

May 1, 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
L6T 4B9
tel: 905-791-7800

peelregion.ca

Re: **Region of Peel Consolidated Comments**
City of Brampton Committee of Adjustment Hearing
May 9, 2023

Dear Ms. Myers,

Regional Planning staff have reviewed the applications listed on the **May 9 2023**, Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance applications: **A-23-089B, A-23-092B, A-23-093B, A-23-094B, A-23-099B, A-23-102B, and A-23-106B.**

Regarding Minor Variance Application: A-23-090B, 9 Eastern Avenue
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 Minor Variance Application: A-23-091B, 10 Eastern Avenue
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Regarding Minor Variance Application: A-23-095B, 48 Madras Place

Servicing – Camila Marczuk (905) 791-7800 x8230

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Regarding Minor Variance Application: A-23-096B, 195 Walker Drive

Traffic – Mina Zare (905) 791-7800 x7923

Comments:

- Region staff are currently reviewing this application as part of SP-22-154B (195 Walker Drive).

Regarding Minor Variance Application: A-23-097B, 32 Fanshawe Drive

Servicing – Camila Marczuk (905) 791-7800 x8230

Comments:

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Regarding Minor Variance Application: A-23-098B, 28 Montpelier Street

Servicing – Camila Marczuk (905) 791-7800 x8230

Comments:

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Regarding Minor Variance Application: A-23-101B, 194-196 Main Street South

Planning – Megan Meldrum (905) 791-7800 x3558

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

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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.

- The subject land is located within the Toronto and Region Conservation Authority Flood Plain. The Regional Official Plan (ROP) designates floodplains as a natural hazard under Policy 2.4.5.2. Within this designation, ROP policies seek to ensure that development and site alterations do not create new or aggravate existing flood plain management problems along flood susceptible riverine environments. We rely on the environmental expertise of Toronto and Region Conservation Authority for the review of development applications located within or adjacent to the natural hazards in Peel and their potential impacts on the natural environment. We therefore request that City of Brampton Committee of Adjustment and staff consider their conditions of approval appropriately.

Regarding Minor Variance Application: A-23-103B, 8125 Dixie Road **Planning – Megan Meldrum (905) 791-7800 x3558**

Comments:

- Minor variance application A-23-103B 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 sub-designates the subject land as "Special Policy Area", moreover, the lands are zoned Industrial "M1A".
- As per the approved Region of Peel Official Plan (ROP), the subject property at 8125 Dixie Road in Brampton is located within an Employment Area.
 - 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 proposed variance seeks 'to permit a bank, trust company or finance company whereas the by-law does not permit the use(s)'. Commercial uses are not recognized as an 'Employment use', and in this instance the use would occupy 100% (789 sqm) of the total building floor area designated for Employment uses.
- Acknowledging this site has historically operated as a commercial use and is immediately adjacent to a residential area, the continued operation of this site as a financial company use will not undermine the viability of the intended Employment Area as set out in Section 5.8 of the Region Official Plan.
- Notwithstanding the proposed use does not comply with current City Zoning permissions and Official Plan designations, the Region recognizes the existing legal non-conforming use of the site and has no objection to the proposed variance.

Additional 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

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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.

- The subject land is located within the Toronto and Region Conservation Authority Flood Plain. The Regional Official Plan (ROP) designates floodplains as a natural hazard under Policy 2.4.5.2. Within this designation, ROP policies seek to ensure that development and site alterations do not create new or aggravate existing flood plain management problems along flood susceptible riverine environments. We rely on the environmental expertise of Toronto and Region Conservation Authority for the review of development applications located within or adjacent to the natural hazards in Peel and their potential impacts on the natural environment. We therefore request that City of Brampton Committee of Adjustment and staff consider their conditions of approval appropriately.

Regarding Minor Variance Application: A-23-104B, 72 Circus Crescent **Servicing - Camila Marczuk (905) 791-7800 x8230**

Comments:

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- 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-23-105B, 61 River Road **Planning – Megan Meldrum (905) 791-7800 x3558**

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 2.14.5 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).

**Regarding Consent Application: B-23-013B, 17 Railroad Street & 59 Elizabeth Street North
Servicing - Camila Marczuk (905) 791-7800 x8230**

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.

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Concluding Comments

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 the undersigned at (905) 791-7800 ext. 3558 or by email at megan.meldrum@peelregion.ca.

Yours Truly,



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