

## Public Works

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

peelregion.ca

December 2<sup>nd</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  
                             December 10<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 **December 10<sup>th</sup>, 2024**, Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance and Consent applications: A-24-399B, A-24-400B, A-24-411B, A-24-414B, A-24-416B, A-24-422B, A-24-423B, A-24-425B, A-24-426B, A-24-430B, B-24-020B, B-24-021B and for the following deferred applications: DEF-A-18-148B, DEF-A-24-120B, DEF-A-24-310B, DEF-A-24-315B, and DEF-B-24-008B.

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-24-068B / 10 Hazelwood Drive:**

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.
- 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](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).
- 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 Deferred 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 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](mailto:PWServiceRequests@peelregion.ca).

#### **Regarding Deferred 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](mailto: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](mailto: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](mailto: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 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](mailto:PWServiceRequests@peelregion.ca).

### **Regarding Deferred Minor Variance Application: A-24-325B / 38 Eastman 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 Deferred Minor Variance Application: A-24-344B / 19 Leo Austin Road:**

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

#### **Comments:**

- Property line water service shut off valves and water services within the road allowance are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. For residential applications, shut off valves and service lines shall be installed in soft landscaped areas with a minimum distance of 1.0m from the edge of the driveway.

### **Regarding Deferred Minor Variance Application: A-24-362B / 12 Loomis Road:**

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

#### **Comments:**

- Property line water service shut off valves and water services within the road allowance are owned by the Region of Peel. All water services shall have shut-off

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valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. For residential applications, shut off valves and service lines shall be installed in soft landscaped areas with a minimum distance of 1.0m from the edge of the driveway.

### New Minor Variance Applications

**Standard servicing comments apply to the following applications:**

**A-24-402B – 27 Troyer Street**  
**A-24-408B – 11 Fallen Oak Court**  
**A-24-412B – 4 Golan Drive**  
**A-24-415B – 134 Larkspur Road**  
**A-24-417B – 23 Oblate Crescent**  
**A-24-418B – 17 Silktop Trail**  
**A-24-419B – 91 Desert Sand Drive**  
**A-24-421B – 76 Redfinch Way**  
**A-24-424B – 586 Conservation Drive**  
**A-24-428B – 1 Copeland Road**  
**A-24-429B – 4 Alderway Avenue**  
**A-24-431B – 46 Everingham Circle**  
**A-24-432B – 15 Braddock 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](mailto: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](mailto: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](mailto:siteplanservicing@peelregion.ca).

### **Regarding Minor Variance Application: A-24-401B / 36 Love Court:**

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

#### **Comments:**

- Property line water service shut off valves and water services within the road allowance are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. For residential applications, shut off valves and service lines shall be installed in soft landscaped areas with a minimum distance of 1.0m 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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- 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](mailto:PWServiceRequests@peelregion.ca)

### **Regarding Minor Variance Application: A-24-403B / 129 Wexford Road:**

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

#### **Comments:**

- Property line water service shut off valves and water services within the road allowance are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. For residential applications, shut off valves and service lines shall be installed in soft landscaped areas with a minimum distance of 1.0m 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](mailto:PWServiceRequests@peelregion.ca).

### **Regarding Minor Variance Application: A-24-427B / 2 Shaftsbury Lane:**

P & DS – Nicole Capogna (905) 791-7800 extension 3660

#### **Comments:**

- All Regional requirements will be addressed through concurrent site plan application SP-23-063B supported by Nicole Capogna ([nicole.capogna@peelregion.ca](mailto:nicole.capogna@peelregion.ca) / (905) 791-7800 ext 6330).

### **Regarding Minor Variance Application: A-24-433B / 10629 Mississauga Road:**

P & DS – Nicole Capogna (905) 791-7800 extension 3660

#### **Comments:**

- All Regional requirements will be addressed through concurrent site plan application SP-22-225B supported by Michelle Hui ([michelle.hui@peelregion.ca](mailto:michelle.hui@peelregion.ca) / (905) 791-7800 ext 3043).

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

#### **Comments:**

- All Transportation Development related matters will be addressed through the on-going site plan application SP-22-225B.

## **New Minor Variance & Consent Applications**

### **Regarding Consent Applications: A-24-405B, A-24-406B, B-24-018B/ 2250, 2280 & 2300 Queen Street East:**

P & DS – Nicole Capogna (905) 791-7800 extension 3660

#### **Comments:**

- Transportation-related comments indicate the need for land to be taken. In light of variances for the severed and the retained lands (including but no limited to

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variance 1, 3 and 7, and 1, 2, 3, 5 and 8 respectively), there will be an impact relative to the space provided between the front of the existing building and the new property boundary. It is in the best interest of both the applicant and the City to fully understand and acknowledge this impact, as it may result in the need for additional variances or discrepancies in the current variance requests at this time.

- Considering the broader context, the Region would support a deferral to allow for a more fulsome conversation with the applicant.

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

#### **Comments:**

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

#### **Condition:**

- 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 and or municipal service easements.

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

#### **Comments:**

- The Region will require the gratuitous dedication of lands to meet the Official Plan requirement for Regional Road 107 (Queen Street East) which has a right of way of;
  - 50.5 metres; 25.25 metres from the centreline of road allowance, within 245 metres of an intersection to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage of Queen Street East behind the property line, 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 not in support of two accesses, the region will support one centrally located right-in/right-out access to the lands to be shared by both the severed and the retained lands.
- Should the committee see merit in this consent application, we request the following be included in the conditions of approval:

#### **Condition:**

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

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

Thank you,



**Nicole Capogna**

Junior Planner, Development Services, Region of Peel

CC:

**John Hardcastle**, MCIP, RPP, Manager, Development Services, Region of Peel

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