

Public Works

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

peelregion.ca

January 20th, 2025

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
January 28th, 2025**

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 **January 28th, 2025**, Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance and Consent applications A-24-435B, A-24-438B, A-24-439B, A-24-440B, A-24-449B, A-24-473B and for the following deferred applications: A-23-417B, A-24-275B, and A-24-379B.

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-24-348B / 12 Festoon Place:

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

Comments:

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

Regarding Deferred Minor Variance Application: A-24-381B / 15 Loafers Lake:

Servicing – Brian Melnyk (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.
- The water shut-off valve may be located within an existing hard surface. Should Regional staff need to access the shut-off valve, this may necessitate the removal of part of the hard surface. The property owner is advised that Peel Region may not be responsible for restoring any damaged hard surfaces.

Regarding Deferred Minor Variance Application: A-24-382B / 76 Barr Crescent:

Servicing – Brian Melnyk (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.
- The water shut-off valve may be located within an existing hard surface. Should Regional staff need to access the shut-off valve, this may necessitate the removal of part of the hard surface. The property owner is advised that Peel Region may not be responsible for restoring any damaged hard surfaces.

New Minor Variance Applications

Standard servicing comments apply to the following applications:

A-24-434B – 39 Peak Drive

A-24-436B – 530 Edenbrook Hill Drive

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A-24-437B – 2 Forsyth Crescent

A-24-442B – 44 Pure Court

A-24-443B – 15 Ringway Road

A-24-445B – 12 Windmill Boulevard

A-24-447B – 155 Richvale Drive South

A-24-452B – 12 National Crescent

A-24-453B – 10 Mirabel Court

A-24-456B – 93 Creditstone 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 servicingconnections@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 servicingconnections@peelregion.ca

Regarding Minor Variance Application: A-24-441B / 28 Clarence 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 servicingconnections@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 servicingconnections@peelregion.ca.
- Installation of and alterations to property line water valves and chambers and sanitary/storm sewer maintenance holes 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.
- 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 by e-mail at PWServiceRequests@peelregion.ca.
- 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

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shall be installed in grass areas with a minimum distance of 1.0m from the edge of the driveway.

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.

Regarding Minor Variance Application: A-24-444B / 42 Thatcher Court:

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.
- The water shut-off valve may be located within an existing hard surface. Should Regional staff need to access the shut-off valve, this may necessitate the removal of part of the hard surface. The property owner is advised that Peel Region may not be responsible for restoring any damaged hard surfaces.

Regarding Minor Variance Application: A-24-450B / 20 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 valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times.
- It appears that the water shut-off valve may be located within an existing hard surface. Should Regional staff need to access the shut-off valve, this may necessitate the removal of part of the hard surface. The property owner is advised that Peel Region may not be responsible for restoring any damaged hard surfaces.

Regarding Minor Variance Application: A-24-451B / 181 Fernforest Drive:

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.
- The water shut-off valve may be located within an existing hard surface. Should Regional staff need to access the shut-off valve, this may necessitate the removal of part of the hard surface. The property owner is advised that Peel Region may not be responsible for restoring any damaged hard surfaces.

Regarding Minor Variance Application: A-24-454B / 33 Snow Leopard Court:

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 grass areas with a minimum distance of 1.0m from the edge of the driveway.

- The water shut-off valve may be located within an existing hard surface. Should Regional staff need to access the shut-off valve, this may necessitate the removal of part of the hard surface. The property owner is advised that Peel Region may not be responsible for restoring any damaged hard surfaces.

Regarding Minor Variance Application: A-24-473B / 0 All Nations Drive:

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

Comments:

- All Regional requirements will be addressed through concurrent site plan application SP-21-168B supported by Dana Jenkins (dana.jenkins@peelregion.ca / (905) 791-7800 ext 4027).

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, 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