

**Public Works**

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

June 13, 2023

Jeanie Myers  
Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON, L6Y 4R2

**Re:                   Region of Peel Consolidated Comments - Revised  
City of Brampton Committee of Adjustment Hearing  
June 20, 2023**

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Dear Ms. Myers,

Regional Planning staff have reviewed the applications listed on the June 20, 2023, Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance applications, **A-23-149B, A-23-157B, A-23-160B, A-23-162B, A-23-163B, A-23-164B, A-23-170B, A-23-171B, A-23-172B** and for the following deferred applications: **DEF-23-113B, DEF-A-22-022B, and DEF-A-23-056B.**

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

**Regarding Deferred Minor Variance Application: DEF-A-23-051B, 4 Rain Lily 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](mailto: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](mailto:siteplanservicing@peelregion.ca).

**Regarding Deferred Minor Variance Application: DEF-A-23-065B, 2 Lowry Drive  
Planning – Megan Meldrum (905) 791-7800, extension 3558**

**Comments:**

- The proposed minor variance application DEF-A-23-065B seeks to 'To permit a place of commercial recreation (basketball/badminton courts) as a permitted use whereas the by-law does not permit a place of commercial recreation'
- 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

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support employment areas for employment uses as designated in area municipal official plans.

- The subject lands are designated 'Industrial' as per Schedule A of the City of Brampton Official Plan. The Snelgrove-Heartlake Secondary Plan sub-designate the subject land as "Highway Commercial", moreover, the lands are zoned Industrial "M4A".
- The recreation use is proposed to operate out of the northern half of the industrial buildings and will essentially be operating as half of the site's use. Accordingly, it will not be ancillary to, nor related to the permitted existing industrial use. The introduction of the recreation use removes the use of the building designated for industrial functions and takes away valuable employment lands meant to operate under their permitted use.
- 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 and objects to the proposed minor variance.
- It is the opinion of Regional planning staff that the proposal requires an Official Plan Amendment and Municipal Comprehensive Review in accordance with the above noted Policy.

### **Regarding Minor Variance Application: A-23-146B, 4 Broad Oak 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-23-147B, 34 Merganser 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-23-148B, 6 Brookdale Crescent**

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

#### **Comments:**

#### **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-23-150B, 62 Garside Crescent**

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

#### **Comments:**

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### **Regarding Minor Variance Application: A-23-151B, 43 Kempford Crescent**

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

#### **Comments:**

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### **Regarding Minor Variance Application: A-23-152B, 96 Toba 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-23-153B, 21 Danesbury Crescent**

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

#### **Comments:**

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### **Regarding Minor Variance Application: A-23-154B, 11575 Dixie Road**

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

#### **Comments:**

- The Region of Peel has a Consolidated Linear Infrastructure Environmental Compliance Approval (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.
- As per the Region's Public Works Stormwater Design Criteria and Procedural Manual



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- Region of Peel IDF curves shall be used for the peak flow analysis
- Post development peak flow for each storm (from 2 year to 100 year) shall be equal to or less than pre-development
- For orifice diameters of 100mm or greater, an orifice tube shall be used
- Quantity Control shall be designed to control the 24-h Chicago or 24-h SCS Type II distribution
- In accordance with the Region's CLI ECA and provincial standards, control of the runoff from 90th percentile storm event (28mm) shall be achieved for quality control
- For erosion control, 5mm retention at full build out is required and runoff is to be detained from a 25mm storm event over 24 to 48 hours
- No grading will be permitted within any Region of Peel ROW to support adjacent developments
- Grading and Drainage approval by the Region of Peel is required prior to Site Plan Approval

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

### Comments:

- Staff have identified matters of Regional interest on the subject site as it abuts Region Road #4 Dixie Road.
- Region staff require satisfactory arrangements to be made in regard to road widening and access on site that will be addressed subject to a subsequent site plan application submission.

### Regarding Minor Variance Application: A-23-155B, 11 Jordensen 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-23-156B, 150 Vanhorne Close

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

### Comments:

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to the local municipality issuing building permit. For more information, please contact Servicing Connections at [siteplanservicing@peelregion.ca](mailto: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](mailto:siteplanservicing@peelregion.ca).

### **Regarding Minor Variance Application: A-23-158B, 233 Mountainberry Road** **Servicing – Camila Marczuk (905) 791-7800, extension 8230**

#### **Comments:**

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### **Regarding Minor Variance Application: A-23-159B, 38 Tianalee Crescent** **Servicing – Camila Marczuk (905) 791-7800, extension 8230**

#### **Comments:**

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### **Regarding Minor Variance Application: A-23-161B, 1 Stillman Drive** **Servicing – Camila Marczuk (905) 791-7800, extension 8230**

#### **Comments:**

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### **Regarding Minor Variance Application: A-23-165B, 86 Clearfield Drive**

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

#### **Comments:**

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### **Regarding Minor Variance Application: A-23-166B, 48 Emerald Coast Trail**

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

#### **Comments:**

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### **Regarding Minor Variance Application: A-23-167B, 50 Great Plains Street**

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

#### **Comments:**

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### **Regarding Minor Variance Application: A-23-169B, 47 Kootenay Place** 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.

### **Regarding Consent Application: B-23-017B, 18 Beamish Court** Servicing – Camila Marczuk (905) 791-7800, extension 8230

#### **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.

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

#### **Condition related to Servicing Condition:**

- Prior to releasing Regional Clearance of Consent Approval, a non-refundable processing fee of \$1,435.00 is required as per the Region's User Fees and Charges By-law (5-2023).

#### **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.

### **Regarding Consent Application: B-23-018B, 40 Lagerfield** Servicing – Iwona Frandsen (905) 791-7800, extension 7920

#### **Comment:**

- Please note that severing the lands/adjusting lot lines, may adversely affect the existing location of the water and sanitary sewer services/private easements, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections/register private easements to either the severed or retained lands in compliance with the Ontario Building Code.

#### **Condition:**



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- Arrangements satisfactory to the Region of Peel, Public Works Department shall be made with respect to servicing the severed and retained parcels.

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

### Condition:

- Prior to releasing Regional Clearance of Consent Approval, a non-refundable processing fee of \$1,435.00 is required as per the Region's User Fees and Charges By-law (5-2023).

Traffic Development – Damon Recagno (905)-791-7800 extension 3440

- Traffic comments to be addressed through Site Plan Application.
- Land Dedication was obtained through the Subdivision Application 21T-19017B.

### Regarding Consent Application: B-23-019B, 10, 20 & 30 Lagerfeld Drive

Servicing – Iwona Frandsen (905) 791-7800, extension 7920

### Comment:

- Please note that severing the lands/adjusting lot lines, may adversely affect the existing location of the water and sanitary sewer services/private easements, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections/register private easements to either the severed or retained lands in compliance with the Ontario Building Code.

### Condition:

- Arrangements satisfactory to the Region of Peel, Public Works Department shall be made with respect to servicing the severed and retained parcels.

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

### Condition:

- Prior to releasing Regional Clearance of Consent Approval, a non-refundable processing fee of \$1,435.00 is required as per the Region's User Fees and Charges By-law (5-2023).

Traffic Development – Damon Recagno (905)-791-7800 extension 3440

- Traffic comments to be addressed through Site Plan Application.
- Land Dedication was obtained through the Subdivision Application 21T-19017B.

### 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](mailto:megan.meldrum@peelregion.ca).

Yours Truly,



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