

Public Works

10 Peel Centre Dr.
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peelregion.ca

November 9th, 2023

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

**Re: Region of Peel Consolidated Comments
City of Brampton Committee of Adjustment Hearing
November 14th, 2023**

Dear Ms. Vani,

This letter is provided to update the Regional comments sent to you on November 6th, 2023, for the **November 14th, 2023** Committee of Adjustment Agenda.

Previous comments for all applications remain the same, with the exception of the following applications where we ask that you delete and replace with the updated comments below, based on new information from discussions held with City staff.

Regarding Deferred Minor Variance Application: A-23-276B/ 2548 Embleton Road
Planning – Sara Feshangchi (905) 791-7800 extension 4145

Comments:

- The Region of Peel has not been provided with supporting materials to demonstrate sanitary and water servicing, including fire flow, requirements. The existing watermain on Embleton Road may not be appropriately sized to accommodate the domestic and fire requirements and there is no sanitary immediately in the vicinity of the subject lands. Accordingly, it would be premature to advance the change in use at this point in time.
- We understand that the applicant is revising the application and we look forward to reviewing new materials.

Regarding Minor Variance Application: A-23-331B / Inspire and Dixie
Planning – Sara Feshangchi (905) 791-7800 extension 4145

Comments:

- Minor variances #2 and #3 propose to permit commercial, and non-industrial uses within a Regionally designated Employment Area.
- The Regional Official Plan Schedule E-3 designates the lands within the 'Urban System'. The subject lands are defined as part of an Employment Area in accordance with Regional Official Plan Schedule E4.
- Policy 5.8.26 from the Regional Official Plan seeks to protect and support employment areas for employment uses as designated in area municipal official plans.

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- The subject property is designated 'Industrial' as per Schedule A of the City of Brampton Official Plan and 'Prestige Industrial' on the Countryside Villages Secondary Plan Area 48(a), which allows for a range of uses including in part, research and development facilities, manufacturing, and processing, and further, office uses, hotels, restaurants (within industrial malls and standalone), ancillary commercial and retail serving the employment area (within industrial malls and stand-alone buildings), and accessory retail sales.
- The proposed variances would allow for commercial and non-industrial uses to be permitted without restriction within a Regionally designated Employment Area, thereby impacting the availability of the lands to develop for their intended employment use.
- Regional concern is with meeting the intent and purpose of the Regional Official Plan in protecting Employment Areas for employment uses. This concern can be addressed through the following conditions.

Conditions:

- That the lands shall be considered one lot for zoning purposes and that the total commercial gross floor area permitted shall not exceed 49% or 15,340.27 sq. m for the entirety of the development.
- That a maximum of 3 dining room restaurants be permitted within the buildings located in the lands zoned M1-2262.

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)