

July 22, 2022

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 August 2, 2022**

Dear Ms. Myers,

Regional Planning staff have reviewed the minor variance and consent applications listed on the **August 2, 2022**, Committee of Adjustment Agenda. We have no objections or comments on the following applications: **A-22-197B, A-22-198B, A-22-199B, A-22-200B, A-22-201B, A-22-202B, A-22-206B, A-22-208B** and following deferred application **DEF-A-22-168B**.

Regarding Deferred Minor Variance Application, DEF-A-22-058B, 43 Germain Circle
Servicing – Camila Marczuk (905) 791-7800, extension 8230

- 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 at siteplanservicing@peelregion.ca
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Region of Peel Site Servicing connection approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca

Regarding Deferred Minor Variance Application, DEF-A-22-167B, 2 Bevington Road
Servicing – Camila Marczuk (905) 791-7800, extension 8230

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Regarding Deferred Minor Variance Application, DEF-A-22-171B, 23 Fallen Oak Court
Servicing – Camila Marczuk (905) 791-7800, extension 8230

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Regarding Deferred Minor Variance Application, DEF-A-22-173B, 1 Abbotsbury Drive
Planning – Abiral Homagain (905) 791-7800, extension 8730

- 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).

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

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Regarding Deferred Minor Variance Application, DEF-A-22-176B, 10 Bengel Road
Servicing – Camila Marczuk (905) 791-7800, extension 8230

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Regarding Minor Variance Application, A-22-203B, 24 Jemima Road

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

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Regarding Minor Variance Application, A-22-204B, 58 Vanderbrink Drive

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

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Regarding Minor Variance Application, A-22-205B, 125 Chrysler Drive, Unit 5, 6, 7

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-22-207B, 18 Gladeview Court

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

- 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 Natural Area and Corridor (NAC) of the Greenlands Systems designated under Policy 2.3.2.9 of the Regional Official Plan

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(ROP). We rely on the environmental expertise of the Toronto and Region Conservation Authority (TRCA) 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 Toronto and Region Conservation Authority (TRCA).

Regarding Minor Variance Application, A-22-209B, Southwest Corner of Mayfield Road and Veterans Drive

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

Comments:

- All Traffic related comments via associated site plan SP-22-011B

Regarding Minor Variance Application, A-22-210B, 3 Cheviot Crescent

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

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Regarding Minor Variance Application, A-22-212B, 18 Kenview Boulevard

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

- Minor variance application A-22-212B proposes a change in use to permit all uses permitted in the M1 zone and associated parking, whereas the by-law does not permit the uses.
- The northwest corner of the subject property is zoned Highway Commercial Two (HC2-2686) as per by-law 270-2004. Special section 2686 specifically permitting only a gas bar and accessory uses on the northwest corner of the land.
- The rest of the subject property is zoned Industrial One (M1-2616) as per by-law 270-2004. Special section 2616 includes requirements and restrictions on setbacks, lot area, and landscape open space.
- The proposed minor variance will result in the entire property zoned Industrial One (M1) with special sections.
- The subject lands are located within the "provincial significant employment zone". The proposed minor variance does not negatively impact employment lands as the proposed warehouse will provide employment opportunities. The Region has no objection to the minor variance from a land-use planning perspective.

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

- 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

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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
- Grading and Drainage approval by the Region of Peel is required prior to Site Plan Approval (SP-22-058B)

Regarding Minor Variance Application, B-22-007B, 98-100 Rutherford Road 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.

Regarding Minor Variance Application, B-22-008B, 9281 Goreway 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.
- The subject land is located a Potential Natural Area and Corridor (PNAC) of the Greenlands Systems in Peel designated under Policy 2.3.2.10 of the Regional Official Plan (ROP). We rely on the environmental expertise of the Toronto and Region Conservation Authority (TRCA) 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 TRCA and incorporate their conditions of approval appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Toronto and Region Conservation Authority (TRCA).
- 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 Toronto and Region Conservation Authority (TRCA) 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

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consider comments from the TRCA and incorporate their conditions of approval 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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- 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
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Region of Peel Site Servicing connection approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca

Regarding Consent Application, B-22-009B, 0 Kenview Boulevard

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

- Prior to releasing Regional Clearance of Consent Approval, a non-refundable processing fee of \$1400 is required as per the Region's User Fees and Charges By-law (65-2021). All payments payable to the Region of Peel must be submitted as an electronic fund transfer (EFT) or wire transfer.
- As of July 1, 2021, the region of peel has a consent application fee where the region of peel has conditions to be cleared regional conditions apply. Must be paid prior to Regional Clearance on the Consent Application.

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

Comments:

- The Region is not in support of any new access off of Steeles Avenue, all access should be via the Municipal side street – Kenview Blvd or Castlevue Drive.
- The Region requires the gratuitous dedication of lands to the Region to meet the Regional Official Plan requirement for Regional Road 15 (Steeles Avenue), which has a right-of-way of 50.5 metres, 25.25 metres from the centreline of the road allowance;
- The Region requires the gratuitous dedication of a 0.3m reserve behind the property line along Regional Road 15 (Steeles Avenue);
- The applicant is to dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer, including preparation of the necessary reference plan are the responsibility of the applicant.
- The applicant must provide the Region with the necessary title documents and a draft reference plan for review and approval prior to deposit;
- Should the committee see merit in this consent application, we request the below conditions of approval.

Condition:

- Satisfactory arrangement shall be made between the owner and the Region regarding land dedication & access configuration, type and location.

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Yours truly,



Abiral Homagain
Planner, Planning and Development Services
Region of Peel