

September 6, 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](http://peelregion.ca)

**Re: Peel Region Consolidated Comments  
City of Brampton Committee of Adjustment Hearing September 13, 2022**

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Dear Ms. Myers,

Regional Planning staff have reviewed the minor variance and consent applications listed on the **September 13, 2022**, Committee of Adjustment Agenda. We have no objections or comments on the following applications: **minor variance applications A-22-250B, A-22-259B, A-22-261B, A-22-263B, A-22-267B, A-22-274B, and deferred minor variance application, DEF-A-21-258B**. Comments and conditions for the deferred applications still apply and are noted below.

**Regarding Deferred Minor Variance Application - DEF-A-22-212B, 0 Kenview Boulevard  
Planning – Megan Meldrum (905) 791-7800, extension 3558**

- 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.

**Regarding Minor Variance Application - A-22-247B, 96 Sal Circle  
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

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the applicant's expense. For more information, please contact Servicing Connections at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

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### **Regarding Minor Variance Application - A-22-248B, 6 Bird Avenue**

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](mailto:siteplanservicing@peelregion.ca)
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### **Regarding Minor Variance Applications – A-22-249B, 41 Totten Drive**

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

#### **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](mailto:siteplanservicing@peelregion.ca)
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### **Regarding Minor Variance Application - A-22-252B, 209 Van Scott 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](mailto:siteplanservicing@peelregion.ca)
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### **Regarding Minor Variance Application - A-22-253B, 91 Harold Street**

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](mailto:siteplanservicing@peelregion.ca)
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### **Regarding Minor Variance Application - A-22-254B, 584 Queen Mary 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).

### **Regarding Minor Variance Application - A-22-255B, 23 Hoyle 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](mailto:siteplanservicing@peelregion.ca)
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### **Regarding Minor Variance Application - A-22-256B, 4 Henry Moody 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](mailto: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

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### **Regarding Minor Variance Application - A-22-257B, 4 Jemima Road**

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](mailto:siteplanservicing@peelregion.ca)
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### **Regarding Minor Variance Application - A-22-258B, 52 Mirabell 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 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](mailto:siteplanservicing@peelregion.ca)
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### **Regarding Minor Variance Application - A-22-260B, 78 Millhouse Mews**

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](mailto:siteplanservicing@peelregion.ca)
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### **Regarding Minor Variance Application - A-22-264B, 8884 Creditview Road**

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](mailto:siteplanservicing@peelregion.ca)

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### **Regarding Minor Variance Application - A-22-265B, 22 Newbridge 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](mailto:siteplanservicing@peelregion.ca)
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### **Regarding Minor Variance Application - A-22-266B, 92 Abbotsbury 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](mailto:siteplanservicing@peelregion.ca)
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### **Regarding Minor Variance Application - A-22-268B, 2257 & 2267 Embleton Road** **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).
- 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

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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-22-269B, 11 Alexander Street** **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](mailto:siteplanservicing@peelregion.ca)
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### **Regarding Minor Variance Application - A-22-270B, 28 Angelgate Road** **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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### **Regarding Minor Variance Application - A-22-271B, 81 Dairymaid Road** **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).

### **Regarding Minor Variance Application - A-22-272B, 44 Ribbon 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](mailto:siteplanservicing@peelregion.ca)
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### **Regarding Minor Variance Application - A-22-273B, 17 Bramalea Road**

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](mailto:siteplanservicing@peelregion.ca)
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Traffic Management – Catherine Barnes (905) 791-7800, extension 7569

#### **Comment:**

- All traffic related matters are being addressed through the associated site plan.

### **Regarding Minor Variance Application - A-22-275B, 39 Guest Street**

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

#### **Comments:**

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### **Regarding Consent Application - B-22-011B, 499 Main Street South**

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

#### **Comments:**

- Servicing the severed portion will require the construction and extension of municipal water and wastewater services to ensure the future buildings can be

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served in accordance with Region of Peel standards and the City's requirements for the Ontario Building Code. In addition, the Region will require the registration of associated Regional easements at a satisfactory width and shall remain free and clear.

- A full Engineering Submission is required for the construction of the infrastructure prior to Site Plan approval. The proposed servicing is an interim solution until such time as the ultimate servicing and road design through the associated subdivision is finalized and constructed.
- All interim servicing shall be labeled clearly on the engineering drawings and shall be abandoned in accordance with Regional standards when the ultimate servicing is available.
- The Infrastructure must be operational/commissioned by the Region prior to Region of Peel Site Servicing Connection Approval.
- All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.
- We have been advised that a storm connection to Regional Infrastructure is not proposed. The Region will review the impact of stormwater to Steeles Avenue at Site Plan stage.
- Grading and Drainage approval by the Region of Peel is required prior to Site Plan Approval.
- The Region of Peel has an Environmental Compliance Approval in draft (CLI ECA # 009-S701), 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
- The Region will review capacity for the proposed development on the severed portion through the associated Site Plan application.

### 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 required municipal/private easements. This includes a satisfactory reference plan, easement documentation and registration and servicing concept.

Traffic Management – 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 50. metre mid-block Right of Way along Steeles Avenue 25.25 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 Steeles Avenue 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

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and reference plan(s) to confirm the Region's right-of-way. All costs associated with land transfer are the responsibility of the applicant.

- No new accesses will be permitted to the site.
- 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.

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

- Prior to releasing Regional Clearance of Consent Approval, a non-refundable processing fee of \$1,400 is required as per the Region's User Fees and Charges By-law (65-2021) (Please see Schedule A to 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 when the Region of Peel has conditions to be cleared, the above noted fee must be paid prior to Regional Clearance on the Consent Application.

Thank you,



Megan Meldrum  
Junior Planner  
Planning and Development Services  
Region of Peel