

Public Works

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

peelregion.ca

September 21, 2020

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 September 29th, 2020**

Dear Ms. Myers,

Regional Planning staff have reviewed the minor variance and consent applications listed on the September 29th, 2020 Committee of Adjustment Agenda. We have no objections or comments on the following applications: A-20-056B, A-20-067B, A-20-068B, A-20-069B, A-20-070B, A-20-071B, A-20-073B, A-20-074B, A-20-077B, A-20-081B, B-20-015B.

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

Regarding Minor Variance Application A-20-072B, Lot 91 21T-06024B
Planning – Abiral Homagain (905) 791-7800, extension 8730

Comment:

- The subject land is located in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the CVC 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 CVC 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.

Regarding Minor Variance Application A-20-076B, 3495 & 3389 Steeles Avenue East
Servicing – Camila Marczuk (905) 791-7800, extension 8230

Comment:

- As per the Region of Peel Public Works Stormwater Design Criteria and Procedural Manual, the Region of Peel shall require the use of Low Impact Development (LID) approaches where no site-specific soil, groundwater, infrastructure or policy constraints exist.
 - Stormwater Management techniques shall be implemented to the satisfaction of the Region of Peel, the local Conservation Authority and all concerned departments and agencies (4.0)
 - Post development flows must be equal to pre-development flows (4.3)

Public Works

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

peelregion.ca

- The Region of Peel Shall require stormwater quantity control to reduce stormwater peak flow run off from developing sites. Post development flows shall not adversely affect the performance of downstream Region of Peel infrastructure, negatively impact adjacent properties and exacerbate or increase the downstream flood or erosion risk (4.3)
- Where possible, flows from outside the Regional Road allowance are to be directed to the local municipality's storm sewer system (5.1)
- No grading will be permitted within any Region of Peel ROW to support adjacent developments (5.1)
- There are Regional easement(s) on the subject property. 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.

Regarding Minor Variance Applications A-20-078B, 370 Main Street North Planning – Abiral Homagain (905) 791-7800, extension 8730

Comment:

- 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 TRCA 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 TRCA 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 (TRCA).

Regarding Minor Variance Application A-20-079B, 7525 & 7535 Financial Drive Servicing – Camila Marczuk (905) 791-7800, extension 8230

Comment:

- There are Regional easement(s) on the subject property. 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.

Regarding Consent Applications B-20-016B, 370 Main Street North Planning – Abiral Homagain (905) 791-7800, extension 8730

Comment:

- 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 TRCA 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 TRCA 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 (TRCA).

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

Public Works

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

peelregion.ca

Condition:

- Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

Regarding Consent Application B-20-017B, 45 West Drive & 8200 Dixie Road

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

Comment:

- 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 TRCA 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 TRCA 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 (TRCA).

Traffic Development – Rosalie Shan (905) 791-7800, extension 7999

Comment:

- All traffic related comments/ requirements are to be addressed through related Site Plan application SP-19-025B

Regarding Deferred Minor Variance Application DEF-A-19-121B, 67 Main Street South

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.
- The subject land is located within the Toronto and Region Conservation Authority Flood Plain. The Regional Official Plan (ROP) designates floodplains as a natural hazard under Policy 2.4.5.2. Within this designation, ROP policies seek to ensure that development and site alterations do not create new or aggravate existing flood plain management problems along flood susceptible riverine environments. We rely on the environmental expertise of Toronto and Region Conservation Authority for the review of development applications located within or adjacent to the natural hazards in Peel and their potential impacts on the natural environment. We therefore request that City of Brampton Committee of Adjustment and staff consider their conditions of approval appropriately.

Regarding Deferred Consent Application DEF-B-19-017B, 67 Main Street South

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

Comment:

Public Works

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

peelregion.ca

- 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 and 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 and 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 call our Site Servicing Technicians at 905-791-7800 extension 7973 or email siteplanservicing@peelregion.ca

Condition:

- Arrangements satisfactory to the Region of Peel Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

For further questions or concerns please contact the undersigned at 905-791-7800, extension 8730, or by email at: abiral.homagain@peelregion.ca

Best,



Abiral Homagain
Junior Planner, Development Services