

July 28, 2021

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

## Public Works

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

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

Re: **Peel Region Consolidated Comments**  
**City of Brampton Committee of Adjustment Hearing August 3<sup>rd</sup>, 2021**

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Dear Ms. Myers,

Regional Planning staff have reviewed the minor variance and consent applications listed on the August 3, 2021 Committee of Adjustment Agenda. We have no objections or comments on the following applications: A-21-140B, A-21-141B, A-21-144B, A-21-146B, A-21-147B, A-21-149B, A-21-150B, A-21-151B, A-21-153B, A-21-155B, A-21-157B, A-21-158B, A-21-159B, B-21-012B, B-21-013B.

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

**Regarding Deferred Minor Variance Application DEF-A-21-029B, 9 Rae Avenue**  
**Planning – Abiral Homagain (905) 791-7800 extension 8730**

- 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-21-142B, 5 Isabella Street**  
**Servicing – Camila Marczuk (905) 791-7800 extension 8230**

**Comments:**

- 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
- 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](mailto:siteplanservicing@peelregion.ca)

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### **Regarding Minor Variance Application A-21-143B, 5 Docksteader Road**

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

### **Regarding Minor Variance Application A-21-145B, 10 Great Lakes Drive**

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

### **Regarding Minor Variance Application A-21-152B, 2 Gladview Court**

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

- 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 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-21-154B, 7830 Churchville Road**  
Planning – Abiral Homagain (905) 791-7800 extension 8730

- 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).

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**Regarding Minor Variance Application A-21-156B, 4629 Queen Street East**  
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

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

**Comments:**

- All comments being addressed through SP-19-045B

**Regarding Consent Application B-21-011B, 0 Ace Drive**  
Planning – Abiral Homagain (905) 791-7800 extension 8730

- 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:**

- 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 at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca). Please note that fire protection approval from the local municipality is required prior to site servicing approvals. Final Site Servicing approvals are required prior to the local municipality issuing building permit.

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Best,



Abiral Homagain  
Junior Planner, Development Services