

Public Works

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

peelregion.ca

June 12, 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
 June 24, 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 **June 24, 2025**, Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance and Consent applications: A-25-050B, A-25-053B and for the following deferred application: A-25-036B.

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 Dr:
Servicing – Wendy Jawdek 905-866-7478 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 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: DEF-A-24-413B / 3&4-2084 Steeles Avenue East

Development Services – Dana Jenkins (905) 791-7800 extension 4027

Comment:

- All matters of Regional interest have been addressed via the associated planning application SP-21-044B.

Deferred Consent Applications

Regarding Deferred Consent Application: B-25-006B / 0 Finley Road:
Servicing – Wendy Jawdek (905) 791-7800 extension 6019

Comment:

- 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.

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New Minor Variance Applications

Regarding Minor Variance Application: A-25-049B / 31 Rosegarden Dr:

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

Comments:

- This site does not have frontage to existing municipal sanitary sewer.
- 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 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 servicingconnections@peelregion.ca.
- All unutilized water 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.
- 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, standards specification and procedures.
- 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-25-051B / 54 Nuggett Ct:

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

Comments:

- There is a Regional sanitary easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted.
- Certain restrictions apply with respect to Regional easements as per the documents registered on title.

Deferred Consent and Associated New Minor Variance Application

Regarding Deferred Consent and Associated New Minor Variance Application: A-25-054B, DEF-B-25-008B / 2-6 Maritime Ontario Boulevard:

Development Services – Dana Jenkins (905) 791-7800 extension 4027

Comment:

- No new access will be supported along Queen Street East. All Regional requirements were addressed through site plan application SP-22-087B.

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Servicing – Sabrina Martins (905) 791-7800 extension 3094

Comment:

- 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.

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 at (905) 791-7800 ext. 4027. Thank you, Clara.

Regards,

Dana Jenkins

Dana Jenkins, MCIP, RPP
Principal Planner

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