

## Public Works

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

peelregion.ca

September 25<sup>th</sup>, 2023

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Brampton Committee of Adjustment Hearing  
                         October 3<sup>rd</sup>, 2023**

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Dear Ms. Vani,

Regional Planning staff have reviewed the applications listed on the **October 3<sup>rd</sup>, 2023**, Committee of Adjustment Agenda. We have no comments or objections to the following **Minor Variance applications: A-23-267B, A-23-268B, A-23-269B, A-23-274B, A-23-277B, A-23-281B, Consent application: B-23-024B**, and for the following deferred applications: **DEF-A-23-226B, DEF-A-23-234B, DEF-A-23-252B, DEF-A-23-262B, DEF-B-23-021B**.

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

### **Deferred Minor Variance Applications**

**Regarding Deferred Minor Variance Application: DEF-A-23-055B / 15 Hale Road**  
**Planning – Sara Feshangchi (905) 791-7800 extension 4145**

#### **Comments:**

- Region staff have reviewed the revised minor variance application materials provided via email by the applicant (received March 1, 2023) and offer the following comments:
- Deferred Minor variance application DEF-A-23-055B proposes non-employment use on the subject property which is designated 'Industrial- M2- 3237' as per Schedule A of the City of Brampton Official Plan.
- The subject property is defined as part of an "Employment Area" as per the Region of Peel Official Plan (RROP) 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 is to permit motor vehicle sales, whereas motor vehicle sales is not permitted.
- The second proposed variance is to allow 9 parking spots, whereas the minimum of 23 parking spaces are required.
- The third proposed variance is to allow for the outside storage and display of motor vehicles for sale to be located in the front yard whereas no outside storage is permitted unless in a rear or interior side yard and such storage shall be screened from view by a solid fence.

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- The subject site is immediately abutting lands zoned Industrial Two (M2) in the 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 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.
- The Region has no objection to the proposed minor variance to permit a motor vehicle sales establishment provided the Owner of the subject lands establishes the motor vehicle sales use as ancillary to the permitted existing motor vehicle repair shop as the primary use of the site.

### **New Minor Variance Applications**

#### **Regarding Minor Variance Application: A-23-270B / 27 Sanford Crescent**

Servicing - Brian Melnyk (905)-791-7800 extension 3602

##### **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).
- 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).
- 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 Minor Variance Application: A-23-271B / 6 Blackstone River Drive**

Servicing - Brian Melnyk (905)-791-7800 extension 3602

##### **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).
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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

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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 Minor Variance Application: A-23-272B / 34 Herkley Drive**

Servicing - Brian Melnyk (905)-791-7800 extension 3602

#### **Comments:**

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### **Regarding Minor Variance Application: A-23-273B / 4 Gable Drive**

Servicing - Brian Melnyk (905)-791-7800 extension 3602

#### **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).
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### **Regarding Minor Variance Application: A-23-275B/41 Ocean Ridge Drive**

Servicing - Brian Melnyk (905)-791-7800 extension 3602

#### **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](mailto:siteplanservicing@peelregion.ca).

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### **Regarding Minor Variance Application: A-23-276B / 2548 Embleton Road**

Planning – Sara Feshangchi (905) 791-7800 extension 4145

#### **Comments:**

- This site does not have frontage on existing municipal sanitary sewer.
- Minor variance application A-23-276B proposes a change in use on the subject property which is designated “Residential” with the overlay “Corridor Protection Area”, as per Schedule A of the City of Brampton Official Plan. Moreover, the lands are split-zoned “Service Commercial (SC-596)” and “Agriculture (A)” by the City of Brampton Zoning By-law.
- The first proposed variance is to permit a banquet hall use, whereas the bylaw does not permit a banquet hall.
- The second proposed variance is to permit landscaping and buildings not as per schedule c, whereas the bylaw only permits buildings and landscaping as per schedule c.
- The subject lands front onto a 200mm diameter watermain and there is no sanitary sewer located within the Embleton Road frontage.
- The proposal will be a significant intensification of the lands with limited municipal services available.
- **The Region requests deferral of this application to allow the applicant to provide additional information on the proposal given the increased intensity of the proposed use. Additional information is necessary to evaluate the servicing requirements of the proposed development.**

### **Regarding Minor Variance Application: A-23-278B / 36 Topiary Lane**

Servicing - Brian Melnyk (905)-791-7800 extension 3602

#### **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).
- 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).
- 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 Minor Variance Application: A-23-279B / 68 Eastern Avenue**

Planning – Sara Feshangchi (905) 791-7800 extension 4145

#### **Comments:**

- The subject property is designated ‘Residential’ with the overlay “Central Area” as per Schedule A the City of Brampton Official Plan and further zoned Future Development (FD) as per the City of Brampton Zoning By-law.
- As per the Region of Peel Official Plan (RROP), the subject property is defined as “Urban Growth Centre” and further as “Downtown Brampton” (Schedule E4) and part of the “Kennedy Major Transit Station Area” (Schedule E5).

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- Recognizing the future role of this site within the Kennedy Major Transit Station Area, should the Committee find merit in this application the Region would support the change on a temporary basis.
- 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-23-280B / 49 Royce Avenue**

Servicing - Brian Melnyk (905)-791-7800 extension 3602

#### **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).
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### **Regarding Minor Variance Application: A-23-282B / 16-10 Lightbeam Terrace**

Planning – Sara Feshangchi (905) 791-7800 extension 4145

#### **Comments:**

- The subject property is designated 'Residential' with the overlay "Central Area" and further zoned 'Industrial (M4-2349)' and 'Business Corridor' as per the City of Brampton Zoning By-law.
- As per the Region of Peel Official Plan (RROP, the subject property is defined as "Designated Greenfield Area" (Schedule E3) and "Employment Area" (Schedule E4).
- Minor variance application A-23-282B proposes to permit a retail area of 37.88% of the total gross floor area of the associated use, whereas the bylaw permits a maximum retail area of 15% of the total gross floor area of the associated use.
- We have no objection with the minor variance acknowledging that the retail use will remain ancillary to a primary permitted employment use.
- 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

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requires all environmental concerns to be addressed to the satisfaction of the Credit Valley Conservation Authority (CVC).

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

#### **Comments:**

- Please be advised that no new access to Regional Road 15 – Steeles Avenue West will be permitted in conjunction with this application.

### Servicing - Brian Melnyk (905)-791-7800 extension 3602

#### **Comments:**

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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. 4145 or by email at [sara.feshangchi@peelregion.ca](mailto:sara.feshangchi@peelregion.ca).

Yours Truly,



Sara Feshangchi, BURPI  
Junior Planner  
Planning and Development Services  
Region of Peel

CC John Hardcastle, Manager, Development Services  
Dana Jenkins, Planner, Development Services