
RESULTS OF CIRCULATION

March 26, 2024

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

Re: Notice of Application and Request for Comments – 7835 Mississauga Road
COB File: OZS-2024-0009

Dear Arjun,

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: 2024/04/02 2:41:10 PM

From: [Municipal Planning](#)

Sent: 2024/04/02 2:29:39 PM

To: [Planningcomments](#); [Singh, Arjun](#)

Subject: [EXTERNAL]RE: [OZS-2024-0009] Notice of Application and Request for Comments DUE: APR 12/2024

Sensitivity: Normal

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

Thank you for your circulation.

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

Please always call before you dig, see web link for additional details: <https://www.enbridgegas.com/safety/digging-safety-for-contractors>

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

Thank you,

Casey O'Neil (she/her)

Sr Analyst Municipal Planning
Engineering

ENBRIDGE

TEL: 416-495-5180

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Sent: Friday, March 22, 2024 5:25 PM

To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Hughes, Trisha <trisha.hughes@cvc.ca>; Bhatt, Stuti <stuti.bhatt@cvc.ca>; Pakulski, Beata <beata.pakulski@cvc.ca>; Suzanne.blakeman@peelsb.com; Gooding, Nick <Nick.gooding@peelsb.com>; Sousa, Phillip <phillip.sousa@peelsb.com>; Tessaro, Zach <zach.tessaro@peelsb.com>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; christopher.fearon@canadapost.ca; RAI, Nirmaljit <nirmaljit.rai@canadapost.postescanada.ca>; TALUSAN, Nikki <Nikki.Talusan@canadapost.postescanada.ca>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Dave A. Robinson <DaveA.Robinson@alecrautilities.com>; max.watters@alecrautilities.com; Dennis De Rango <landuseplanning@hydroone.com>; Municipal Planning <MunicipalPlanning@enbridge.com>; development.coordinator@metrolinx.com

Cc: Singh, Arjun <Arjun.Singh@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>; Gravlev, Charlotte <Charlotte.Gravlev@brampton.ca>; Adshead, Janice <Janice.Adshead@brampton.ca>; Drumond, Sonya <Sonya.Drumond@brampton.ca>

Subject: [External] [OZS-2024-0009] Notice of Application and Request for Comments DUE: APR 12/2024

Archived: 2024/05/03 1:40:17 PM

From: [Tessaro, Zach](#)

Sent: 2024/04/09 3:11:35 PM

To: [Singh, Arjun](#)

Cc: [Gooding, Nick](#); [Wigle, Julian](#); [Koops, Krystina](#)

Subject: RE: [EXTERNAL] [OZS-2024-0009] Notice of Application and Request for Comments DUE: APR 12/2024

Sensitivity: Normal

Hi Arjun,

PDSB has no comments for the above-noted application as it is an office building, and no new students are anticipated by this development.

All the best,

Zach Tessaro, BES | Planner - Development

Planning & Accommodation Support Services

Peel District School Board

5650 Hurontario Street,

Mississauga ON, L5R 1C6

P. 905-890-1010 ext. 2217

E. Zach.Tessaro@peelsb.com

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Sent: Friday, March 22, 2024 5:25 PM

To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Hughes, Trisha <trisha.hughes@cvc.ca>; Bhatt, Stuti <stuti.bhatt@cvc.ca>; Pakulski, Beata <beata.pakulski@cvc.ca>; Blakeman, Suzanne <suzanne.blakeman@peelsb.com>; Gooding, Nick <nick.gooding@peelsb.com>; Sousa, Phillip <phillip.sousa@peelsb.com>; Tessaro, Zach <zach.tessaro@peelsb.com>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; christopher.fearon@canadapost.ca; RAI, Nirmaljit <nirmaljit.rai@canadapost.postescanada.ca>; TALUSAN, Nikki <Nikki.Talusan@canadapost.postescanada.ca>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Dave A. Robinson <DaveA.Robinson@alecrautilities.com>; max.watters@alecrautilities.com; Dennis De Rango <landuseplanning@hydroone.com>; Municipal Planning <municipalplanning@enbridge.com>; development.coordinator@metrolinx.com

Cc: Singh, Arjun <Arjun.Singh@brampton.ca>; BramPlanOnline_Automated

<SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>; Gravlev, Charlotte <Charlotte.Gravlev@brampton.ca>; Adshead, Janice <Janice.Adshead@brampton.ca>; Drumond, Sonya <Sonya.Drumond@brampton.ca>

Subject: [EXTERNAL] [OZS-2024-0009] Notice of Application and Request for Comments DUE: APR 12/2024

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. NEVER provide your password as a result of an emailed request.

Good Afternoon,

An application for **7835 Mississauga Road** with an assigned file number of **OZS-2024-0009** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

As part of our commitment to improving our development application processes, timely reviews are

Archived: 2024/04/11 9:19:01 AM
From: [Koops, Krystina](#)
Sent: 2024/04/09 9:14:34 AM
To: [Singh, Arjun](#); [Planningcomments](#)
Cc: zach.tessaro@peelsb.com
Subject: [EXTERNAL]Comments OZS 2024-0009
Sensitivity: Normal

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

RE: Application to amend the Official Plan and Zoning By-law
7835 Mississauga Road
East side of Mississauga Rd, south of Steeles Ave W
OZS 2024-0009

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

DPCDSB 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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Archived: 2024/04/18 4:44:15 PM

From: [Pakulski, Beata](#)

Sent: 2024/04/18 4:00:50 PM

To: [Planningcomments](#); [Singh, Arjun](#)

Subject: [EXTERNAL][OZS-2024-0009] Notice of Application and Request for Comments DUE: APR 12/2024

Sensitivity: Normal

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,

Credit Valley Conservation (CVC) staff have conducted a review of the Official Plan Amendment and Zoning By-law Amendment application (OZS-2024-0009) for 7835 Mississauga Road. Please see our comments below.

Site Characteristics

Based on our mapping, the property at 7835 Mississauga Road in Brampton is adjacent to the Levi Creek valley corridor, and a portion of the property is regulated by CVC due to the presence of natural hazards (slope, erosion, meander belt and floodplain) associated with Levi's Creek, and due to the presence of wetlands (Levi's Creek Provincially Significant Wetland Complex) within the valley corridor. This property is subject to Section 28 of the Conservation Authorities Act and Ontario Regulation 41/24, the Prohibited Activities, Exemptions, and Permits Regulation. This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

Proposal

It is our understanding that this application is a proposal for an Official Plan Amendment and Zoning By-law Amendment to accommodate a future Site Plan Application on the subject lands. It is also our understanding that the concept Site Plan Application proposes a four-storey office building and three one storey employment buildings.

The following documents, reports and drawings were reviewed as part of this first submission:

- Draft Zoning By-law Amendment prepared by Mainline Planning Services Inc.
- Draft Official Plan Amendment dated March 14, 2024.
- Conceptual Site Plan prepared by Mainline Planning Services Inc., dated November 2023.
- Landscape Package prepared by Crozier dated November 2023.
- Arborist Report prepared by Crozier dated November 2023.
- Hydrogeological Report prepared by Crozier dated November 2023.
- Geotechnical Report prepared by DS Consultants dated November 2023.
- Site Servicing and Grading Plan(s) prepared by TYLin dated November 2023.
- Functional Servicing Report prepared by TYLin dated November 2023.

Based on our review of the material submitted, CVC staff offer the following comments.

General

1. Please provide a response matrix with your next submission outlining how each of the comments below have been addressed.
2. All plans should clearly show and label the constraint lines (e.g., top of bank, LTSSL, meander belt, wetland, etc.) determined through previous studies and site visits, as well as the buffers/setbacks. Please delineate the Limit of Development (LOD – encompassing all development, servicing, ground disturbance, grading, etc.) as a bold contour line.

Engineering

General

3. According to the proposed Grading and Servicing Plans (DWG G1 and S1), the controlled post-development flows will be released at a location on top of the slope. Generally, no concentrated flow should be released at the top of slope as it may cause erosion on the face of slope. Please provide a discussion in the FSR and demonstrate how the potential impact of releasing the controlled site runoff downstream of the proposed outfall will be mitigated and provide calculations to support this. Details about outlet structures and the downstream erosion protection and energy dissipation measures will be revisited at the detailed design stage.
4. Field verification of the proposed outfall location is required at the FSR stage and additional comments may be provided accordingly. Please arrange a site visit with CVC staff.

Stormwater Management

5. As acknowledged in the FSR, the subject site is within Bramwest Secondary Plan area and the stormwater management requirements must follow the recommendations of the Gateway West Subwatershed Study (Gartner Lee, Cosburn Patterson Mather, March 1999). Please revise the FSR and associated drawings to address the following requirements:
 - a. Erosion Control: Erosion control storage volume and release rate are to be based on Table 5.4 of the Gateway West Subwatershed Study Update for Levi Creek (i.e. 300 m³/impervious ha storage and outflow of 1.5 L/s/impervious ha); otherwise, a detailed geomorphic study is required to determine the site-specific erosion control storage and target release rate at the FSR stage.
 - b. Quantity Control: Water quantity control is to be based on unit area method with control rates based on existing conditions. The following unit flows must be used to estimate quantity control target release rates and storage requirements:

Levi Creek at Node 626 (Drainage Area 2143 ha)- Gateway West Subwatershed Study, Gartner Lee, Cosburn Patterson Mather, March 1999, Table 3.2. Summary of Existing Peak Flows							
Storm Event	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	Regional
Flow at Node 626 (m ³ /s)	29.8	52.1	60.5	88.2	105.0	121.0	173.0
Unit Flow (m ³ /s/ha)	0.014	0.024	0.028	0.041	0.049	0.056	0.081

- c. Water Balance: As acknowledged in the FSR, best effort to maintain recharge is expected.
6. Please demonstrate through calculations/modeling that the proposed facility can control the post development peak flows for 2 to 100-year and Regional storm events to the target release rates. Please provide a preliminary stage-storage-discharge table for the proposed underground storage and identify the required and provided storage volumes and release rates for erosion control, quantity control and overflow stages.
 7. The FSR indicates that the first 5 mm of rainfall will be infiltrated to satisfy the overall site water balance. Please provide reference to the Hydrogeological Investigation Report (C.F. Crozier & Associates Inc., Rev. 1, November 23, 2023) in the FSR and demonstrate through calculations that infiltration at the proposed open bottom underground chambers can mitigate the annual infiltration deficit as identified in the hydrogeological investigation.
 8. Please provide confirmation by hydrogeologist/soil specialist for the design infiltration rate that has been used in preliminary sizing of the infiltration component of the facility. Please note that according to CVC Stormwater Management Guideline, a minimum safety correction factor of 2.5 must be incorporated to calculate the design infiltration rate.
 9. At the detailed design stage, the design infiltration rate at the location of infiltration facility must be determined based on in-situ soil test in accordance with soil testing protocol for stormwater infiltration and safety correction factors identified in Appendix A2 of CVC Stormwater Management Guideline. Please confirm.
 10. Please provide confirmation from the project hydrogeologist that there will be a minimum 1m of vertical separation between the base of the infiltration measure, and the seasonally high groundwater table and the bedrock.

ESC Plan

11. ESC plans for topsoil stripping and grading will be reviewed at the detailed design stage and comments will be provided subsequently. As a general note, sediment traps are meant to receive flows from drainage areas less than 2 ha, and for larger drainage areas, a temporary sediment pond is required. Also, construction of the proposed infiltration facility requires a detailed erosion and sediment control strategy to protect the area designated for infiltration facilities during construction. Please refer to the Construction Guide for Low Impact Development (Version 1.0, 2012) and the Erosion and Sediment Control Guide For Urban Construction (2019).

Ecology

12. As per our preliminary comments, it was noted that only a 5m buffer had been applied at that time the lot was created, whereas today, we would recommend a 10m buffer to the limit of development. As such, we requested an additional 5m buffer from the property limits along the valley. We note that a 5m buffer has been shown on plans; however, the site and grading plans show various SWM structures including an emergency overland flow riprap outlet, a plunge pool and flow spreader within the buffer. Please review and revise the plans to pull any infrastructure and grading outside of the buffer to the Levi Creek Valley, to the greatest extent possible.
 - a. All relevant drawings should reflect the above comment and clearly indicate the 5m buffer line as currently shown on the Grading Plan.

- b. The buffer should remain outside the limit of development and ESC's should be placed along this buffer line. As such, trees within the buffer should be protected with tree fencing and tree removal should be avoided.
 - c. If trees within the buffer cannot be protected, and removal is permitted, their removal should be offset and calculated using CVC's Ecosystem Offsetting Guidelines (<https://cvc.ca/document/ecosystem-offsetting-guidelines/>). Please include offsetting calculations at the next submission if applicable.
13. The Landscape Plan should be revised to demonstrate that it achieves a naturalized buffer intended to stabilize and prevent erosion in areas within the slope hazards. The following comments will need to be addressed at the detailed design stage:
- a. Please amend the plan in terms of planting quantities to provide a gap-free protection through dense plantings using a combination of both native trees and shrubs along the entire length of the buffer. Please refer to [CVC's Buffer Enhancement Guideline](#) for information on planting designs for top of slopes, species assemblages, planting design principles and recommended planting densities.
 - b. Please amend the plan in terms of species to include only species native to the Credit River Watershed. Please refer to [CVC's Plant Selection Guidelines](#) to ensure the proposed species are appropriate.
 - c. For disturbed locations within the buffer/regulated area, please include native seedmixes and cover crops appropriate for the area based on the information in [CVC's Plant Selection Guidelines](#).
 - d. If a fence is being proposed, we recommend it be placed between the limit of development and the 5m buffer, to protect the buffer from future encroachment.

CVC Review Fees

As per CVC's 2024 Plan Review Fee Schedule, the proposed development falls under the definition of Major Scale development due to the number of technical studies required. As such the applicable fee for Official Plan Amendment and Zoning By-law Amendment is \$5,305. The applicant should arrange payment of this fee at their earliest convenience.

A CVC permit will be required prior to any development proposed within the Regulated Area, following the Site Plan approval process.

As mentioned above, please include a response matrix with your next submission. Please note that additional comments may be provided upon review of the responses and the next submission materials.

Please contact the undersigned to arrange a site visit with CVC staff for field verification of the proposed outfall location.

Please let me know if you have any questions or would like to discuss any of the above points further and I will be happy to assist.

Thank you,

Beata

Beata Pakulski | MES (Planning) | she/her/hers

Planner, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext. 2680 | M: 437-881-2349

beata.pakulski@cvc.ca | cvc.ca

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.



**Credit Valley
Conservation**
inspired by nature



[View our privacy statement](#)

Public Works

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

peelregion.ca

April 25, 2024

Arjun Singh
Planner
City of Brampton
2 Wellington Street West, L6Y 4R2
arjun.singh@brampton.ca

**RE: Application for Official Plan Amendment & Zoning By-law Amendment
 7835 Mississauga Road Holdings Inc.
 7835 Mississauga Road
 City of Brampton
 City File: OZS-2024-0009
 Regional File: OZ-24-009B**

Dear Arjun,

Region of Peel Development Staff have reviewed the above noted Official Plan Amendment Application and Zoning Bylaw Amendment application to facilitate the development of the site with a four-storey office-building and three one-storey prestige industrial employment buildings and offer the following:

Regional Requirements prior to Official Plan and Zoning By-law Amendment Approval

Development Planning Requirements

- Peel Region By-law 1-2000 states that local Official Plan amendments are exempt from Regional Approval where they do not require an amendment to the Regional Official Plan; where they have regard to the Provincial Policy Statement and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the Planning Act and where the Region has advised that no Regional Official Plan amendment is required to accommodate the local Official Plan amendment.
- There appears to be a temporary easement within the subject property. No encroachments shall be permitted.

Site Servicing Requirements

- This proposal requires connection to a minimum municipal watermain size of 300mm.
- There is an existing 300mmmm diameter watermain on Edgeware Rd (and crossing Mississauga Rd to the subject site) and a 250mm diameter sanitary sewer located on Mississauga Rd.
- Due to the size and function of the 50mm diameter watermain on Mississauga Rd, connection will not be permitted.
- 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.

Functional Servicing Review Requirements

- Prior to Official Plan Amendment and Zoning By-law Amendment approval, the Region requires a satisfactory FSR.
- The region has reviewed the FSR dated 2023-11-23, prepared by TYLin/T.Fair P. Eng and found it to be complete. It has been sent for modeling.
- The non-refundable Functional Servicing Report/Demand Table Review Fee of \$1025.00 is required as per the current Fees By-law.

Payment Process

- Please be advised that the approved updated 2024 Fees by-law includes increases in some Engineering Fees. All fees are subject to change on annual basis pending Council approval.
- Securities will be 100% of the cost estimate which will be provided by the applicant once the servicing design is satisfactory. Servicing connections will provide instructions regarding what should be included in the cost estimate. It will include work subject to Region of Peel approval within the road allowance and at the property line (water valve and chamber and sanitary/storm sewer maintenance hole).
- Servicing Connections is accepting payments by Electronic Fund Transfers (EFT) and will accept a Letter of Credit as an alternative for collecting securities.
- Please complete the table below with your information and return the completed table to Iwona Frandsen at iwona.frandsen@peelregion.ca for payment processing (all fields are mandatory).
- We will not be able to accept or process the payment without the completed table.
- Once 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	\$1025+ \$430.76
Region of Peel File Number (C#####)	C601521

Public Works

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

Credit Card if Under \$1,500.00 (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	

Traffic Engineering Requirements

Access/Study Requirements

- The Region is in receipt of a Traffic Impact Study (TIS); comments will be provided under a separate cover.
- The Region will support interim and ultimate access configurations; the Region will support the interim use of the fourth leg of Edgeware Road and a northerly right-in/right-out access, until such time that the lands to the south come in for development and the ultimate design is constructed with all movements and the northerly right-in/right-out access will be closed.
- The Region will support an ultimate configuration that consists of one central right-in/right-out access and the ultimate design of the fourth leg of Edgeware Road.
- The interim configuration will see the use of a northerly right-in/right-out access until such time the lands to the south come in for development or the Region deems the access unsafe.
- Auxiliary turn lanes will be required for both the interim and ultimate condition as timelines are not certain as to when the lands to the south will come in for development. These lanes are also to contain the swept path of the trucks as shown in the truck turning templates.
- The southbound left turn lane for Edgeware Road will be required to be updated to be fully operational as well.
- Moving forward the accesses should be labeled as interim and ultimate on the Site Plan, also the Region would like to see the central right-in/right-out access to be designed and constructed at the ultimate location.
- Truck turning templates should be a stand-alone package outside of the TIS for review; the truck turning templates should show the existing lanes, and radius should be looked at for all accesses as it looks as though the swept path crosses into the second lane.
- Finer details will be reviewed in forthcoming submissions.

Landscaping/Encroachments

- Landscaping, signs, fences, cranes, gateway features or any other encroachments are not permitted within the Region's easements and/or Right of Way limits.
- Cranes will not be permitted to swing over a Regional Road unless a crane swing licence has been granted.

Public Works

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

Stormwater Requirements

- Please provide 100-yr ponding elevation with surface areas on Dwg. No. S1 – Grading Plan.
- Provide a maintenance and inspection plan letter signed by the property owner.

Regional Requirements to assist in the future submission of the Site Plan Application:

Public Health

- Through Section 7.5 of Regional Official Plan, the Region has implemented the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.
- Public Health has reviewed the health-promoting potential of the development looking for opportunities to achieve closer alignment with the objective of healthy, complete communities within Peel. With a score of 38 points and a bronze threshold, the site plan is on its way to supporting a healthy community.
- Some considerations to enhance the site plan include:
 - Please include an adequate amount of covered all-weather seating, landscaped open space, and shade along pedestrian pathways to promote a pedestrian-oriented environment. Please also consider age-friendly design elements that include an array of visual and sensory experiences.
 - Pedestrian scaled lighting should be incorporated throughout the entirety of the development, up to 4.6 metres in height.
 - To support active building frontages, there should be ample bicycle parking provided on site.

Servicing

Regional Roads and Stormwater Requirements

- Servicing Connections will require confirmation that Region of Peel Transportation is satisfied with the stormwater management report and associated grading and drainage plans prior to Regional site servicing connection approval.
- A copy of the draft reference plan satisfactory to Traffic and Legal will be required prior to site plan approval.

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 our standard drawings on-line to determine which standards are applicable

Public Works

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

- to your project.
- 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.
 - Should the tenure be a condominium, please notify us if the servicing drawings are revised to reflect the local municipality's requirements for the Ontario Building Code. We may have additional comments and requirements.
 - Installation of and alterations to property line water valves and chambers and sanitary/storm sewer maintenance holes require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design Criteria, standards, and specifications.
 - Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.

Traffic Development

Property Dedication

- Prior to Site Plan Approval, a Draft Reference Plan will be required for review and approval. The plan shall show the following:
- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 1 (Mississauga Road) which has a right of way of 50.5 metres, 25.25 metres from the centreline of the road allowance, within 245 metres of an intersection to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
- The Region will require the gratuitous dedication of a 15 x 15 metre daylight triangle/signals easement at the intersection of Mississauga Road and the fourth leg of Edgeware Road;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 1 (Mississauga Road) behind the property line and daylight triangle, except at any approved access point(s);
- The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Regions right-of-way;
- A draft reference plan will be required for our review and approval prior to the plans being deposited. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.

Site Plan

- All comments provided should be reflected on the site plan, including;
- Centreline of roadways with property dimensions reflected;

Traffic 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";

Public Works

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- The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right of way;
- Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Road 1 (Mississauga Road);
- A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.41);
- The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:
 - 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;
 - Please note that any proposed construction within the Region of Peel's right of way is pending PUCC approval (minimum six week process). Please note that PUCC circulation requirements have recently changed. We require PDF version of the full drawing set it is to be sent via email, and cannot exceed 10MB per email. Please also provide four full-size to scale drawings that are folded and collated.
- All costs associated with the design and construction of road and access works will be 100% paid by the Owner.

Concluding Comments

If you have any questions or concerns, please contact me (emily.nix@peelregion.ca 905.791.7800 x2620) at your earliest convenience.

Yours truly,



Emily Nix
Junior Planner
Planning and Development Services
Region of Peel

Cc Joseph Plutino, Principal Planner, Mainline Planning Services Inc.

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