

April 13, 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

**Re: Peel Region Consolidated Comments
City of Brampton Committee of Adjustment Hearing April 20th, 2021**

Dear Ms. Myers,

Regional Planning staff have reviewed the minor variance and consent applications listed on the April 20th, 2021 Committee of Adjustment Agenda. We have no objections or comments on the following applications: A-21-052B, A-21-053B, A-21-054B, A-21-056B, A-21-058B, A-21-069B, A-21-070B, A-21-071B, A-21-072B, A-21-073B, A-21-078B, A-21-079B, A-21-080B, B-21-007B.

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

Regarding Minor Variance Application A-21-055B, 2 Blair Drive

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

Comments:

- The region offers no objection to the proposed minor variance subject to the Motor Vehicle Washing establishment operating as an ancillary use to the existing logistics warehouse use.
- 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-21-057B, 101254 Hurontario Street

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

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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).

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

Comments:

- It is the Region's recommendation that the applicant investigate sanitary sewer connection to municipal gravity sewer on Ironside Drive. Any existing unused service laterals shall be abandoned to Regional standards and specifications
- Due to the size and function of the 400 mm diameter watermain on Hurontario, connection will not be permitted (Watermain Design Criteria 6.1)
- The 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 signed by the Professional Consulting Engineer

Conditions:

- Satisfactory arrangements shall be made with the Region of Peel with respect to modelling and identifying available capacity.

Regarding Minor Variance Applications A-21-059B, A-21-060B, A-21-061B, A-21-062B, A-21-063B, A-21-064B, A-21-065B, A-21-066B, A-21-067B, A-21-068B, Block 219-Block 229 21T-11006B

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 Applications A-21-074B, A-21-075B, A-21-076B, A-21-077B, 8, 11, 12 & 22 Finley 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 Consent application B-21-006B, 165-235 Fletchers Creek Boulevard
Traffic – Catherine Barnes (905) 791-7800 extension 7569

Comments:

- No new accesses will be supported off of Bovaird Drive.
- The Region will require confirmation that the severed lot will have access to Bovaird Drive and Fletchers Creek Boulevard via the internal access easements on the retained lots.

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

Comments:

- The severed site does not have frontage on existing municipal sanitary sewer
- 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)
- 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)

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.

Best,



Abiral Homagain
Junior Planner, Development Services