

August 15, 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 23, 2022**

Dear Ms. Myers,

Regional Planning staff have reviewed the minor variance and consent applications listed on the **August 23, 2022**, Committee of Adjustment Agenda. We have no objections or comments on the following applications: **minor variance applications A-22-214B, A-22-230B, A-22-230B, A-22-231B, A-22-232B, A-22-233B, A-22-234B, A-22-235B, A-22-236B, A-22-237B, A-22-238B, A-22-243B, and consent applications B-22-010B, B-21-018B, and B-21-019B.** Comments and conditions for the deferred applications still apply and are attached below.

**Regarding Deferred Consent Application - DEF-B-22-005B, 2716 Bovaird Drive West
Planning – Megan Meldrum (905) 791-7800, extension 3558**

Comments:

- Effective June 19, 2019, the Ministry of Transportation (MTO) announced the resumption of the Greater Toronto Area West Environmental Assessment (GTA West EA). The subject land is within the vicinity of the GTA West EA and Transmission Corridor study area. Under the policies of the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement (2014), planning authorities have a shared responsibility to protect planned corridor to meet current and projected needs. The City of Brampton shall circulate this application to the Ministry of Transportation for review and approval.

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

Comments:

- This site does not have frontage on existing municipal water.
- This site does not have frontage on existing municipal sanitary sewer.
- 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.

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- No grading will be permitted within any Region of Peel ROW to support adjacent developments.

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

Comments:

- The Region will require the gratuitous dedication of lands to meet the Official Plan requirement of a 45 metre mid-block Right of Way along Bovaird Drive, 22.5 metres from the centreline of the road allowance.
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage of Bovaird Drive behind the property line, lifted over any approved access.
- The applicant shall gratuitously dedicate these lands to the Region, free and clear of all encumbrances, and shall provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way. All costs associated with land transfer are the responsibility of the applicant.
- The Region is not in support of the two accesses to the retained lands and a new access to the severed lot. The Region will require one access to the retained lands to be closed and boulevard reinstated or;
- The Region is in favour of one centrally located mutual access shared between the two properties.
- Mutual access easements will have to be established between the two properties for shared access off of Bovaird Drive.
- Should the committee see merit in this consent application, we request the following be included in the conditions of approval:
 - **Condition:**
 - Satisfactory arrangement shall be made between the owner and the Region regarding land dedication and access configuration, type and location.

Regarding Deferred Minor Variance Application – DEF-A-22-159B, 2716 Bovaird Drive West Servicing – Camila Marczuk (905) 791-7800, extension 8230

Comments:

- This site does not have frontage on existing municipal water.
- This site does not have frontage on existing municipal sanitary sewer.
- 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.

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

Comments:

- The Region will require the gratuitous dedication of lands to meet the Official Plan requirement of a 45 metre mid-block Right of Way along Bovaird Drive, 22.5 metres from the centreline of the road allowance.

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- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage of Bovaird Drive behind the property line, lifted over any approved access.
- The applicant shall gratuitously dedicate these lands to the Region, free and clear of all encumbrances, and shall provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way. All costs associated with land transfer are the responsibility of the applicant.
- The Region is not in support of the two accesses to the retained lands and a new access to the severed lot. The Region will require one access to the retained lands to be closed and boulevard reinstated or;
- The Region is in favour of one centrally located mutual access shared between the two properties.
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- Should the committee see merit in this consent application, we request the following be included in the conditions of approval:
 - **Condition:**
 - Satisfactory arrangement shall be made between the owner and the Region regarding land dedication and access configuration, type and location.

Planning – Megan Meldrum (905) 791-7800, extension 3558

Comments:

- Effective June 19, 2019, the Ministry of Transportation (MTO) announced the resumption of the Greater Toronto Area West Environmental Assessment (GTA West EA). The subject land is within the vicinity of the GTA West EA and Transmission Corridor study area. Under the policies of the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement (2014), planning authorities have a shared responsibility to protect planned corridor to meet current and projected needs. The City of Brampton shall circulate this application to the Ministry of Transportation for review and approval.

Regarding Deferred Minor Variance Application - DEF-A-22-160B, 2716 Bovaird Drive West Servicing – Camila Marczuk (905) 791-7800, extension 8230

Comments:

- This site does not have frontage on existing municipal water.
- This site does not have frontage on existing municipal sanitary sewer.
- 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.

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

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- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage of Bovaird Drive behind the property line, lifted over any approved access.
- The applicant shall gratuitously dedicate these lands to the Region, free and clear of all encumbrances, and shall provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way. All costs associated with land transfer are the responsibility of the applicant.
- The Region is not in support of the two accesses to the retained lands and a new access to the severed lot. The Region will require one access to the retained lands to be closed and boulevard reinstated or;
- The Region is in favour of one centrally located mutual access shared between the two properties.
- Mutual access easements will have to be established between the two properties for shared access off of Bovaird Drive.
- Should the committee see merit in this consent application, we request the following be included in the conditions of approval:
 - **Condition:**
 - Satisfactory arrangement shall be made between the owner and the Region regarding land dedication and access configuration, type and location.

Planning – Megan Meldrum (905) 791-7800, extension 3558

Comments:

- Effective June 19, 2019, the Ministry of Transportation (MTO) announced the resumption of the Greater Toronto Area West Environmental Assessment (GTA West EA). The subject land is within the vicinity of the GTA West EA and Transmission Corridor study area. Under the policies of the *Growth Plan for the Greater Golden Horseshoe* and the Provincial Policy Statement (2014), planning authorities have a shared responsibility to protect planned corridor to meet current and projected needs. The City of Brampton shall circulate this application to the Ministry of Transportation for review and approval.

Regarding Deferred Minor Variance Application, DEF-A-22-189B, 29 Langston Drive

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

Comments:

- 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-22-049B, 16 West Street

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

Comments:

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Regarding Minor Variance Application - A-22-213B, 27 Casper Crescent **Servicing – Camila Marczuk (905) 791-7800, extension 8230**

Comments:

- 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
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Regarding Minor Variance Application - A-22-215B, 24 Stanwell Drive **Servicing – Camila Marczuk (905) 791-7800, extension 8230**

Comments:

- 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 Minor Variance Applications – A-22-216B, 114 Antibes Drive / A-22-217B, 116 Antibes Drive / A-22-219B, 118 Antibes Drive / A-22-220B, 120 Antibes Drive / A-22-221B, 122 Antibes Drive / A-22-222B, 138 Antibes Drive / A-22-223B, 125 Antibes Drive / A-22-224B, 124 Antibes Drive / A-22-225B, 126 Antibes Drive **Planning – Megan Meldrum (905) 791-7800, extension 3558**

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

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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 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).

Regarding Minor Variance Application - A-22-226B, 83 Aspermont Crescent Servicing – Camila Marczuk (905) 791-7800, extension 8230

Comments:

- 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 Minor Variance Application - A-22-227B, 124 Cordgrass Crescent Servicing – Camila Marczuk (905) 791-7800, extension 8230

Comments:

- 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 Minor Variance Application - A-22-228B, 24 Gladeview Court Planning – Megan Meldrum (905) 791-7800, extension 3558

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-22-239B, 6445 Mayfield Road

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

Comment:

- All traffic related matters are being addressed through the associated SP-19-040B

Planning – Megan Meldrum (905) 791-7800, extension 3558

Comments:

- 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 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 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-22-240B, 9 Barrier Reef Lane

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

Comments:

- 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 Minor Variance Application - A-22-241B, 18 Thatcher Court

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

Comments:

- 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

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- 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 Minor Variance Application - A-22-242B, 21 Creekwood Drive **Servicing – Camila Marczuk (905) 791-7800, extension 8230**

Comments:

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Regarding Minor Variance Application - A-22-244B, 114 Ravenswood Drive **Servicing – Camila Marczuk (905) 791-7800, extension 8230**

Comments:

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Regarding Minor Variance Application - A-22-245B, 8 Allegro Drive **Planning – Megan Meldrum (905) 791-7800, extension 3558**

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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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).

Regarding Minor Variance Application - A-22-246B, 17 Crystalcrest Terrace
Servicing – Camila Marczuk (905) 791-7800, extension 8230

Comments:

- 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
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Thank you,



Megan Meldrum
Junior Planner, Planning and Development Services
Region of Peel