

November 28, 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 A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

**Re: Region of Peel Consolidated Comments
 City of Brampton Committee of Adjustment Hearing
 December 6, 2022**

Dear Ms. Myers,

Regional Planning staff have reviewed the applications listed on the December 6, 2022, Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance applications: A-22-353B, A-22-354B, A-22-355B, A-22-356B, A-22-357B, A-22-358B, A-22-359B, A-22-360B, A-22-363B, A-22-365B, and A-22-366B and for the following deferred applications: DEF-A-22-022B, DEF-A-22-262B, DEF-A-22-290B, DEF-A-22-047B and DEF-A-22-048B.

Previous Regional comments and conditions have been applied to deferred applications, please see below.

**Regarding Deferred Consent Application: DEF-B-22-013B, 9224 Creditveiw 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
- 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

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 Deferred Minor Variance Application DEF-A-22-050B, 9 Boothill Drive
Planning – Megan Meldrum (905) 791-7800, extension 3558

- 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 Deferred Minor Variance Application DEF-A-22-203B, 24 Jemima Road
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-22-205B, 125 Chrysler Drive Unit 5,6, and 7

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

- 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 Deferred Minor Variance Application: DEF-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

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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.

Regarding Minor Variance Application: A-22-351B, 9 Dandelion 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 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca
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Regarding Minor Variance Application: A-22-352B, 55 Velvet Grass Lane

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

Comments:

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Regarding Minor Variance Application: A-22-061B, 350 Rutherford Road South, Unit 10

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

Comments:

- The subject minor variance is requesting to permit a private school to operate from Unit 10 whereas the by-law does not permit the proposed use. Region staff have reviewed the application in accordance with the Provincial and Regional policy and provide the following comments:
- The Region of Peel Official Plan Section 5.8.7 outlines the Region's duty to plan for, protect and preserve, Employment Areas for employment uses, including preserving

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the long-term viability by avoiding, minimizing, or mitigating the adverse impacts of sensitive land uses in Employment Areas.

- The Ministry of Environment, Conservation and Parks (MECP) provides guidelines for land use planning processes to prevent future land use conflicts due to the encroachment of sensitive land uses and industrial land uses on one another. The MECP defines a school use as a Sensitive Land Use, triggering minimum separation distances between the sensitive land use and industrial land uses. Further, the MECP's D-6-1 Industrial Categorization Criteria acts as a guide for land use planning authorities on the appropriate distances between such industrial areas and sensitive land uses.
- The subject site is immediately abutting lands zoned Industrial Two (M2) in City of Brampton Zoning By-law Section 32.1 and designated Business Corridor in the Brampton Official Plan further categorizing the abutting lands as Employment Lands in the Regional Official Plan.
- The abutting lands zoned Industrial Two permit a range of uses, from manufacturing and the storage of goods to the processing of hazardous waste chemicals. Applying the MECP's Industrial Categorization Criteria and D-6-1 Industrial Categorization Criteria, the lands immediately northwest of the subject site classify as Class II, triggering a recommended minimum distance separation of 70m from sensitive land uses. The subject site has no setback to this abutting site.
- No additional evaluation on sensitive land uses has been completed to support this minor variance application. Accordingly, the proposed change in use will adversely impact the intended planned function of adjacent Employment Lands to such a degree that the Region objects to this minor variance.

Regarding Minor Variance Application: A-22-362B, 31 Browley Drive

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

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Regarding Minor Variance Application: A-22-364B, 4 Ravinder Court

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

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

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Regarding Minor Variance Application: A-22-367B, 9 Brownbush Way

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

Comments:

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Regarding Minor Variance Application: A-22-368B, 12 Moonlight Place

Servicing - Camila Marczuk (905) 791-7800 x8230

Comments:

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Regarding Minor Variance Application: A-22-369B, 45 Sedgewick Circle

Servicing - Camila Marczuk (905) 791-7800 x8230

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Regarding Consent Application: B-22-021B, 120 Summerlea Road

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

Comments:

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Regarding Consent Application: B-22-022B, 55 Hereford 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.

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Regarding Consent Application: B-22-023B, 8917 Heritage Road
Servicing – Camila Marczuk (905) 791-7800, extension 8230

Comments:

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- Regional site servicing connection approvals will not be issued until Preliminary Acceptance is granted by the Region of Peel for project 21T-06026B.

Regarding Consent Application: B-22-024B, 8917 Heritage 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 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
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- Regional site servicing connection approvals will not be issued until Preliminary Acceptance is granted by the Region of Peel for project 21T-06026B.

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 3558 or by email at megan.meldrum@peelregion.ca.

Thank you,



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

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