

Monday, October 17, 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 October 25, 2022**

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Dear Ms. Myers,

Regional Planning staff have reviewed the minor variance and consent applications listed on the **October 25, 2022**, Committee of Adjustment Agenda. We have no objections or comments on the following applications: **minor variance applications A-22-295B, A-22-300B, A-22-301B, A-22-302B, A-22-304B, A-22-307B, A-22-308B, A-322-310B, A-22-311B, A-22-314B, A-22-315B, A-22-316B, A-22-320B, A-22-321B, A-2-323B**. Previous comments apply to **deferred application DEF-A-22-205B**, please see below.

**Regarding Deferred Consent Application DEF-A-22-158B, 26 Bramsteele Road**  
Planning – Megan Meldrum (905) 791-7800, extension 3558

**Comments:**

- Minor variance application A-22-158B proposes non-employment uses on the subject property which is designated 'Industrial' as per Schedule A of the City of Brampton Official Plan. The Highway 410 and Steeles Secondary Plan and Schedule 5 sub-designate the subject land as "General Employment 2", moreover, the lands are zoned Industrial "M2 – Section 3237".
- Region of Peel Official Plan policy 5.6.2.6 seeks to protect and support employment areas for employment uses as designated in area municipal official plans. Policy 5.6.2.6 defines employment areas in the City of Brampton as those that contain lands designated: Office, Industrial and certain Business Corridor lands, as further defined in the Brampton Official Plan. In addition, Regional Official Plan policy 5.6.2.8 permits the conversion of lands within employment areas only through a municipal comprehensive review.
- The first proposed variance seeks to permit a motor vehicle sales establishment having a gross floor area (GFA) of 365 square metres, motor vehicle sales establishments are not recognized as an 'employment use'. The motor vehicle sales establishment will occupy 38 % of the total building floor area, effectively functioning as the 'primary use' of the subject lands, not as an ancillary use.
- The second proposed variance seeks to permit 33 parking spaces whereas the by-law requires a minimum of 50 parking spaces for lands zoned "Industrial" in the City of Brampton Zoning By-Law "Section 30.0 General Provisions for Industrial Zones".
- The third proposed variance seeks to permit an existing convenience restaurant having a commercial GFA of 250 square metres. Although 'convenience restaurants'

are not recognized as an employment use, the City of Brampton Official Plan permits restaurants on lands designated "Industrial" subject to the criteria set out in the Zoning By-law. Zoning By-law "M2-Section 3237" restricts the gross commercial floor area of a convenience restaurant to not exceed 102 square metres.

- The proposed motor vehicle sales establishment and convenience restaurant are non-employment uses which will cumulatively occupy 63% of the total building floor area. It is the opinion of Regional planning staff that a minor variance application proposing significant non-employment uses on land that is designated for employment and does not meet the general intent and purpose of the Official Plan.

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### **Regarding Deferred Consent Application DEF-A-22-205B, 125 Chrysler Drive** **Planning – Megan Meldrum (905) 791-7800, extension 3558**

#### **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 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-22-292B, 8 Elderbank 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-22-293B, 149 Whitwell 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-22-294B, 3 Nightjar 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-22-296B, 57 Hawtrey Road** **Planning – Megan Meldrum (905) 791-7800, extension 3558**

#### 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 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-22-297B, 11705 McVean Drive** **Traffic Developments and Permits – Catherine Barnes (905) 791-7800, extension 7569**

#### Comment:

- All traffic related matters are being addressed via site plan application Regional file number SP-19-003B.

### **Regarding Minor Variance Application, A-22-298B, 22 Rae Avenue** **Planning – Megan Meldrum (905) 791-7800, extension 3558**

#### Comments:

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- 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-22-299B, 24 Leeward 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-22-303B, 98 Gulfbrook Circle**

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

#### **Comments:**



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

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### **Regarding Minor Variance Application, A-22-305B, 138 Fandango 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-22-306B, 13 Sawston 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 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-22-309B, 85 Starhill 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-22-310B, 31 Cavendish Crescent** **Planning – Megan Meldrum (905) 791-7800, extension 3558**

#### **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 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-22-311B, 11 Jemima Road** **Servicing – Camila Marczuk (905) 791-7800, extension 8230**

#### **Comments:**

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### **Regarding Minor Variance Application, A-22-312B, 32 Arrowstone 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-22-317B, 275 Sunny Meadow Boulevard**

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-22-318B, 120 Linkdale 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-22-319B, 9224 Creditview Road**

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

#### **Comments:**

- 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](mailto:siteplanservicing@peelregion.ca)

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**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.

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**Regarding Minor Variance Application, A-22-322B, 4523 Queen Street East**

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

**Comment:**

- All traffic related matters are being addressed via site plan application, Regional file number SP-18-064B.

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

**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 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-22-013B, 9224 Creditview Road**

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

**Comments:**

- 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](mailto:siteplanservicing@peelregion.ca)
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### **Regarding Consent Application, B-22-014B, 93 John Street**

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

#### **Comments:**

- 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](mailto:siteplanservicing@peelregion.ca)
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### **Regarding Consent Application, B-22-015B, 10300 The Gore Road**

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

#### **Comments:**

- 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](mailto:siteplanservicing@peelregion.ca)
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### **Traffic Developments and Permits – 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 The Gore Road (Regional Road 8) 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 The Gore Road 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.
- No new accesses will be permitted to either lands.
- 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.

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Thank you,



Megan Meldrum  
Junior Planner  
Planning and Development Services  
Region of Peel