

Public Works

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March 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
 B-24-017B / 10514 Coleraine Drive
 City of Brampton Committee of Adjustment Hearing
 March 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,

Further to our letter dated March 17th, 2025, Regional development staff have reviewed Consent Application **B-24-017B / 10514 Coleraine Drive** listed on the **March 25th, 2025**, Committee of Adjustment Agenda and offer the following comments.

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

Comments:

- The properties are located within Secondary Plan Area 47 (Highway 427 Industrial Secondary Plan). A key element of this Secondary Plan is recognizing the proximity of this area to Highway 427 and establishing a series of east-west and north-south

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collector roads that take advantage of established intersections and the surrounding transportation network, and then also protecting for the GTA-West Corridor.

- In implementing the Secondary Plan, an Environmental Assessment (EA) has been completed for this area which included a review of the access management along roads in the area, including the new Arterial A2 (new north-south collector road with restricted access), Coleraine Drive, Clarkway Drive, Countryside Drive, the new East-West Arterial Road and Mayfield Road.
- The Region and City are also initiating an Addendum to this EA to refine access management requirements for certain key parcels.
- The property identified as 10514 Coleraine Drive is critical for the implementation of the transportation network described in the Secondary Plan and EA.
- As shown on the Consent Sketch, the new Arterial A2 will cross the property on the eastern portion and the new East-West Arterial Road will also cross the property at the north-west corner. Both of these roads will then intersect just to the north of the property. Together with Highway 50, Arterial A2 and the realigned Coleraine Drive will be under the jurisdiction of the Region of Peel (Regional Roads).
- The proposed consent aligns with the EA and seeks to resolve an issue outstanding following the original approval of the EA with respect to access for the subject lands. The consent, as proposed, speaks to mutual access easements yet does not demonstrate an access location within the subject lands that would be beneficial to 12 Cadetta Road. Where the subject lands has frontage existing and proposed largely on Regional roads, this is a matter of interest to Peel.
- While the Region is generally supportive of the intent of the application, there is insufficient information to complete our review, make fulsome recommendations, and provide conditions of approval. Specifically, we're seeking additional information on how the mutual access easements will work in terms of accesses to and from both properties involved in the application. Accordingly, the application should be deferred to a future committee hearing.
- Please be advised the Region will be seeking land dedications for Highway 50, Coleraine Drive and Arterial A2.

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