

Public Works

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peelregion.ca

July 7, 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 July 13th, 2021**

Dear Ms. Myers,

Regional Planning staff have reviewed the minor variance and consent applications listed on the July 13, 2021 Committee of Adjustment Agenda. We have no objections or comments on the following applications: A-21-128B, A-21-130B, A-21-131B, A-21-132B, A-21-136B, A-21-138B, A-21-139B, V-21-001B. We have no objection to the proposed deferred applications: DEF-A-21-049B, DEF-A-21-097B, DEF-A-21-103B, A-21-104B, DEF-B-21-004B.

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

Regarding Deferred Minor Variance Application A-15-213B, 8211 Mayfield Road

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

Comments:

- Minor variance application A-15-213B proposes a change in use to permit the operation of a construction yard where the by-law does not permit the use.
- The subject property is zoned Agricultural (A) as per bylaw 270-2004 and from previous minor variance application in 2012 (A12-127) allowed the temporary operation for 3 years. The renewal of the use application applied in 2015 (A-15-213B) was not approved. This operation has continued under no variance or by-law operating the office use with associated outside storage in the lands zoned Agricultural.
- The subject lands are located within Special Policy Area 5 of the Highway 427 Industrial Secondary Plan which is currently under the appeal to the Local Planning Appeals Tribunal.
- The subject lands are located within Special Policy Area 5 of the Highway 427 Industrial Secondary Plan. It is noted that lands within Special Policy Area 5 shall be protected from development until the alignment of the Arterial A2 identified within Special Policy Area 5 and the intersection of Arterial A2 with Mayfield Road has been determined as a part of an Environmental Assessment for the Area 47 Arterial Road network or it has been demonstrated to the satisfaction of the City and the Region of Peel that a development proposal can proceed without impacting the final determination of the intersection location and alignment of Arterial A2 identified within Special Policy Area 5 (6.5.1).
- Development is defined in the Regional Official Plan as a means of creation of a new lot, a change in land use or construction of buildings as structures, required approval under the Planning Act but does not include activities that create or

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maintain infrastructure authorized under an environmental assessment process or works subject to the Drainage act.

- Please note that the subject site is within the limits of two current Regional Public Works Projects.
- The proposed development is within the limits of an ongoing Regional Capital Project for road widening (Capital Project 13-4065. The project manager is Serguei Kabanov (Serguei.Kabanov@peelregion.ca)
 - The applicant is advised that all future submission must reflect the latest design and property requirements for the ongoing capital project.
- This proposed development falls within the study area for the Class Environmental Assessment (Class EA) Study on arterial roads within the Highway 427 Industrial Secondary Plan Area. (Regional Capital Project No. 20-4040). The City of Brampton and Region of Peel are undertaking this Class EA Study. Special Policy Area 47 and Arterial A2 EA project (Capital Project 20-4040). The project manager is Sonya Bubas (sonya.bubas@peelregion.ca)
 - The latest Property Impact Plan for this property indicates the potential for an intersection on Mayfield Road at this location resulting in property requirements from this parcel. This alignment has not yet been finalized due to impacts related to the GTA West (MTO). The Project Manager, Sonja Bubas, can provide further information about the project and confirm details on any updated property requirements. The owner is aware of the proposed A2 alignment and property impacts, with the most recent communication being after PIC #2 in late 2019, early 2020.
- Effective June 19, 2019, the Ministry of Transportation (MTO) announced the resumption of the Greater Toronto Area West Environmental Assessment (GTA West EA). The subject land is within the vicinity of the GTA West EA and Transmission Corridor study area. Under the policies of the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement (2014), planning authorities have a shared responsibility to protect planned corridor to meet current and projected needs. The City of Brampton shall circulate this application to the Ministry of Transportation for review and approval.
- 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.
- The region recommends the applicant seek a Temporary Use By-law as the application is not minor in nature and seeks to have a primary industrial/office use on the lands designated as agricultural.
- It is therefore recommended that the variance not be approved as proposed.

Servicing– Bernadette Sniatenchuk (905) 791-7800 extension 8589

Comments:

- Any changes to the underground servicing will require review by Servicing Connections. Site Servicing approvals are required prior to the local municipality

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issuing building permit. For more information, please contact our Site Servicing Technicians at siteplanservicing@peelregion.ca

- 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 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
- Grading and Drainage approval by the Region is required prior to Site Plan Approval

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

Comments:

- The Region's Realty and Legal teams are currently under review of the materials and request deferral and offer no comments at this time.

Regarding Minor Variance Application A-21-129B, 38 Davenhill Road

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 Application A-21-130B, 3009 Steeles Avenue West & 7920 Mississauga Road

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

Comments:

- The subject land is located within a Natural Area and Corridor (NAC) of the Greenlands Systems designated under Policy 2.3.2.9 of the Regional Official Plan (ROP). We rely on the environmental expertise of the Credit Valley Conservation Authority (CVC) for the review of development applications located within or adjacent to the Greenlands Systems in Peel and their potential impacts on the natural environment. 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

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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).

Regarding Minor Variance Application A-21-133B & A-21-134B, 27 Ixworth Circle & 29 Ixworth Circle

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-21-137B, 8950 McLaughlin Road South

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

Comments:

- Minor Variance A-21-137B proposes to permit a “*seniors residential apartment dwelling*” whereas the by-law does not permit the proposed use.
- The subject property is zoned Institutional 2 (I2) as per bylaw 204-2010. The subject site is designated as Open Space under Schedule A of the Brampton Official Plan and further designated Institutional under Brampton Flowertown Secondary Plan Area 6 Schedule 6.
- The subject property is designated as Built-up Area and Urban System as per Regional Official Plan Schedule D4 and Urban System as per Schedule D respectively.
- The applicant must demonstrate that there is satisfactory servicing for water, stormwater and wastewater infrastructure and identify the ROW requirements as per the Region of Peel Official Plan through a formal site plan application. This can be facilitated through a submission of a complete Pre-consultation application for a future Site Plan application to the City of Brampton.
- Should any access be proposed to Queen Street, please be advised that the Region evaluates and controls Access through our Controlled Access By-Law 62-2013 and

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the Road Characterization Study (RCS); please ensure that all proposed access(es) are in accordance with them.

- Property dedication will be required as a condition of Site Plan approval as per Section 7.7 of the Region of Peel Official Plan. Property requirements will be confirmed after receipt/review of a Site Plan application, and any additional information/studies that may be required.

Conditions:

- The Region of Peel will require a subsequent Site Plan application to facilitate the proposed seniors residential apartment dwelling and any other proposed uses on the subject site. Through the submission of technical materials required under the Site Plan application process, the applicant is required to demonstrate that all necessary Site Servicing, Traffic and Regional Requirements are met to the satisfaction of the Region prior to Site Plan Approval.
- The applicant must confirm through the required site plan application that the proposal does not exceed the capacity of Regional infrastructure. In the event that the proposal exceeds the capacity of Regional infrastructure (including water, wastewater, stormwater and transportation), any infrastructure upgrades required to facilitate the proposed development will be at the sole cost of the applicant.

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

Comments:

- 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 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.
- Grading and Drainage approval by the Region is required prior to Site Plan Approval.
- For the design flow calculations required to complete the Single Use Demand Table, please consider the following PPU's, which are found in the Region of Peel 2020 DC Background Study:
 - Large Apartments (larger than 750 square feet) – 3.0
 - Small Apartments (equal to or less than 750 square feet) – 1.6

Conditions:

- Consultant is required to complete and submit the Single-Use Demand table for the Region to fulfil our modelling requirements and determine the proposal's impact to the Existing system. The demand table shall be in digital format and accompanied by the Supporting graphs for the hydrant flow tests and shall be stamped and signed by the Professional Consulting Engineer. This demand table will be required prior to Site Plan Approval.

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Regarding Consent Application B-21-010B, 10828 Torbram Road

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 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).
- 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.

Best,



Abiral Homagain
Junior Planner, Development Services