

Public Works

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

peelregion.ca

February 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
February 25th, 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 **February 25th, 2025**, Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance and Consent applications: A-24-463B, A-24-478B, A-25-001B, A-25-002B, A-25-004B, A-25-006B, A-25-007B, A-25-010B, A-25-012B, and for the following deferred applications: A-18-148B, A-24-409B, 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-24-215B / 4 Maple Avenue:

Servicing – Brian Melnyk, Sabrina Martins (905) 791-7800 extensions 3602, 3094

Comments:

- Please be advised that widening the driveway may impact the location of the property line water service shut-off valves, which 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. If the water service shut-off needs to be adjusted, please contact Public Works Customer Service at (905) 791-7800 x4409 or by email publicworkscustserv@peelregion.ca.
- 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-24-304B / 29 Torrance Woods:

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 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 at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design criteria. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

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 Deferred Minor Variance Application: A-24-306B / 57 Credit Stone Road:

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

Comments:

- Please be advised that widening the driveway may impact the location of the property line water service shut-off valves, which 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. If the water

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service shut-off needs to be adjusted, please contact Public Works Customer Service at (905) 791-7800 x4409 or by email publicworkscustserv@peelregion.ca.

- 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-24-374B / 52 Donna 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.

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

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

Comments:

- Please be advised that widening the driveway may impact the location of the property line water service shut-off valves, which 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. If the water service shut-off needs to be adjusted, please contact Public Works Customer Service at (905) 791-7800 x4409 or by email publicworkscustserv@peelregion.ca.
- 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-24-420B / 22 Hedgerow Avenue:

Servicing – Brian Melnyk, Sabrina Martins (905) 791-7800 extensions 3602, 3094

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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- 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 at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design criteria. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

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.

New Minor Variance Applications

Standard servicing comments apply to the following applications:

- A-24-457B – 5 Sutherland Avenue
- A-24-459B – 32 Willick Place
- A-24-461B – 122 Eldomar Avenue
- A-24-464B – 8 Dunegrass Way
- A-24-469B – 5 Dunn Place
- A-24-471B – 24 Peak Drive
- A-24-474B – 130 Fandango Drive
- A-24-476B – 1 Tennant Drive
- A-24-477B – 152 Clover Bloom Road
- A-24-480B – 107 Eastbrook Way
- A-24-481B – 52 Commodore Road
- A-24-482B – 6 Mirabell Court
- A-24-483B – 81 Drake Boulevard
- A-24-484B – 116 Starhill Crescent
- A-24-485B – 20 Bucksaw Street
- A-25-008B – 21 Banting Crescent

Servicing – Brian Melnyk, Sabrina Martins (905) 791-7800 extensions 3602, 3094

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 servicingconnections@peelregion.ca.
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Regarding Minor Variance Application: A-24-458 / 46 Bromley Crescent:

Servicing – Brian Melnyk, Sabrina Martins (905) 791-7800 extensions 3602, 3094

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 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 at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design criteria. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

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-24-460B / 10 Kentucky Drive:

Servicing – Brian Melnyk, Sabrina Martins (905) 791-7800 extensions 3602, 3094

Comments:

- Please be advised that widening the driveway may impact the location of the property line water service shut-off valves, which 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. If the water service shut-off needs to be adjusted, please contact Public Works Customer Service at (905) 791-7800 x4409 or by email publicworkscustserv@peelregion.ca.
- 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 PWSserviceRequests@peelregion.ca.

Regarding Minor Variance Application: A-24-465B / 34 Creekwood Drive:

Servicing – Brian Melnyk, Sabrina Martins (905) 791-7800 extensions 3602, 3094

Comments:

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Regarding Minor Variance Application: A-24-466B / 6101-6261 Mayfield Road:
P & DS – Nicole Capogna (905) 791-7800 extension 6330

Comments:

- All Regional matters will be address via the associated planning application, SP-21-161B.

Regarding Minor Variance Application: A-25-003B / 35 Brookview Road:
Servicing – Brian Melnyk, Sabrina Martins (905) 791-7800 extensions 3602, 3094

Comments:

- Please be advised that widening the driveway may impact the location of the property line water service shut-off valves, which 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. If the water service shut-off needs to be adjusted, please contact Public Works Customer Service at (905) 791-7800 x4409 or by email publicworkscustserv@peelregion.ca.
- 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-25-005B / 42 Beckenham Road:
Servicing – Brian Melnyk, Sabrina Martins (905) 791-7800 extensions 3602, 3094

Comments:

- Please be advised that widening the driveway may impact the location of the property line water service shut-off valves, which 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. If the water service shut-off needs to be adjusted, please contact Public Works Customer Service at (905) 791-7800 x4409 or by email publicworkscustserv@peelregion.ca.
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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.

Regarding Minor Variance Application: A-25-013B / 11499 The Gore Road:

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

Comments:

- All Regional matters will be address via the associated planning application, SP-22-226B.

New Consent Variance Applications

Regarding Consent Application: B-25-001B / 10194 Heart Lake Road:

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

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.

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