

August 17, 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 24<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 August 24, 2021 Committee of Adjustment Agenda. We have no objections or comments on the following applications: A-21-161B, A-21-162B, A-21-163B, A-21-164B, A-21-165B, A-21-166B, A-21-168B, A-21-176B, V-21-002B DEF-A-20-022B.

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

**Regarding Minor Variance Application A-21-0160B, 11615-11705 McVean Drive**  
Traffic – Catherine Barnes (905) 791-7800 extension 7569

**Comments:**

- All comments being addressed through an ongoing Site Plan application SP-19-003B. 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-21-167B, 11 Hillcrest Avenue**  
Servicing– Camila Marczuk (905) 791-7800 extension 8230

**Comments:**

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- 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)

### **Regarding Minor Variance Application A-21-169B, 8 Tortoise Court** **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-21-170B, 4 Teaberry 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-21-171B, 2074, 2080, 2084 Steeles Avenue East** **Planning – Abiral Homagain (905) 791-7800 extension 8730**

#### **Comments:**

- The minor variance seeks to permit the offices, existing fitness centre, existing motor vehicle rental establishment uses along with decreasing parking and landscape strip where the bylaw does not permit the use.
- The site is designated as Business Corridor as per the City of Brampton Official Plan and General Employment 2 as per the Highway 410 and Steeles Secondary Plan.
- The site is zoned Industrial Two (M2) as per the Bylaw 270-2004 as amended.
- Lands within the Business Corridor designation are planned to accommodate a broad range of employment and employment-related uses.

- The region offers no objection to the proposed minor variance as the nature of the uses and the overall size of the uses is not anticipated to deter from the predominant industrial character of the property or impact the functioning of the site and thus, is considered to maintain the general intent and purpose of the Zoning By-law.

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

**Comments:**

- All comments being addressed through an ongoing Site Plan application SP-21-044B.

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**Regarding Minor Variance Application A-21-172B & A-21-173B, 1876 Hallstone Road**

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).
- 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).

**Regarding Consent Application B-21-015B, 1876 HallStone Road**

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).
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Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Credit Valley Conservation Authority (CVC).

- Please be advised that as of July 1, 2021, the Region of Peel has a consent application processing fee where regional conditions apply.
- Prior to releasing Regional Clearance of Consent Approval, a non-refundable processing fee of \$700 is required as per the Region's User Fees and Charges By-law (6-2021). All payments payable to the Region of Peel must be submitted as an electronic fund transfer (EFT) or wire transfer.

### 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. 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
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#### **Condition:**

- There is Regional water infrastructure on the subject property that may not be protected by a Region of Peel Easement. The Region will require an easement over this portion of infrastructure. Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of the possible required easement.

### **Regarding Consent Application B-21-016B, 1876 HallStone Road**

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

#### **Comments:**

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Best,



Abiral Homagain  
Junior Planner, Development Services