

January 24, 2023

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
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tel: 905-791-7800

peelregion.ca

**Re: Region of Peel Consolidated Comments
City of Brampton Committee of Adjustment Hearing
January 24, 2023**

Dear Ms. Myers,

Regional Planning staff have reviewed the applications listed on the January 24, 2023, Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance applications: **A-22-389B, A-22-390B, A-22-391B, A-22-392B, A-22-393B, A-22-400B, A-22-403B, A-22-405B, A-22-406B**, consent applications **B-22-029B, B-22-030B**, and for the following deferred applications: **DEF-A-22-320B, DEF-A-22-321B, DEF-A-22-323B, DEF-A-22-334B, DEF-A-22-339B, DEF-B-22-019B**.

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

**Regarding Deferred Consent Application: DEF-A-22-039B, 2 Auction Lane
Servicing – Iwona Frandsen (905) 791-7800 x7920**

Comment:

- 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.

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. Region of Peel shall be circulated on any draft easement documents for review and comment.

Traffic Development - Catherine Barnes (905) 791-7800 x7569

Comment:

- No land dedication will be required through this consent application.

**Regarding Deferred Minor Variance 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”.
- As per the approved Region of Peel Official Plan (ROP), the subject property at 26 Bramsteele Road, Brampton is located within the Built-up Area within the Urban System, and within Employment Area.
 - Section 5.4.18 - Intensification
 - Section 5.6 – Urban System
 - Section 5.8 – Employment Area
- The subject lands are defined as part of an Employment Area in accordance with Region of Peel Official Plan policy 5.8.26 which generally seeks to protect and support employment areas for employment uses as designated in area municipal official plans.
- 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 does not meet the general intent and purpose of the Official Plan.
- Region of Peel Official Plan Policy 5.8.31 permits retail and commercial uses that are ancillary to the primary employment use in Employment Areas in accordance with the local municipal official plans. However, non-employment uses can be permitted within the Employment Area only through a municipal comprehensive review and subject to Policy 5.8.34.
- It is the opinion of Regional planning staff that the proposal require an Official Plan Amendment and Municipal Comprehensive Review in accordance with the above noted Policy.

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Regarding Deferred Minor Variance Application: DEF-A-22-327B, 3 Elysian Fields Circle Servicing - Camila Marczuk (905) 791-7800 x8230

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.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

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 Deferred Minor Variance Application: DEF-A-22-341B, 9 Callalily Road Servicing - Camila Marczuk (905) 791-7800 x8230

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.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

Regarding Deferred Consent Application, DEF-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

- 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 Consent Application, DEF-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
- 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

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.

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

- 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).

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- 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 Consent Application: DEF-B-22-020B, 2 Auction Lane Servicing – Iwona Frandsen (905) 791-7800 x7920

Comment:

- 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.

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. Region of Peel shall be circulated on any draft easement documents for review and comment.

Traffic Development - Catherine Barnes (905) 791-7800 x7569

Comment:

- The Region will require the gratuitous dedication of lands to meet the Official Plan requirement of a 50.5 metre mid-block Right of Way along Queen Street E, 25.25 metres from the centreline of the original road allowance.
- The Region will require the gratuitous dedication of a 15 x 15 metre daylight triangle at the intersection of Queen Street E and Auction Drive.
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage of Queen Street E behind the property line and daylight triangle.
- 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 access to Queen Street East will be supported, all access will have to be from Municipal side streets.

Condition:

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

Regarding Minor Variance Application: A-22-394B, 12 Callalily 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

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the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca

Regarding Minor Variance Application: A-22-395B, 142 Brussels 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 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca

Regarding Minor Variance Application: A-22-396B, 162 Luella 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 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca

Regarding Minor Variance Application: A-22-397B, 49 Eastbrook Way

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.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca

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

Comments:

- 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

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Regarding Minor Variance Application: A-22-398B, 9 Ferncastle 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 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca

Regarding Minor Variance Application: A-22-399B, 32 Highvalley 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 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca

Regarding Minor Variance Application: A-22-401B, 73 Blackthorn 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 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. 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-22-402B, 0 Financial 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-22-407B, 125 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 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca

Regarding Consent Application: B-22-028B, 12 Henderson Avenue

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 Credit Valley Conservation Authority (CVC) 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 CVC and incorporate their conditions of approval 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 Consent Application: B-22-029B, 260 Malta Avenue

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

Comments:

- The Region of Peel requires the conveyance of road widening lands as part of the Site Plan approval process. Land identified for such required road widening along Steeles Avenue West are situated within parcels of “tied lands” that are part of a Peel Common Elements Corporation on site. However, the Region will only accept title to the road widening lands where they are free of all encumbrances, including the interest in the Peel Common Element Corporation.
- To remove this interest an amendment to the Declaration and Description of the Common Elements Corporation must be registered with the Land Registry Office of Peel. Prior to registering the amendment to the Declaration and Description, the road widening lands must be described on a deposited reference plan and given a new Property Identification Number from the Land Registry Office. To obtain a new Property Identification Number for the road widening lands, the applicant must register a conveyance of these lands to the Region of Peel. The conveyance must not violate provisions of Section 50 of the Planning Act relating to the ownership of adjacent lands.
- Region staff have reviewed the submitted survey and consent sketch for the purpose to convey road widening lands and find that it accurately reflects the conveyances required in support of site plan application SP-21-143B by the Region. All additional Regional requirements for these Phase 1 lands will be addressed through SP-21-143B and subsequent application for draft plan of condominium.

Regarding Consent Application: B-22-030B, 245 Steeles

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

Comments:

- The Region of Peel requires the conveyance of the road widening lands as part of the Site Plan approval process. Land identified for such required road widening along Steeles Avenue West are situated within parcels of “tied lands” that are part of a Peel Common Elements Corporation on site. However, the Region will only accept title to the road widening lands where they are free of all encumbrances, including the interest in the Peel Common Element Corporation.
- To remove this interest an amendment to the Declaration and Description of the Common Elements Corporation must be registered with the Land Registry Office of Peel. Prior to registering the amendment to the Declaration and Description, the road widening lands must be described on a deposited reference plan and given a new Property Identification Number from the Land Registry Office. To obtain a new Property Identification Number for the road widening lands, the applicant must register a conveyance of these lands to the Region of Peel. The conveyance must not violate provisions of Section 50 of the Planning Act relating to the ownership of adjacent lands.
- Region staff have reviewed the submitted survey and consent sketch for the purpose to convey road widening lands and find that it accurately reflects land conveyances required by the Region along this portion of Steeles Avenue West. All additional Regional requirements will be addressed through future site plan and draft plan of condominium applications for these Phase 2 lands.



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,

M. Meldrum

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