

Public Works

10 Peel Centre Dr.
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peelregion.ca

March 25, 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 30th, 2021

Dear Ms. Myers,

Regional Planning staff have reviewed the minor variance and consent applications listed on the March 30^h, 2021 Committee of Adjustment Agenda. We have no objections or comments on the following applications: A-21-033B, A-21-035B, A-21-036B, A-21-037B, A-21-038B, A-21-039B, A-21-041B, A-21-042B, A-21-043B, A-21-044B, A-21-045B, A-21-046B, A-21-047B, A-21-048B, A-21-050B, A-21-051B, B-21-005B. We have no objections or comments on the following deferred applications: DEF-A-20-157B, DEF-A-21-004B, DEF-A-21-023B,

The Region of Peel offers our comments and/or conditions on the following applications:
Regarding Minor Variance Application A-18-011B, Nexus Avenue and Ebenezer Road
Planning – Abiral Homagain (905) 791-7800, extension 8730

- Minor Variance application A-18-011B proposes a 5-storey mixed use building with senior apartments and retail uses on the subject property which is designated "Business Corridor" as per Schedule A "General Land Use Designations" of the City of Brampton Official Plan. Secondary Plan "SPA 41 Brampton East" and Schedule SP41 (a) designate the subject land as "Mixed Commercial/Industrial". In addition, the lands are zoned Industrial "M4-2568".
- A Place to Grow (2019) policy 2.2.5.6 states, "Upper-and single-tier municipalities, in consultation with lower-tier municipalities, will designate all employment areas in official plans and protect them for appropriate employment uses over the long-term. For greater certainty, employment area designations may be incorporated into upper-and single-tier official plans by amendment at any time in advance of the next municipal comprehensive review."
- Region of Pel Official Plan policy 5.6.2.6 seeks to protect and support employment areas for employment uses as designated in area municipal official plans. Policy 6.6.2.6 defines employment areas in the City of Brampton as those contain lands designated: Office, Industrial and certain Business Corridor Lands, as further defined in the Brampton Official Plan. In addition, Regional Official Plan policy 5.6.2.8 permits the conversion of lands within employment areas only through a municipal comprehensive review.
- The proposed variances do not fully address Regional Official Plan policies and Objectives related to employment protection.



**Regarding Minor Variance Application A-20-022B, 1817 and 1831 Queen Street West
Traffic Development – Catherine Barnes (905) 791-7800, extension 7569**

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

**Regarding Minor Variance Application A-20-034B, 305 & 315 Fogal Road
Traffic Development – Catherine Barnes (905) 791-7800, extension 7569**

- No comments at this time, all comments being addressed through SP-20-122B

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Best,

Abiral Homagain
Junior Planner, Development Services