

Public Works

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

peelregion.ca

October 16th, 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 24th, 2023**

Dear Ms. Vani,

Regional Planning staff have reviewed the applications listed on the **October 24th, 2023**, Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance applications: A-23-0222B, A-23-282B, A-23-283B, A-23-286B, A-23-289B, A-23-290B, A-23-293B, A-23-294B, A-23-297B, A-23-301B, A-23-303B, A-23-283B, and the Consent Application: B-23-025B and for the following deferred applications: DEF-A-23-188B, DEF-A-23-209B, DEF-A-23-219B, DEF-A-23-222B, DEF-A-23-244B, DEF-A-23-269B, DEF-A-23-291B.

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

Please see below.

Deferred Minor Variance Applications

Regarding Deferred Minor Variance Application: A-22-181B / 11953 Creditview Road and 1577 Mayfield Road

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

- All traffic comments will be addressed through the site plan application (SP-22-033B).

Regarding Deferred Minor Variance Application: A-22-022B / 8940 Creditview Road

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

Comments:

- **The Region Official Plan (ROP) Schedule E-1** Section 5.6 designates the subject property as part of an Urban System.
- The subject property is designated "Residential" in the City of Brampton Official Plan and sub-designated 'Executive Residential' in Credit Valley Secondary Plan Area 45 Section 5.3.6. The subject property is zoned 'Agricultural (A)' as per the City of Brampton Zoning Bylaw.
- The first proposed variance seeks to permit a minimum front yard setback of 5 metres where the required minimum under the zoning bylaw is 12 metres. The second

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proposed variance seeks to permit a minimum side yard setback of 0.6 metres where the required minimum under the zoning bylaw is 7.5 metres.

- The requests are made to facilitate relocation and restoration of a heritage structure (Edwin Trimble House) to be located within the planned residential subdivision and the proposed variances are supportable under the four-part tests under the *Planning Act*.
- 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: A-23-258B, A-23-259B / 54 Beech Street Servicing - Brian Melnyk (905)-791-7800 extension 3602

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.
- 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.
- 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.

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.

New Minor Variance Applications

Regarding Minor Variance Application: A-23-284B / 87 Kimborough Hollow Servicing - Brian Melnyk (905)-791-7800 extension 3602

Comments:

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Regarding Minor Variance Application: A-23-285B / 55 Mountain Ridge Road

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

Comments:

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Regarding Minor Variance Application A-23-288B / 2 Seastar Road

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

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Regarding Minor Variance Application A-23-292B / 54 Quail Feather Crescent

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Regarding Minor Variance Application A-23-295B / 66 Pappain Crescent

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

Comments:

- As per Peel Water Design Criteria Standard 4.3, "Hydrants near driveways shall be located a minimum of 1.25 m clear from the projected garage (or edge of driveway, whichever is greater) in residential applications..."
- Although no condition is recommended, please ensure the applicant is aware of the regulation referenced above.

Regarding Minor Variance Application: A-23-296B / 2 Rockway Street

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

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Regarding Minor Variance Application: A-23-298B / 15 Tigerlily Place

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

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Regarding Minor Variance Application: A-23-299B / 2 Fisherman Drive

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

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Comments:

- The Region Official Plan (ROP) Schedule E-1 Section 5.6 designates the subject property as part of an Urban System which seeks to in part, preserve and protect lands adjacent to highways, rail corridors, rail yards and major truck terminals for employment lands and infrastructure uses, where appropriate. Section 5.6.16 requires the local municipalities to plan for and develop employment and industrial uses near and adjacent to major goods movement facilities and corridors, including highways, rail facilities, airports, haul routes, major truck terminals, and major facilities, to serve as a transition buffer with sensitive uses. The ROP Schedule E-3 further designates the subject property to be within the Built-up Area.
- Minor variance application A-23-299B proposes non-industrial uses on the subject property which is designated "General Employment 2" as per the Snelgrove-Heart Lake Secondary Plan Area 1 and Schedule A of the City Official Plan", which allows for in part, distribution centres, motor vehicle repair and body shops, public uses and works, and public utility installations. Moreover, the lands are zoned "Commercial - HC1- Section 360" by the City Zoning By-law which allows for in part, an office but not including the office of a health care practitioner, a personal service shop, motor vehicle sales, rental or leasing establishment, and purposes accessory to the permitted purposes.
- The proposed minor variance seeks to permit a Dentist Office where the City Zoning Bylaw does not allow for a dentist office.
- The Region Official Plan does not recognize a dentist office as an employment or industrial use within the Urban System designation of the subject property. The City Official Plan and Zoning Bylaw allow for industrial, and employment uses. It is the opinion of the Region that the proposed change of use is not suitable for the intended employment purposes.

Regarding Minor Variance Application: A-23-300B / 245 Steeles Avenue West

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

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.
- There is a Region of Peel easement along the Northerly limits of the subject property on Steeles Ave. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title.
- The Region of Peel has reviewed a pre-application PRE-23-103B for this site. We request the Committee to defer any decisions on this application until such time as satisfactory Storm Water Management Report, the Functional Servicing Report / Modelling / Shoring Review, is submitted.
- Public and private services, appurtenances, materials, and construction methods must comply with the most current Region of Peel standards and specifications, the Local Municipality's requirements for the Ontario Building Code and Ontario Provincial Standards. All works shall adhere to all applicable legislation, including Regional by-laws.

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

- Residential development consisting of 663 total units.

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- All Traffic related matters are being addressed via associated plan pre-consultation application PRE-2023-0103.

Regarding Minor Variance Application: A-23-302B -14 Sandmere Avenue

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

Comments:

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Deferred Consent Applications

Regarding Deferred Consent Application: DEF-B-22-026B – 33 Silktop Trail

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

Comments:

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Regarding Deferred Consent Application: DEF-B-23-023B- 54 Beech St

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.

Yours Truly,



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

CC John Hardcastle (Region of Peel)
 Dana Jenkins (Region of Peel)