E5)' of the Queen St BRT corridor, 'Provincially Significant Employment Zone (Figure 12)' and 'Employment Areas (Schedule E4)' which generally seeks to support and protect employment areas for employment uses as designated in area municipal official plans.

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- The subject property is designated 'Official Commercial' by the City of Brampton Official Plan (2020 Consolidation) and zoned 'OC-1530' by the City of Brampton Zoning By-law which allows for the following purposes: an office, a bank, trust company, finance company, a dining room restaurant, or a convenience restaurant.
- Minor variance application A-24-309B seeks relief to permit a Commercial School (Academy of Learning Career College), whereas the by-law does not permit the use.

Regarding Minor Variance Application: A-24-311B / 12 Garrison Square:

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 soft landscaped 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-24-314B / 11 Streamline 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.
- 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.

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Regarding Minor Variance Application: A-24-316B / 215 Kingknoll 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.
- 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-24-317B / 26 Michelangelo Drive (New Build):

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-24-318B / 16 Baybrook 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

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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-24-320B / 263 Clockwork 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.
- 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-24-321B / 499 Main Street South:

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

Comments:

- Regional requirements with respect to the development of these lands including servicing capacity requirements associated with the increased unit yield resulting from additional building heights will be addressed through SP-22-120B.

New Consent Applications

Regarding Consent Application: B-24-014B / 1304 & 1310 Steeles Avenue East:

Transportation Development – Damon Recagno (905) 791-7800 extension 3440

Comments:

- We understand this consent proposal as follows: to re-establish the lot line between 1304 and 1310 Steeles Ave East, to provide an easement in favour of 1300 Steeles Ave East, to provide two easements in favour of 1310 Steeles Ave E, an easement in favour of 1304 Steeles Ave East.
- The proposal includes arrangements for both sites to access the land via West Drive and through shared easements with a centrally located access.
- We support this and recognize future site modifications will need to be implemented and we will seek to close and consolidate the accesses consistent with this plan.
- We have no objection to the application but recognize that there are road widening requirements as follows that need to be addressed prior to final and binding:
 - The Region will require the gratuitous dedication of lands to meet the Official Plan requirement of a 27 metre mid-block Right of Way along

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Steeles Avenue, 22.50 metres from the centreline of the original road allowance.

- The Region will require the gratuitous dedication of a 15 x 15 metre daylight triangle at the intersection of Steeles Avenue East and West Drive.
 - The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage of Steeles Avenue behind the property line and daylight triangle, lifted over any approved access.
 - The applicant shall gratuitously dedicate these lands to the Region, free and clear of all encumbrances, and shall provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way. All costs associated with land transfer are the responsibility of the applicant.
 - The Region is in favour of one centrally located mutual access shared between the two properties.
 - Mutual access easements will have to be established between the two properties for shared access off of Steeles Avenue.
- Please see condition below:

Condition

- Satisfactory arrangement shall be made between the owner and the Region regarding land dedication and access configuration.

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