

Public Works

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

peelregion.ca

April 22, 2025

Clara Vani
Secretary-Treasurer
Committee of Adjustment
Corporation of the 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
 April 29, 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 **April 29, 2025**, Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance and Consent applications: A-25-027B, A-25-030B, A-25-033B, B-25-003B, and for the following deferred applications: A-24-413B, A-24-446B, and A-25-007B.

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 extensions 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 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.
- 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-24-200B / 4598 Countryside Drive:

P & DS – Dana Jenkins (905) 791-7800 extension 4027

Comments:

- The Region acknowledges the City will require the submission of a formal site plan application subsequent to the approval of the minor variance.
- We generally have no objection to the proposal, provided that additional servicing materials are submitted as outlined below and the resulting site plan application is circulated to the Region. However, the Region prefers that the matter be deferred until a demand table demonstrating satisfactory watermain capacity is submitted.
- In the absence of a deferral, we have provided a condition below to be implemented if the committee sees merit in considering and approving the application as proposed at this time.

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

Comments:

- This site does not have frontage to existing municipal sanitary sewer
- Servicing of this site may require upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of all applicable fees, charges, and costs associated with the development of this site.
- Our standards specify that ICI services are required to connect to a minimum 300mm watermain (Watermain Design Criteria 2.1); however, since a 300mm is not fronting the site, we will model to confirm that the existing 150mm watermain can accommodate the proposal.

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- A completed Demand Table is required to be submitted as part of the Minor Variance, for the Region to model the proposed water (fire and domestic) and sanitary demands and flows and to determine the adequacy of the existing infrastructure for the proposed development. Please find the latest Demand Table form on-line at <https://peelregion.ca/public-works/design-standards/pdf/water-wastewater-modelling-demand-table.pdf>.
- 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.
- Fire protection approval from the City of Brampton shall be provided to the Region of Peel by the applicant i.e., email and/or the Building Division's approved or latest drawing revision.
- 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.
- Regional Site Servicing Connection approval and Regional preliminary acceptance of the municipal servicing connections may be required prior to the City of Brampton issuing full building permit.
- 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.
- The existing municipal watermain is located within the municipal boulevard. To determine the impact to the infrastructure, if applicable, we may require review of grading and streetscape drawings. The drawing shall show curbs, sidewalk, and Regional infrastructure.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
- All our Design Criteria, Standards, Specifications, Procedures, Report and Submission requirements are found on-line at <https://www.peelregion.ca/public-works/design-standards/#procedures>.
- Please refer and adhere to the Regional By-laws that are applicable to your proposal, such as, but not limited to, the Water and Backflow Prevention By-laws <https://www.peelregion.ca/council/bylaws/archive.asp>.
- Please refer to our Watermain Standard Drawings on-line to determine which standards are applicable to your project <https://www.peelregion.ca/public-works/design-standards/drawings/watermain/>.
- 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.

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Condition:

- The applicant shall submit and receive approval for a site plan application including servicing materials satisfactory to the Region of Peel prior to final approval of the minor variance application.

Regarding Deferred 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 Deferred Minor Variance Application: A-24-461B / 122 Eldomar Avenue:

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

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.

New Minor Variance Applications

Regarding Minor Variance Application: A-25-025B / 28 Rosegarden Drive:

Servicing – Brian Melnyk (905) 791-7800 extensions 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 Choose an item. required prior to the local

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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-25-028B / 44 Centre St N:

Servicing – Brian Melnyk (905) 791-7800 extensions 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. 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 servicingconnections@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals Choose an item. 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.
- 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 x7993 or by e-mail PWServiceRequests@peelregion.ca.

Regarding Minor Variance Application: A-25-035B / 1925 Cottrelle Boulevard:

Servicing – Camila Marzuk (905) 791-7800 extensions 8230

Comments:

- Any changes to the underground water or sanitary sewer for the purpose of the Temporary Sales Office 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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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 Consent Applications

Regarding Minor Variance Application: B-25-004B / 8470 & 8480 Highway 50:

Servicing – Alexandra Maria (905) 791-7800 extensions 7991

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 Department shall be made with respect to servicing the severed and retained parcels.

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 me at dana.jenkins@peelregion.ca or 905-791-7800 extension 4027. Thank you, Clara.

Regards,

Dana Jenkins

Dana Jenkins
Development Services

cc: John Hardcastle, MCIP, RPP, Manager, Development Services, Region of Peel