

September 22, 2023

Jan Salaya,
Development Planner
Planning, Building, and Growth Management
Corporation of the City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Jan.Salaya@brampton.ca

Public Works

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

peelregion.ca

**RE: Region of Peel – First Submission Comments
Application for Zoning By-law Amendment
Canus Logistics, Inc.
'O' Goreway Drive
City of Brampton
Regional File: RZ-23-011B
City File: OZS-2023-0011**

Dear Ms. Salaya,

Region of Peel staff have reviewed the first submission materials for the above noted rezoning application to facilitate the development of the lands to accommodate a truck wash; truck repair shop; and warehouse with associated office use and outdoor truck/trailer parking. Access proposed is via existing shared access on Goreway Drive and a new proposed access on Deerhurst Drive. No access is proposed along the Intermodal Drive frontage.

Regional comments on the submission are offered below:

Development Services

- The Region of Peel may be party to any future site plan, servicing, or other agreement as appropriate.
- There are no Region of Peel easements on the subject parcels.
- Documentation of consolidation of the parcels will be required prior to final site plan approval and any service connections approval.
- The applicant is required to provide to the Region copies of the most current PINS prior to approval of the zoning by-law amendment.

Capital Projects

- The subject property of this rezoning application RZ-23-011B is located adjacent to the Goreway Drive Watermain Project (at Highway 407), Brampton (Cost Centre 22-1161 and PF-22248.00). Gage Thomson is the project manager.
- The project is currently in the pre-60% stage. There are no land requirements from the subject property with respect to this specific project. Applicants are advised for their information to be aware of the watermain project.

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Servicing Connections

- Please include property boundaries/lines on servicing drawings.

Water Servicing

An existing 300 mm diameter water main is located on Intermodal Drive and a 300 mm diameter water main is located on Deerhurst Drive.

- Due to the size and function of the 400mm and 900mm diameter watermains on Goreway Drive, connection will not be permitted (Watermain Design Criteria 6.1)
- Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense.
- 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 375 mm diameter sanitary sewer is located on Intermodal Drive.

- Due to the size and function of the 600mm diameter sanitary sewer on Goreway Drive, connection will not be permitted (Peel Linear Wastewater Standards 5 .1.2).
- Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense.
- 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.

Functional Servicing Review Requirements

- The Functional Servicing Report FSR dated 2023-03-31 and prepared by C.F. Crozier & Associates Inc. is being sent to Program Planning for their information only as modelling is not required.

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Site Servicing Requirements

- The 1st submission fee as per the latest fee by-law is required prior to site plan approval.
- Municipal addresses, confirmed by the Local Municipality, are required prior to issuance of the Region of Peel's Site Servicing Connection approval. The approved addresses are entered into the Region's system and included on the receipt once the final payment has been made.
- All Servicing and Grading drawings shall reflect the Local Municipality's road widening requirements.
- Please indicate if Developer will be pursuing LEED certification.
- Fire protection approval from the City of Brampton is required prior to Region of Peel site servicing connection approval. It is the applicant's responsibility to provide the Region with evidence of fire approval i.e. email and/or the Building Division's approved or latest drawing revision
- Regional site servicing connection approval and Regional preliminary acceptance of the municipal servicing connections is required prior to the City of Brampton issuing a full and complete building permit.

Infrastructure information

- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- The Region of Peel has recently released a web application used for locating water, wastewater, transportation and other regional asset across Mississauga, Brampton, and Caledon as well as viewing as-built drawings. It is called **EPAL - External Peel Asset Locator** and is now available for external contractors and consultants. If you do not have an existing account, provide us with your name, name of your agency/company and your email address and we will request access on your behalf. Once access has been requested, instructions will be provided in the welcome email. Please contact Brian.Melnyk@peelregion.ca , to request access.
- If you require assistance in addition to the information found in EPAL, please contact Records at PWSERVICEREQUESTS@PEELREGION.CA

Payment Process

- Please refer to the Latest Fees Bylaw for the updated fees. All fees may be subject to change on annual basis pending Council approval.
- Servicing Connections is accepting payments by Electronic Fund Transfers (EFT).
- Please complete the table below with your information and return the completed table to Brian.Melnyk@peelregion.ca for payment processing (**all fields are mandatory**).

Public Works

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tel: 905-791-7800

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- We will not be able to accept or process the payment without the completed table.
- Once the Servicing Connections receives confirmation that the funds have been successfully transferred to the Region of Peel, a receipt will be issued to the payer via email.

Payer's Name (Individual or Company)	
Payer's Phone Number	
Payer's Address (Where the securities will be returned to)	
Payer's Email Address	
Company name representing the Payer	
Contact person name from company representing the Payer	
Contact person representing the Payer - email address	
Dollar Amount of Payment	\$420.25
Region of Peel File Number (C#####)	C603708
Credit Card if Under \$1,000.00 (Yes/No)	
For Credit Card – Person to Call	
For Credit Card – Phone Number for the Above Person	

Owner name	
Owner contact person	
Owner address	
Owner contact person phone number	
Owner contact person email	

General Servicing Requirements

- 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>

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- 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
- The Site Servicing drawings have been received and they will be assigned for review. Detailed engineering comments will be sent directly to the consultant.

Waste Management

- The subject lands for the proposed development are not within the vicinity of a landfill site.
- For the proposed non-residential development, private waste collection will be required.

Public Health

- The Region of Peel recommends the installation of bicycle parking spaces near building entrance, and consideration for a pedestrian walkway to Goreway Drive, encouraging public transit usage.

Should you have any questions or concerns with our comments, I can be reached either at dana.jenkins@peelregion.ca or 905-791-7800 ext 4027. Thank you, Jan.

Regards,

Dana L. Jenkins

Dana Jenkins
Development Services
Department of Public Works

Archived: 2023/08/28 9:35:35 AM

From: [Le, Jennifer \(MMAH\)](#)

Sent: Thu, 24 Aug 2023 14:41:20

To: [Salaya, Jan](#)

Cc: [Watt, Heather \(MMAH\)](#)

Subject: RE: [EXTERNAL]RE: Request for Comments: [OZS-2023-0011] - DUE:AUG/18

Importance: Normal

Sensitivity: None

Hi Jan,

Thank you for circulating the zoning bylaw amendment (ZBA) application for lands at 0 Goreway Drive, located at the northeast corner of Goreway Drive and Intermodal Drive, in the City of Brampton ('Subject Lands'). We understand that the applicant is proposing a transport terminal office building with an ancillary truck wash/repair facility and associated outdoor storage/parking.

It appears that a portion of the Subject Lands is designated as 'Electric Power Facility' within the 'Public Use Area' of the Parkway Belt West Plan (PBWP). Permitted uses within the 'Public Use Area' are outlined in section 5.4.1 of the PBWP and include uses such as existing uses, linear facilities, open space uses, and interim uses. Based on a review of the materials provided, it appears that an amendment to the PBWP would be required to permit the proposed development.

As you are aware, the government is currently reviewing a proposal to revoke the PBWP. This review is still ongoing and no decision has been made. As such, the land use designations and permissions under the PBWP would continue to apply to the Subject Lands, until such time that the PBWP is amended or revoked. Please note that the Ministry is currently not accepting PBWP amendment applications while the government's review is ongoing.

If the City wishes to move forward with advancing approvals for the ZBA application, Ministry staff would advise that any local decisions on the ZBA application must conform with provincial plans, including the PBWP. Based on a review of the materials provided, it is understood that the applicant is proposing to include a holding provision in the ZBA that can only be lifted if and when the PBWP designations and permissions are amended or revoked (resulting either from the government's review of the PBWP or from the Ministry's processing of the amendment application should the PBWP not be revoked by the government). Ministry staff have no concerns with including a holding provision in the ZBA, but would advise that the by-law should be clear on when the hold may be lifted with respect to the PBWP.

Thank you,

Jennifer Le (she/her), RPP, MCIP

A/Senior Planner, Community Planning and Development (West)

Municipal Services Office – Central Ontario

Ministry of Municipal Affairs and Housing

777 Bay Street, 16th Floor, Toronto, Ontario M7A 2J3

Cell: 437-833-4245

Archived: 2023/09/26 9:40:00 AM

From: [LANDUSEPLANNING](#)

Sent: Mon, 25 Sep 2023 15:43:21

To: [Salaya, Jan](#)

Subject: [EXTERNAL]RE: Request for Comments: [OZS-2023-0011] - DUE:AUG/18

Importance: Normal

Sensitivity: None

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Good morning Jan,

If this application is solely for a zoning by-law amendment, Hydro One has no concerns so far. Until the by-law has been approved and proceeds with the planning process, Hydro One will then provide comments if needed for a subdivision application.

Thanks,

Gabe Arabia.

From: Salaya, Jan <Jan.Salaya@brampton.ca>

Sent: Monday, September 25, 2023 10:41 AM

To: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>

Cc: ARABIA Gabriel <Gabriel.Arabia@hydroone.com>

Subject: RE: Request for Comments: [OZS-2023-0011] - DUE:AUG/18

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Good morning,

Following up on Hydro One comments for the below noted City of Brampton file.

Kind regards,

Jan Salaya

Planner I, Development Services

Planning, Building and Growth Management

City of Brampton

2 Wellington Street West | Brampton, ON | L6Y 4R2

T: (905) 874-2069

jan.salaya@brampton.ca



Hydro One Networks Inc.
Facilities & Real Estate
P.O. Box 4300
Markham, Ontario L3R 5Z5
www.HydroOne.com



Courier:
185 Clegg Road
Markham, Ontario L6G 1B7

VIA E-MAIL ONLY TO jan.salaya@brampton.ca

September 29, 2023

185 Clegg Road

Dear Jan Salaya:

Re: Zoning By-Law Application, Canus Properties
0 Goreway Drive
City of Brampton
File: 0ZS-2023-0011

Please be advised that Hydro One Networks Inc. ("HONI") has completed a preliminary review of the proposed plan of the above noted zoning by-law application. As the subject property is abutting and/or encroaching onto a HONI high voltage transmission corridor (the "transmission corridor"), HONI does not approve of the proposed zoning by-law application **at this time**, pending review and approval of the required information.

Please be advised that the transmission corridor lands affected by the proposed development and identified as such herein are subject to a statutory right in favour of HONI pursuant to Section 114.5(1) of *The Electricity Act, 1998*, as amended. The owner of these lands is Her Majesty, The Queen In Right of Ontario, as represented by The Minister of Infrastructure ("MOI"). Ontario Infrastructure & Lands Corporation ("OILC") as agent for the Province, must review and approve all secondary land uses such as roads that are proposed on these lands. HONI is currently acting as a service provider to OILC, and undertakes this review on their behalf.

The comments detailed herein **do not** constitute an endorsement of any element of the site plan design or road layout, nor do they grant any permission to access, use, proceed with works on, or in any way alter the transmission corridor lands, without the express written permission of HONI.

The following should be included in the **Agreement**:

1. Any proposed secondary land use on the transmission corridor is processed through the Provincial Secondary Land Use Program (PSLUP). The developer must contact **Johnny Bi**, Real Estate Coordinator at **johnny.bi@hydroone.com** to discuss all aspects of the site plan design, ensure all of HONI's technical requirements are met to its satisfaction, and acquire the applicable agreements.
2. Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.

3. Any development in conjunction with the site plan must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.
4. At the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected along the common property line after construction is completed.
5. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this site plan will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the site plan.

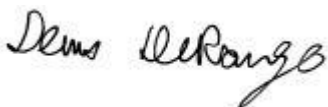
In addition, HONI requires the following be conveyed to the developer as a precaution:

6. The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

Our preliminary review only considers issues affecting HONI's transmission facilities and transmission corridor lands. For any proposals affecting distribution facilities (low voltage), the developer should consult the local distribution supplier.

If you have any questions, please contact me at dennis.derango@hydroone.com or at 905-946-6237.

Yours truly,



Dennis De Rango
Specialized Services Team Lead, Real Estate
Hydro One Networks Inc.

Cc: Johnny Bi – Hydro One Networks Inc.

Archived: 2024/02/17 10:12:18 PM

From: [DE RANGO Dennis](#)

Sent: Mon, 29 Jan 2024 18:36:22

To: [Salaya, Jan](#)

Cc: [ARABIA Gabriel BI Johnny](#)

Subject: RE: [EXTERNAL]RE: City of Brampton - 0 Goreway Dr - OZS-2023-0011

Importance: Normal

Sensitivity: None

Hi Jan.

We do not comment on Zoning.

From: Salaya, Jan <Jan.Salaya@brampton.ca>

Sent: Monday, January 29, 2024 11:14 AM

To: DE RANGO Dennis <Dennis.DERANGO@HydroOne.com>

Cc: ARABIA Gabriel <Gabriel.Arabia@hydroone.com>; BI Johnny <Johnny.Bi@HydroOne.com>

Subject: RE: [EXTERNAL]RE: City of Brampton - 0 Goreway Dr - OZS-2023-0011

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Hi Dennis,

Thanks for the clarification.

Also want to note that we are close to approving the zoning by-law amendment, but I wanted to confirm if there are any provisions Hydro One would want to include in the draft zoning by-law amendment to protect their corridor.

Kind regards,

Jan Salaya

Planner I, Development Services & Design
City of Brampton

T: 905.874.2069

jan.salaya@brampton.ca



From: DE RANGO Dennis <Dennis.DERANGO@HydroOne.com>

Sent: Friday, January 26, 2024 8:21 AM

To: Salaya, Jan <Jan.Salaya@brampton.ca>

Cc: ARABIA Gabriel <Gabriel.Arabia@hydroone.com>; BI Johnny <Johnny.Bi@HydroOne.com>

Subject: [EXTERNAL]RE: City of Brampton - 0 Goreway Dr - OZS-2023-0011

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Hi Jan.

The comments were for the Site Plan.

Hydro one would require a review of the lot grading and drainage also any proposed uses on our lands.

Hope this helps.

From: Salaya, Jan <Jan.Salaya@brampton.ca>

Sent: Thursday, January 25, 2024 8:50 AM

To: DE RANGO Dennis <Dennis.DERANGO@HydroOne.com>

Cc: ARABIA Gabriel <Gabriel.Arabia@hydroone.com>; BI Johnny <Johnny.Bi@HydroOne.com>

Subject: City of Brampton - 0 Goreway Dr - OZS-2023-0011

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Good morning Dennis,

The comments attached were received back in October of 2023, I'm wondering if there is a specific reason why Hydro One is not supportive of the Zoning By-law Amendment and wanted some clarification on the provided comments to be included in the "Agreement".

Do those comments pertain to a site plan agreement?

Look forward to your response.

Kind regards,

Jan Salaya

Planner I, Development Services & Design
City of Brampton

T: 905.874.2069

jan.salaya@brampton.ca



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Sep 25,2023

Ms/Mr. Marsha.Lawrence
Planning Department
City of **Brampton**,
Ontario

Re:

Rogers Reference #: M23B798A01

Dear Marsha.Lawrence:

Thank you for your letter. Rogers Communications appreciates the opportunity to review and comment on future development within the City of Brampton. We have reviewed the proposed area and do not have any comments or concerns at this time.

Rogers currently has existing communications within this area. Please contact Rogers at gtaw.newarea@rci.rogers.com prior to the commencement of construction.

Should you have any questions or require further information, please do not hesitate to contact GTAW New Area, Outside Plant Engineering.

Sincerely,

GTAW New Area
Outside Plant Engineering
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario

Archived: 2023/08/28 9:40:56 AM

From: [Anthony Syhlonyk](#)

Sent: Wed, 23 Aug 2023 13:53:38

To: [Salaya, Jan](#)

Subject: [EXTERNAL]RE: Request for Comments: [OZS-2023-0011] - DUE:AUG/18

Importance: Normal

Sensitivity: None

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi Jan,

I can confirm the subject property is fully outside of TRCA's Regulated Area. As such, we have no comments or concerns associated with OZS-2023-0011.

Please let me know if you require anything further.

Regards,

Anthony Syhlonyk, MPlan

Planner

Development Planning and Permits | Development and Engineering Services

T: 1-437-880-1938

E: Anthony.Syhlonyk@trca.ca

A: 101 Exchange Avenue, Vaughan ON L4K 5R6

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



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.

August 1, 2023

City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
Att'n: Jan Salaya

Re: Notice of Application and Request for Comments – 0 Goreway Drive
COB File: OZS-2023-0011

Dear Jan,

We are in receipt of your request for comments regarding the above project. We respond as follows.

A/ The proposed location of the transformer cannot be guaranteed by Alectra Utilities Brampton. The transformer location will be finalized when Alectra completes designing the project. The applicant shall provide the required clearances and space for the transformer or switchgear according to Alectra Utilities Brampton standards.

B/ Please include as a condition of approval the following:

- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.
- Anticipated capacity is not guaranteed and must be confirmed with Alectra Utilities Brampton. If capacity is available, it is provided on a first come first serve basis and the applicant is responsible for any expansion costs when the system capacity would have to be enhanced/expanded due to the applicant's loading requirements.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 52 weeks or longer.

D/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://alectrautilities.com/conditions-service>.

E/ If there is any existing Alectra Utilities property plant and/or equipment in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any such existing plant. If such a scenario exists, the property owner will be responsible for all costs

Alectra Utilities Corporation

175 Sandalwood Pkwy West, Brampton, ON L7A 1E8 | t 905 840 6300

alectrautilities.com

associated with the relocation of the existing plant and must coordinate/consult with Alectra Utilities for the relocation of the plant. If Alectra Utilities determines that an easement is required, the property owner will be solely responsible for the full cost and expense for easement registration, obtaining and registering any required postponements and/or discharges and, the reference plan of survey.

I can be reached at 905-452-5541 if there are any questions.

Yours Truly,

Gaurav Rao
Supervisor, Distribution Design – ICI & Layouts
Alectra Utilities

Archived: 2023/08/28 9:41:52 AM

From: [Municipal Planning](#)

Sent: Tue, 8 Aug 2023 14:27:15

To: [Planningcomments](#) [Planningcomments](#)

Cc: [Salaya, Jan](#)

Subject: [EXTERNAL]RE: Request for Comments: [OZS-2023-0011] - DUE:AUG/18

Importance: Normal

Sensitivity: None

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Thank you for your circulation.

Enbridge Gas does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Jasleen Kaur

Municipal Planning Coordinator

Engineering

ENBRIDGE

TEL: 437-929-8083

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

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