



Public Works

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

peelregion.ca

February 20, 2024

Andrew Ramsammy
Development Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
andrew.ramsammy@brampton.ca

RE: Zoning Bylaw Amendment Application – 4th Submission – Clearance
10810 Coleraine Dr
PMB Holdings Ltd.
Region File: RZ-21-051B
Related Regional File: PRE-20-091B

Dear Mr. Ramsammy,

Further to our comments revised February 8, 2024, Region of Peel Development Staff have reviewed the fourth formal submission for the above noted zoning by-law amendment application proposing to permit an employment standalone building, accommodating a typical industrial mall arrangement, allowing future subdividing of six (6) internal units, and offer the following comments:

General Comments:

- The Region is pleased to advise we have no objections to approval of the subject rezoning application.

Traffic Development and Permits

- Peel has reviewed the Transportation Memo dated August 9, 2023 and the revised TIS dated August 9, 2023, and deem them to be satisfactory for approval of the zoning by-law amendment.

Servicing Connections

Water Servicing

- An existing 300 mm diameter water main is located on Coleraine Drive
- The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.
- Please review the Region's Water Design Criteria found on-line

Sanitary Sewer Servicing

- An existing 750 mm diameter sanitary sewer is located on Coleraine Dr
- The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and

specifications.

- Please review the Region's Sanitary Sewer Design Criteria found on-line

Regional Roads and Stormwater Requirements

- We are in receipt of the Stormwater Management Report (SWMR) dated December 2023 and prepared by C.F. Croziers and Associates Inc, and have deemed it to be satisfactory.
- The Region will accept drainage to Coleraine Dr since alternate outlets have been denied by other agencies.

Functional Servicing Review Requirements

- We have received the FSR dated December 2023 and prepared by C. F. Crozier and Associates, which has been deemed satisfactory for water and sanitary.

Prior to Site Plan Approval:

Development Planning

- The Region of Peel will be party to the future Site Plan Agreement.

Stormwater

- Prior to site plan approval, the applicant will be required:
 - To provide a more detailed O&M plan, including but not limited to adding OGS & Cb Shield cleanout depth and frequency.
 - To use 28 mm as the 90th percentile storm for Peel Region. The applicant is required to use all areas (both pervious and impervious) in assessing runoff volume
- Note: no additional credit in TSS removal will be given to a second sedimentation device in series. I.e. if CB Shield and OGS are used in series, only one 50% removal credit will be granted.

Traffic

Access Requirements

- Peel is in support of the proposed interim restricted right in/right out only access to be located on the subject lands (10810 Coleraine Drive) until such time an application is made for the lands to the north (10826 Coleraine Drive) at which time the interim right in/right out access will be reinstated to the Region's satisfaction and provided via the 10826 Coleraine Drive lands. The ultimate access is to be equipped with an auxiliary right turn lane with storage and taper to TAC standards;
- Mutual access easements are required for the future full moves access to Coleraine Drive via the property to the south. At such time the lands to the south redevelop, conditions to this effect will be addressed through the associated Site Plan Agreement.
- The Region will require provisions be put in place via site plan agreement and access agreement for mutual easements to be provided with the property to the north (10826 Coleraine Drive). At such time the lands to the north redevelop, conditions to this effect will be addressed through the associated Site Plan Agreement.

Property Requirements

- It is to be noted that the Region has an active Environmental Assessment taking place along Coleraine Drive from Highway 50 to Mayfield Road #21-4040. It is to be noted the Applicant's grades proposed at ROW property line must be compliant with ongoing EA plan and profile expectations. The project manager for the on-going EA is Scott Durdle and can be contacted for the most up to date information at scott.durdle@peelregion.ca.
- Prior to Site Plan Approval, the following land dedication is required:

- The Region requests supporting documentation of the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 150 (Coleraine Drive) which has a right of way of 36.0 metres, 18.0 metres from the centreline of the road allowance. Additional property over and above the Official Plan requirement will be required within 245 metres of intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters: 41.5 metres, 20.75 metres from the centreline for a single left turn lane intersection configuration;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage of Regional Road 150 (Coleraine Drive) behind the property line except at the approved access location;
- The applicant shall gratuitously dedicate these lands to the Region, free and clear of all encumbrances, including any and all contamination, and shall provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way. All costs associated with land transfer are the responsibility of the applicant;
- Reference plan(s) and transfer document(s) must be completed and registered on title prior to granting final approval; and
- A draft reference plan shall be submitted for review and comment prior to depositing the plan.

Engineering Requirements

- A detailed engineering submission of road and access works will be required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission MUST include the removals, new construction and grading, typical sections and pavement markings and signing drawings. All works within Region of Peel's right-of-way must be designed in accordance to the Public Works, "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual";
- The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed works within the Regional right of way;
- Securities shall be provided in the amount of 100% of the approved estimated cost of road and access works along Coleraine Dr, securities may be submitted in the form of a letter of credit or certified cheque;
- The applicant shall pay to the Region engineering and inspection fees based on 10.8% of the approved estimated cost of the municipal road works;
- The following will be required a minimum of 48 hours prior to commencing construction within the Region's right of way limits:
 - Completed [Road Occupancy Permit](#) and a permit fee as per the Region's user fees and charges By-law;
 - Completed [Notice to Commence Work](#);
 - Provide proof of insurance with the Region of Peel added to the [certificate](#) as an additional insured with \$5 million minimum from the Contractor;
- All costs associated with the road and access works is 100% paid by the applicant.

Servicing

Regional Easement/Infrastructure Review Requirements

- The existing municipal sanitary sewer main and storm sewer main may be located within the municipal boulevard. To determine the impact to these pipes, please submit the following drawings for the Region's review at SP stage:
 - Landscaping
 - Streetscaping

- The drawing must show the curbs, the sidewalk and the Region's infrastructure.

Site Servicing Requirements

- The applicant shall verify the location of the existing service connections to the subject site. Please contact Records at PWServiceRequests@peelregion.ca. In addition, requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- Prior to Site Plan approval, Site servicing drawings are required for Review by Region of Peel Servicing Connections
- All Servicing and Grading drawings shall reflect the Region's and Local Municipality's road widening requirements
- A satisfactory Servicing Submission is required prior to site plan approval
- Final Regional Site Servicing connection approvals are required prior to the local municipality issuing Building Permit
- Fire Protection approval from the local municipality is required prior to Region of Peel Site Servicing connection approval

Agreements

- Servicing Connections may require clauses to be added to the site plan agreement based on the outcome of the SWM review.

General Servicing Comments

- All our design criteria, standards, specifications, procedures and report and submission requirements are found on-line at <https://www.peelregion.ca/public-works/design-standards/#procedures>
- Please refer to Section 3 of our Site Plan Procedure document found on-line
- Please refer and adhere to the Regional by-laws that are applicable to your proposal, such as but not limited to the Water, Wastewater and Backflow Prevention by-laws <https://www.peelregion.ca/council/bylaws/archive.asp>
- Please refer to the Latest Fees Bylaw. All fees may be subject to change on annual basis pending Council approval.
- Please refer to our Standard Drawings on-line to determine which standards are applicable to your project.
- Servicing for the proposed development must comply with the Local Municipality's Requirements for the Ontario Building Code and most current Region of Peel standards

Concluding Comments

If you have any questions or concerns, please contact me (sonia.tam@peelregion.ca 905.791.7800 x4283) at your earliest convenience.

Thank you,

Sonia Tam

Sonia Tam
Principal Planner
Development Services
Region of Peel

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

Ramsammy, Andrew

From: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Sent: 2022/05/03 3:54 PM
To: Ramsammy, Andrew
Subject: [EXTERNAL]RE: OZS-2021-0051 - R0 Review

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Andrew,

I am looking after this file. Apologies for any confusion, it appears we never sent our clearance.

TRCA staff have reviewed the materials submitted as part of OZS-2021-0051 at 10810 Coleraine Drive and have no objection to approval subject to the following condition:

- 1) That the applicant provides the required \$3,100.00 Zoning By-law Amendment – Minor review fee.

As the property is fully outside of TRCA's Regulated Area, a permit from this office is not required.

Please let me know if you require anything further.

Regards,

Anthony Syhlonyk, MPlan
Planner
Development Planning and Permits | Development and Engineering Services

T: 416-661-6600 ext. 5272
E: Anthony.Syhlonyk@trca.ca
A: 101 Exchange Avenue, Vaughan ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | trca.ca



Please note that TRCA's Offices are presently closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that development planning and permit applications and materials be submitted digitally in PDF format. Paper submissions are discouraged and may result in extended timeframes for review.

*All digital submissions and documents can be submitted to the following e-mail addresses:
Enquiries/ applications within Peel Region municipalities – peelplan@trca.ca
Enquiries/ applications within York Region municipalities – yorkplan@trca.ca*

We thank you for your cooperation as we respond to the current situation.

From: Ramsammy, Andrew <Andrew.Ramsammy@brampton.ca>
Sent: Tuesday, May 3, 2022 3:30 PM
To: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Subject: OZS-2021-0051 - R0 Review

Hi Anthony,

I hope you are doing well.

I noticed comments to the subject application has yet to be received. Are you able to provide an update to the status of the review or advise who from the TRCA is assigned to the review of the application?

Thank you,

Andrew Ramsammy

Planner I

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street W | Brampton ON L6Y 4R2

T 905.874.3485 | andrew.ramsammy@brampton.ca

The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at opreview@brampton.ca.



Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

Ramsammy, Andrew

From: Hanson, Nicole <nicole.hanson@peelsb.com>
Sent: 2022/01/03 3:42 PM
To: Ramsammy, Andrew
Cc: Koops, Krystina
Subject: [EXTERNAL]Fw: [OZS-2021-0051] Notice of Application and Request for Comments: DUE JAN 13/2021
Attachments: Notice of Application and Request for Comments (December 9, 2021).pdf

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Dear Andrew,

The Peel District School Board has reviewed the above noted application. Based on the Board's School Accommodation Criteria, the Board has no comment as this application is for non-residential development, and no students are anticipated or will be impacted.

Respectfully,

Nicole Natalie Hanson | Hons. B.A.(D.Mjr.), MES(Pl.), RPP, MCIP
Planner - Development
Planning and Accommodation Support Services
Peel District School Board
a: 5650 Hurontario Street, Mississauga
t: 905-890-1010 ext. 2217 | e: nicole.hanson@peelsb.com

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: December 9, 2021 3:08 PM
To: planninginfo@peelregion.ca <planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca <Megan.Meldrum@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Blakeman, Suzanne <suzanne.blakeman@peelsb.com>; Hanson, Nicole <nicole.hanson@peelsb.com>; Cox, Stephanie <Stephanie.Cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; peelplan@trca.ca <peelplan@trca.ca>; Adam.Miller@trca.ca <Adam.Miller@trca.ca>; Anthony.Syhlonyk@trca.ca <Anthony.Syhlonyk@trca.ca>; Quentin.Hanchard@trca.ca <Quentin.Hanchard@trca.ca>; Colleen Bonner <Colleen.Bonner@trca.ca>; christopher.fearon@canadapost.ca <christopher.fearon@canadapost.ca>; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com <DaveA.Robinson@alecrautilities.com>; circulations@wsp.com <circulations@wsp.com>; planninganddevelopment <planninganddevelopment@bell.ca>; gtaw.newarea@rci.rogers.com <gtaw.newarea@rci.rogers.com>; Pedano, Vito <vito.pedano@peelpolice.ca>
Cc: Ramsammy, Andrew <Andrew.Ramsammy@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>
Subject: [EXTERNAL] [OZS-2021-0051] Notice of Application and Request for Comments: DUE JAN 13/2021

CAUTION: This email originated from outside of PDSB. Please do not click links or open attachments unless you recognize the email address and know the content is safe.

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **10810 Coleraine Drive** with an assigned file number of **OZS-2021-0051** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Andrew Ramsammy by January 13, 2021**

If you have any concerns please contact the assigned planner, Andrew at Andrew.Ramsammy@brampton.ca

How to Access Applicant Submitted Documents

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

shawntelle.trdoslavic@brampton.ca

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Ramsammy, Andrew

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2022/01/03 11:02 AM
To: Ramsammy, Andrew
Cc: Hanson, Nicole
Subject: [EXTERNAL]Comments OZS 2021-0051

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**RE: Notice of Application and Request for Comments
Application to Amend the Zoning By-law
10810 Coleraine Drive
West side of Coleraine Dr, south of Countryside Dr
OZS 2021-0051**

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application and since the proposed development is for industrial uses, no students are anticipated from this development.

The Board has no comments or objection to the further processing of this application.

Regards,

Krystina Koops, MCIP, RPP

Planner - Planning Department
Dufferin-Peel Catholic District School Board
40 Matheson Boulevard West, Mississauga ON L5R 1C5
Tel: 905-890-0708 ext. 24407 | Email: krystina.koops@dpcdsb.org
Website: www.dpcdsb.org | Twitter: [@DPCDSBSchools](https://twitter.com/DPCDSBSchools) | Instagram: [@DPCDSB.Schools](https://www.instagram.com/DPCDSB.Schools)
Facebook: [@DPCDSBSchools](https://www.facebook.com/DPCDSBSchools) | YouTube: [DPCDSBVideos](https://www.youtube.com/DPCDSBVideos)

Extraordinary lives start with a great Catholic education.

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Ramsammy, Andrew

From: planninganddevelopment <planninganddevelopment@bell.ca>
Sent: 2021/12/13 1:02 PM
To: Ramsammy, Andrew
Subject: [EXTERNAL]RE: [OZS-2021-0051] Notice of Application and Request for Comments: DUE JAN 13/2021

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Good afternoon,

Bell Canada has no comments or conditions for this zoning by-law amendment.

Ryan Courville

Access Network Provisioning Manager | Planning and Development

C: 416-570-6726

100 Borough Dr. Fl. 5 Toronto, Ontario



From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Thursday, December 9, 2021 3:09 PM
To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; peelplan@trca.ca; Adam.Miller@trca.ca; Anthony.Syhlonyk@trca.ca; Quentin.Hanchard@trca.ca; Colleen Bonner <Colleen.Bonner@trca.ca>; christopher.fearon@canadapost.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; gtaw.newarea@rci.rogers.com; Pedano, Vito <vito.pedano@peelpolice.ca>
Cc: Ramsammy, Andrew <Andrew.Ramsammy@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>
Subject: [EXT][OZS-2021-0051] Notice of Application and Request for Comments: DUE JAN 13/2021

Good Afternoon,

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Please review and provide your comments to the assigned planner, **Andrew Ramsammy by January 13, 2021**

If you have any concerns please contact the assigned planner, Andrew at Andrew.Ramsammy@brampton.ca

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<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

shawntelle.trdoslavic@brampton.ca

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External Email: Please use caution when opening links and attachments / **Courriel externe:** Soyez prudent avec les liens et documents joints

Ramsammy, Andrew

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2021/12/21 1:29 PM
To: Ramsammy, Andrew
Subject: [EXTERNAL]FW: [OZS-2021-0051] Notice of Application and Request for Comments: DUE JAN 13/2021
Attachments: Notice of Application and Request for Comments (December 9, 2021).pdf

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Hi
Rogers Communications Canada Inc. has no objections.

Thank you

Monica LaPointe
Coordinator
gtaw.newarea@rci.rogers.com
Outside Plant Engineering GTAW
3573 Wolfedale Road.
Mississauga ON L5C 3T6
416 913 0693/ 647 643 1446

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: 9-Dec-21 3:09 PM
To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csvgamonde.ca>; peelplan@trca.ca; Adam.Miller@trca.ca; Anthony.Syhlonyk@trca.ca; Quentin.Hanchard@trca.ca; Colleen Bonner <Colleen.Bonner@trca.ca>; christopher.fearon@canadapost.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; GTAW New Area <gtaw.newarea@rci.rogers.com>; Pedano, Vito <vito.pedano@peelpolice.ca>
Cc: Ramsammy, Andrew <Andrew.Ramsammy@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>
Subject: [OZS-2021-0051] Notice of Application and Request for Comments: DUE JAN 13/2021

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If you have any concerns please contact the assigned planner, Andrew at Andrew.Ramsammy@brampton.ca

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Thanks and have a great afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

shawntelle.trdoslavic@brampton.ca

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February 4, 2022

Andrew Ramsammy
Development Planner
Planning, Building & Economic Development Services
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Andrew,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-law Amendment
PMB Holdings Ltd.
10810 Coleraine Drive
City of Brampton
File No.: OZS-2021-0051

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Safety. Integrity. Respect. Inclusion.

Ramsammy, Andrew

From: Pedano, Vito <Vito.Pedano@peelpolice.ca>
Sent: 2021/12/15 10:36 AM
To: Ramsammy, Andrew
Subject: [EXTERNAL]Plan OZS-2021-0051

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Hi Andrew

I just wanted to let you know that I have no objection to the zone by law change for 10810 Coleraine Drive. Please let me know if you have any further questions. Thanks

Vito



VITO PEDANO #2105

Acting Sergeant, Crime Prevention.
Regional Community Mobilization
Peel Regional Police
905-453-2121 ext. 4079, 2105@peelpolice.ca

PeelPolice.ca



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Peel Regional Police

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