

October 13, 2020

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

**Re: Peel Region Consolidated Comments
City of Brampton Committee of Adjustment Hearing October 20th, 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-20-080B, A-20-082B, A-20-083B, A-20-084B, A-20-085B, A-20-086B, A-20-088B, A-20-089B, A-20-090B, A-20-091B, A-20-092B, A-20-093B, A-20-094B, A-20-095B, A-20-096B, A-20-098B, A-20-099B, A-20-100B, A-20-101B. We have no objection on the following deferred application: DEF-A-19-099B.

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

**Regarding Minor Variance Application A-20-087B, 2 Midmorning Road
Planning – Abiral Homagain (905) 791-7800, extension 8730**

Comment:

- The subject property is located within the High Potential Mineral Aggregate Resource Areas (HPMARA) of the Region of Peels Official Plan. The HPMARA designation denotes where the underlying resources is determined to be high quality and accessible aggregate resources. Development within the HPMARA is permitted but cannot preclude a new or existing extraction (ROP 3.3.2.4).

**Regarding Minor Variance Applications A-20-097B, 31 Rainbrook Close
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).

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Regarding Minor Variance Applications A-20-102B, Lot 29 43M-2086 (19-21 Allegro Drive)
Planning – Abiral Homagain (905) 791-7800, extension 8730

Comment:

- 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 Credit Valley Conservation Authority (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 Minor Variance Applications A-20-103B, Lot 30 43M-2086 (23-25 Allegro Drive)
Planning – Abiral Homagain (905) 791-7800, extension 8730

Comment:

- 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 Credit Valley Conservation Authority (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 Minor Variance Applications A-20-104B, Lot 31 43M-2086 (27-29 Allegro Drive)
Planning – Abiral Homagain (905) 791-7800, extension 8730

Comment:

- 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 Credit Valley Conservation Authority (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 Minor Variance Applications A-20-105B, Lot 32 43M-2086 (31-33 Allegro Drive)
Planning – Abiral Homagain (905) 791-7800, extension 8730

Comment:

- 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 Credit Valley Conservation Authority (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).

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Regarding Consent Application B-20-018B, 10-40 Lagerfeld Drive Servicing – Iwona Frandsen (905) 791-7800, extension 7920

Comment:

- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The application may require the creation of private water / sanitary sewer servicing easements.

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.

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

Comment:

- All traffic related comments/ requirements are to be addressed through related Site Plan application SP-18-002B

Regarding Consent Application B-20-019B, 8000 Mississauga Road Servicing – Camila Marczuk (905) 791-7800, extension 8230

Comment:

- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The application may require the creation of private water / sanitary sewer servicing easements

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.

Traffic Development – Ayesha Khan (905) 791-7800, extension 7909

Comment:

- Aside from the existing access at the intersection of Mississauga Road at Olivia Marie Road, the Region will support one right-in/right-out access to Mississauga Road for the severed lands. No additional access will be permitted. Details with regards to access location and geometrics shall be dealt with at a later time through a satisfactory Traffic Impact Study once the severed property comes in for development.

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Regarding Deferred Consent Application DEF-B-20-014B, 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.

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