

## Public Works

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

[peelregion.ca](http://peelregion.ca)

March 1, 2021

Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment,  
City of Brampton  
2 Wellington Street West  
Brampton, ON, L6Y 4R2

**Re: Peel Region Consolidated Comments  
City of Brampton Committee of Adjustment Hearing March 9<sup>th</sup>, 2021**

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Dear Ms. Myers,

Regional Planning staff have reviewed the minor variance and consent applications listed on the March 9<sup>th</sup>, 2021 Committee of Adjustment Agenda. We have no objections or comments on the following applications: A-16-186B, A-21-005B, A-21-007B, A-21008B, A-21-009B, A-21-010B, A-21-012B, A-21-013B, A-21-014B, A-21-015B, A-21-016B, A-21-017B, A-21-018B, A-21-019B, A-21-020B, A-21-021B, A-21-023B, A-21-024B, A-21-025B, A-21-027B, A-21-028B, A-21-031B

The Region of Peel offers our comments and/or conditions on the following applications:  
**Regarding Minor Variance Application A-20-022B, 1817 & 1831 Queen Street West**  
Planning – Abiral Homagain (905) 791-7800, extension 8730

**Comments:**

- The subject land is located within a Core Area of the Greenlands System in Peel as identified under policy 2.3.2 of the Regional Official Plan. We rely on the environmental expertise of the Credit Valley Conservation Authority (CVC) for the review of development applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. We request that City of Brampton Committee of Adjustment and staff consider comments from the CVC and incorporate their conditions of approval appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Credit Valley Conservation Authority (CVC).
- The subject land is located in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the Credit Valley Conservation Authority for the review of development applications located within or adjacent to the regulated area in Peel and their potential impacts on the natural environment. We therefore request that the City of Brampton Committee of Adjustment and staff consider comments from the Credit Valley Conservation Authority and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Credit Valley Conservation Authority (CVC).

Traffic Development – Catherine Barnes (905) 791-7800, extension 7569

- No comments at this time, all comments being addressed through SP-20-036B

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### **Regarding Minor Variance Application A-20-032B, 1455, 1465 & 1475 Mayfield Road**

Servicing – Camila Marczuk (905) 791-7800, extension 8230

#### **Comment:**

- As per the Region of Peel Public Works Stormwater Design Criteria and Procedural Manual, the Region of Peel shall require the use of Low Impact Development (LID) approaches where no site-specific soil, groundwater, infrastructure or policy constraints exist.
- Stormwater Management techniques shall be implemented to the satisfaction of the Region of Peel, the local Conservation Authority and all concerned departments and agencies (4.0)
- Post development flows must be equal to pre-development flows (4.3)
- The Region of Peel Shall require stormwater quantity control to reduce stormwater peak flow run off from developing sites. Post development flows shall not adversely affect the performance of downstream Region of Peel infrastructure, negatively impact adjacent properties and exacerbate or increase the downstream flood or erosion risk (4.3)
- Where possible, flows from outside the Regional Road allowance are to be directed to the local municipality's storm sewer system (5.1)
- No grading will be permitted within any Region of Peel ROW to support adjacent developments (5.1)
- The applicant is advised that, arrangements satisfactory to the Region of Peel, Public Works, shall be made with respect to grading and drainage.

### **Regarding Consent Application B-21-003B, 4296 Queen Street East**

Servicing – Camila Marczuk (905) 791-7800, extension 8230

#### **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.

#### **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 service easements.

### **Regarding Deferred Minor Variance Application DEF-A-20-051B, 6 Tracey Boulevard**

Planning – Abiral Homagain (905) 791-7800, extension 8730

#### **Comment:**

- The subject land is located in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and their potential impacts on the natural environment. We therefore request that the City of Brampton Committee of Adjustment and staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Credit Valley Conservation Authority.

**Public Works**

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Traffic Development – Catherine Barnes (905) 791-7800, extension 7569

**Comment:**

- No access will be supported off queen street East (Regional Road 107)

Best,



Abiral Homagain  
Junior Planner, Development Services