

Public Works

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

peelregion.ca

June 14, 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 June 22, 2021**

Dear Ms. Myers,

Regional Planning staff have reviewed the minor variance and consent applications listed on the June 22, 2021 Committee of Adjustment Agenda. We have no objections or comments on the following applications: A-21-112B, A-21-113B, A-114B, A-21-115B, A-21-120B, A-21-122B, A-21-125B, A-21-126B. We have no objection to the following deferred application(s): DEF-A-21-014B and DEF-A-21-016B.

The Region of Peel offers our comments and/or conditions on the following applications:

Regarding Minor Variance Application A-21-116B, 23 Sheepberry Terrace

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

Comments:

- 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).

Regarding Minor Variance Application A-21-117B & A-21-118B, 41 Marysfield Drive

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

Comments:

- The subject land is located a Potential Natural Area and Corridor (PNAC) of the Greenlands Systems in Peel designated under Policy 2.3.2.10 of the Regional Official Plan (ROP). We rely on the environmental expertise of the Toronto and Region Conservation Authority (TRCA) 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 TRCA and incorporate their conditions of approval appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Toronto and Region Conservation Authority (TRCA).

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Regarding Minor Variance Application A-21-119B, 30 Cynthia Crescent

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

Comments:

- The subject land is located in the regulated area of the Toronto and Region Conservation Authority (TRCA). We rely on the environmental expertise of the Toronto and Region 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 Toronto and Region Conservation Authority and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Toronto and Region Conservation Authority.

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

Comments:

- 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 siteplanservicing@peelregion.ca.

Regarding Minor Variance Application A-21-121B, 47 Rainbrook Close

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

Comments:

- The subject land is located in the regulated area of the Toronto and Region Conservation Authority (TRCA). We rely on the environmental expertise of the Toronto and Region 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 Toronto and Region Conservation Authority and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Toronto and Region Conservation Authority.

Regarding Minor Variance Applications A-21-123B, 400 & 420 Parkhurst Square

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

Comments:

- There is a Regional Sanitary Sewer easement on the subject site. 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.
- The Region of Peel has an Environmental Compliance Approval (9582-B9TRLW) for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no additional flows are permitted and no new connections are made to Regional Roads.
- Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the Region of Peel, the local Conservation Authority and all concerned departments and agencies. Alternatively, flows can be mitigated using Low Impact Development Technologies. Developers

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are required to demonstrate how this will be achieved through a Stormwater Management Report.

- No grading will be permitted within any Region of Peel ROW to support adjacent developments

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

Comments:

- Region of Peel is currently reviewing SP-20-187B, outstanding conditions are being addressed under the ongoing Site Plan Application.

Regarding Minor Variance Application A-21-127B, 2207 Embleton Drive

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.
- 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).
- 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 Toronto and Region Conservation Authority (TRCA) 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 TRCA and incorporate their conditions of approval appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Toronto and Region Conservation Authority (TRCA).

Regarding Consent Application B-21-009B, 41 Marysfield Drive

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

Comments:

- The subject land is located a Potential Natural Area and Corridor (PNAC) of the Greenlands Systems in Peel designated under Policy 2.3.2.10 of the Regional Official Plan (ROP). We rely on the environmental expertise of the Toronto and Region Conservation Authority (TRCA) 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 TRCA and incorporate their conditions of approval appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Toronto and Region Conservation Authority (TRCA).

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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. 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
- The applicant shall verify the location of the existing service connections to the retained and severed parcels to determine if a private servicing easement is required. Please contact Records at PWServiceRequests@peelregion.ca. In addition, requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>

Best,



Abiral Homagain
Junior Planner, Development Services