

Public Works

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

peelregion.ca

June 5, 2024

Samantha Dela Pena
Development Planner
Planning, Building and Growth Management
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
samantha.delapena@brampton.ca

**RE: Region of Peel Clearance
Zoning By-Law Amendment
11462 Coleraine Drive
Falcon Investment Group Inc.
City File: OZS-2023-0029
Regional File: RZ-23-029B**

Dear Samantha,

Further to our comments provided April 16, 2024, Region of Peel staff have reviewed the above noted Zoning By-law Amendment application to obtain a temporary use by-law permitting truck and trailer parking on the subject land, and advise that:

We understand that the application will be advanced to the June 17, 2024 Planning and Development Committee meeting and that the application has been amended at the request of the City to include a Holding Symbol. Technical materials provided in support of this change in land use application continue to be deficient and inadequate to permit the completion of reviews, most notably with respect to the yet to be determined satisfactory Traffic Impact Study. However, we will not object to the application advancing with the use of a holding symbol, subject to provisions acceptable to the Region of Peel.

- “That written confirmation be provided by the Region of Peel Commissioner of Public Works that a satisfactory Traffic Impact Study supporting interim and ultimate shared access conditions with the abutting property as shown on Schedule A to this by-law has been completed in accordance with Region of Peel Terms of Reference and further that the Traffic Impact Study be prepared in accordance with the City of Brampton Terms of Reference to the satisfaction of the Commissioner of Public Works and Engineering.”

Region of Peel detailed comments with respect to the TIS and any other information will be provided under separate cover.

If you have any questions or concerns, please contact the undersigned at (Michelle.Hui@peelregion.ca or 905.791.7800 x 3043).

Thank you,



Michelle Hui
Planner
Planning and Development Services
Region of Peel

Dela Pena, Samantha

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2024/04/06 6:14 PM
To: Planningcomments; Dela Pena, Samantha
Subject: [EXTERNAL]RE: [OZS-2023-0029] REVISION 1: DUE APR 16/2024

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. This response does not signify an approval for the site/development.

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.

Regards,

Willie Cornelio CET (he/him)
Sr Analyst, Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Tuesday, April 2, 2024 4:37 PM
To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; peelplan@trca.ca; Jason.Wagler@trca.ca; Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; CA - Circulations <CA.Circulations@wsp.com>; christopher.fearon@canadapost.ca; RAI, Nirmaljit <nirmaljit.rai@canadapost.postescanada.ca>; TALUSAN, Nikki <Nikki.Talusan@canadapost.postescanada.ca>; TC Energy <TCEnergy@mhbcplan.com>
Cc: Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>; Singh, Arjun <Arjun.Singh@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>
Subject: [External] [OZS-2023-0029] REVISION 1: DUE APR 16/2024

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Good Afternoon,

Revision 1 documents for **11462 Coleraine Drive** with the assigned file number of **OZS-2023-0029** 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 crucial due to compressed timelines.

Please submit your comments to both our general inbox at planningcomments@brampton.ca and the assigned planner by **April 16, 2024**.

If you have any concerns please contact Sam at samantha.delapena@brampton.ca

Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.

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 Growth Management

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

shawntelle.trdoslavic@brampton.ca

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Public Works

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April 16, 2023

Samantha Dela Pena
Development Planner
Planning, Building and Growth Management
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
samantha.delapena@brampton.ca

RE: Region of Peel Comments – 2nd Submission
Zoning By-Law Amendment
11462 Coleraine Drive
Falcon Investment Group Inc.
City File: OZS-2023-0029
Regional File: RZ-23-029B

Dear Samantha,

Region staff have reviewed the second submission materials received April 2nd, 2024 for the above noted Zoning By-law Amendment application proposing a temporary use by-law to permit open-storage and truck parking on site and have the following comments to be addressed prior to Site Plan Approval:

Transportation Development Comments

Access/Study Requirements

- A Traffic Impact Study (TIS) was received as a part of the 2nd submission; please see our comments below:
 - Please provide us with written confirmation from fire/emergency services that outlines the requirements to obtain an emergency access via Coleraine Drive for our review.
 - An auxiliary right turn lane is warranted as per the reported Trip Generation rates in the submitted TIS. Please include a functional design of the auxiliary right turn lane with the storage and taper lengths included.
 - A Terms of Reference was not submitted. As such please ensure the following and please revise the TIS accordingly:
 - Please see the traffic comments below and the [link](#) here for the detailed Region of Peel TIS formatting and contact information for background traffic (growth rate, AADT, signal timing, etc.).
 - Intersections – please add the following intersections into the study:
 - *Coleraine Drive and Countryside Drive
 - *Mayfield Road and Highway 50
 - *Mayfield Road and Humber Station Road/Clarkway Drive
 - *Coleraine Drive and Parr Boulevard
 - Horizon years – Please show a 5 & 10 year horizon.

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- Access justification, type and location will be reviewed/determined after review of the revised TIS;
- Please see the following contacts to obtain data for your analysis:
 - Please contact transportationplanningdata@peelregion.ca to confirm growth rates along the subject Regional road(s).
 - Please contact Damian Jamroz (damian.jamroz@peelregion.ca) Supervisor of Traffic Operations to obtain the most recent TMCs and/or average annual daily traffic (AADT).
 - Please contact Rebecca Caughey (Rebecca.caughey@peelregion.ca) Supervisor of Traffic Signals and Streetlighting, to obtain traffic signal timing parameters and ensure that the information includes the appropriate walk/don't walk splits, recall modes and offsets.
 - Please use the City of Brampton's [PlanningViewer \(brampton.ca\)](http://brampton.ca) to obtain details on surrounding developments in the area that would affect traffic capacity in the planning horizon year(s).
- The RCS defines our various road classifications as well as the minimum access spacing distances that are associated with them. This portion of Mayfield Road is classified as an Industrial Connector. As such, the Region will permit one right-in/right-out access to be located centrally along the frontage of the property, to be restricted by a center median, to ensure adequate spacing from the adjacent residential driveway.
- Please be advised that this property within Secondary Plan Area 47 and GTA West Corridor Preferred Route Area and therefore should conform to the associated policy framework.
- The Ministry of Transportation (MTO) should be consulted and approvals must be given on all applications that impacts the future proposed 413.
 - Arthur Lee (arthur.lee@peelregion.ca) is the Regional project lead for the 413 GTA West Corridor project and will need to be consulted for comment regarding the impacts of the proposed development.
- Please be advised that there is an on-going Capital Project #13-4065 is taking place along Mayfield Road for road widening from the Gore Road to Coleraine Drive. The Project Manager for this project is Serguei Kabanov (serguei.kabanov@peelregion.ca). Please reach out to the project manager to obtain additional information on the capital project and detailed designs.

Property Requirements

- Please provide an up to date Parcel Register (PIN) for the subject lands.
- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 14 (Mayfield Road) which has a right of way of:
 - 55.5 metres, 27.75 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;
 - 50.5 metres, 27.75 metres from the centreline of the road allowance, midblock.

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- The Region requests 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:
 - 41.5 metres, 20.75 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;
 - 36 metres, 18 metres from the centreline of the road allowance, midblock.
- The Region will require the gratuitous dedication of a 15 x 15 metre daylight triangle at the intersection of Mayfield Road and Coleraine Drive;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 14 (Mayfield Road) and Coleraine Drive (Regional Road 150) behind the property line and daylight triangle, except at any approved access point;
- 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 Region's 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.

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.

Site Plan

- The centreline of roadways with property dimensions should be reflected on the site plan.
- Access width must be to Regional standard, please revise.

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 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 150 (Coleraine Drive) and Mayfield Road (Regional Road 14);
- 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);

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- 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 PUC approval (minimum six week process). Please note that PUC 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.
- All costs associated with the design and construction of road and access works will be 100% paid by the Owner;

Capital Projects Comments

Please be advised that in connection with the above noted City of Brampton Re-Zoning Application RZ-23-029B, the Region has a capital project which has recently entered the detailed design phase (Arterial Roads within Highway 427 Industrial Secondary Plan - Area 47 – Project 20-4040/21-4040). The design contemplates in-part the widening of Coleraine Drive from a 2-lane rural cross section with ditches to 4 lane urbanised cross section with curb and gutters, storm sewers and multi-use pathways on both sides of the roadway.

A preliminary property impact plan (PIP) has been prepared as part of the EA and has identified Fee Simple (road widening) and Temporary Working Easement (grading) requirements from the subject property. Further refinement and confirmation of the property requirements will not be finalized until the detailed design has reached at least the 60% design phase. All property necessary to facilitate the capital project 20-4040/21-4040 should be required and included as conditions for development approval.

Concluding Comments

We look forward to working with the City of Brampton staff members and applicant team in the future resubmissions to address outstanding matters of Regional interest. If you have any questions or concerns, please contact the undersigned at (Michelle.Hui@peelregion.ca or 905.791.7800 x 3043).

Thank you,

Michelle Hui
Planner
Planning and Development Services
Region of Peel

May 1, 2024

SENT BY E-MAIL (Samantha.delapena@brampton.ca)

Sam Delapena, Planner I
Planning, Building and Economic Development
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Sam Delapena:

Re: OZS-2023-0032 and OZS-2023-0029
11470 Coleraine Drive and 11462 Coleraine Drive
Plan 43R1977 – Part 1
City of Brampton
Owner: Mayfield Investment Group (Agent: Design Plan Services Inc.)

This letter acknowledges receipt of a revised submission in support of the above noted application circulated by the City of Brampton. The materials were received by Toronto and Region Conservation Authority (TRCA) staff on April 17, 2024. Toronto and Region Conservation Authority (TRCA) staff have reviewed this application in accordance with the Conservation Authorities Act, which requires TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. With respect to Planning Act matters, conservation authorities have a role to ensure that decisions under the Planning Act are consistent with the natural hazard policies of the Provincial Policy Statement (PPS) and conform to any natural hazard policies in a provincial plan.

Purpose of the Applications

It is the understanding that the purpose of the above temporary Zoning By-Law Amendment is to facilitate 845 truck trailer parking spaces on the currently vacant lot.

Recommendation

TRCA staff have reviewed the submitted materials and note some of TRCA's comments remain outstanding. However, they are minor in nature and can be deferred to future detailed design and permitting stages. Please see Appendix II. As such, TRCA staff have no further objection to the approval of OZS-2023-0032 or OZS-2023-0029.

Conclusion

We trust these comments are of assistance. Should you have any questions, please contact me at 1-437-880-1938 or at Anthony.Syhlonyk@trca.ca.

Sincerely,

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

Appendix I

Materials originally received by TRCA staff on April 17, 2024

- Comment Response Table, prepared by Design Plan Services, dated March 28, 2024
- Cover Letter, prepared by Design Plan Services, dated March 28, 2024
- EIS, prepared by Palmer, dated March 18, 2024
- Landscape Plan, prepared by Landscape Planning Landscape Architects, dated March 2024
- Stormwater Management Report, prepared by Crozier, dated March 2024

Appendix II: Detailed Technical Comments

Of our previous comments the majority have been addressed within the current submission. Minor outstanding items listed below can be deferred to future detailed design/ TRCA permitting processes:

- 1) Addressed.
- 2) Addressed.
- 3) Addressed.
- 4) **Partially Addressed:** TRCA to provide review and comments of post development HDF mitigation plans upon detail design submission. Please note we encourage the recommendations made within the EIS be carried forward and used to guide design of mitigation measures.
 - Comment deferred to detailed design.
- 5) **Partially Addressed:** TRCA can provide review and comments on Restoration Plan for the new alignment of HDF 6-2. As noted above, we encourage the recommendations made within the EIS be carried forward to detail design.
 - Comment deferred to detailed design.
- 6) **Partially Addressed:** Please provide further details and supporting calculations on how the required water balance control would be achieved for the subject site. Once the site-specific geotechnical information is gathered, confirmation of the seasonally high groundwater level should also be provided. The consultant may refer to the TRCA Low Impact Development Guide (2010) for further details and guidance. https://files.cvc.ca/cvc/uploads/2014/04/LID-SWM-Guide-v1.0_2010_1_no-appendices.pdf
 - Comment deferred to detailed design.
- 7) Addressed.
- 8) Addressed.
- 9) Addressed.
- 10) **Partially Addressed:** Erosion prevention and sediment control measures shall be implemented to mitigate erosion and sediment processes during construction. At the detailed design stage, please provide an Erosion and Sediment Control (ESC) report along with plans and drawings. Please provide ESC details, locations and supporting calculations in the plans/report.
 - Comment deferred to detailed design.

September 18, 2023

City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
Att'n: Samantha Dela Pena

Re: Notice of Application and Request for Comments – 11462 Coleraine Drive
COB File: OZS-2023-0029

Dear Samantha,

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

Dela Pena, Samantha

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2023/09/06 1:18 PM
To: Planningcomments; Dela Pena, Samantha
Cc: zach.tessaro@peelsb.com
Subject: [EXTERNAL]Comments OZS 2023-0029

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**RE: Notice of Application and Request for Comments
Application to Amend the Zoning By-law
11462 Coleraine Drive
West side of Coleraine Dr, north of Countryside Dr
OZS 2023-0029**

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)

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Dela Pena, Samantha

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2023/08/29 7:53 AM
To: Planningcomments
Subject: RE: [OZS-2023-0029] Notice of Application and Request for Comments: DUE SEPT 13/2023

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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From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Friday, August 25, 2023 3:14 PM
To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; peelplan@trca.ca; Jason.Wagler@trca.ca; Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Dave A. Robinson <DaveA.Robinson@alecrautilities.com>; max.watters@alecrautilities.com; CA - Circulations <CA.Circulations@wsp.com>; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; suzanne.blakeman@peelsb.com; Gooding, Nick <Nick.gooding@peelsb.com>; Sousa, Phillip <phillip.sousa@peelsb.com>; Tessaro, Zach <zach.tessaro@peelsb.com>; Koops, Krystina <krystina.koops@dpcdsb.org>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Routledge, Graham (MTO) <graham.routledge@ontario.ca>; NWGTATransmissionCorridor@ontario.ca; McInnis, Cisca (ENERGY) <Cisca.McInnis@ontario.ca>
Cc: Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>
Subject: [External] [OZS-2023-0029] Notice of Application and Request for Comments: DUE SEPT 13/2023

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Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **11462 Coleraine Drive** with an assigned file number of **OZS-2023-0029** 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 going forward directly to planningcomments@brampton.ca and the assigned planner by **September 13, 2023**. If you have any concerns, please contact Sam at samantha.delapena@brampton.ca.

Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.

How to Access Applicant Submitted Documents

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

Thanks and have a great weekend!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Growth Management

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

shawntelle.trdoslavic@brampton.ca

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Dela Pena, Samantha

From: NWGTA Transmission Corridor (ENERGY) <NWGTATransmissionCorridor@ontario.ca>
Sent: 2024/01/22 1:32 PM
To: Dela Pena, Samantha
Cc: McInnis, Cisca (ENERGY)
Subject: RE: [EXTERNAL]RE: [OZS-2023-0029] Notice of Application and Request for Comments: DUE SEPT 13/2023

Hi Samantha,

Apologies for the lack of clarity. See below for formal comment:

Although the subject property falls within the Northwest Greater Toronto Area Transmission Corridor Identification Study's 2020 Narrowed Area of Interest, we do not have any concerns at this time if the application is for a temporary use not expected to exceed 3 years starting this year and that no part of the proposal will impact the future use of the corridor for transmission infrastructure. We reserve the right to provide a different opinion should we have concerns with any information provided in your future application.

Regards,

Luca

From: Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>
Sent: Monday, January 22, 2024 1:20 PM
To: NWGTA Transmission Corridor (ENERGY) <NWGTATransmissionCorridor@ontario.ca>
Cc: McInnis, Cisca (ENERGY) <Cisca.McInnis@ontario.ca>
Subject: RE: [EXTERNAL]RE: [OZS-2023-0029] Notice of Application and Request for Comments: DUE SEPT 13/2023

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Hi Luca,

No worries! Just to confirm, will the Ministry of Energy be providing any formal comments for the rezoning application?

Best regards,

Sam

Samantha Dela Pena

Planner I

Planning, Building and Growth Management

City of Brampton

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

samantha.delapena@brampton.ca



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From: NWGTA Transmission Corridor (ENERGY) <NWGTATransmissionCorridor@ontario.ca>
Sent: Monday, January 22, 2024 11:48 AM
To: Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>; NWGTA Transmission Corridor (ENERGY)

<NWGTATransmissionCorridor@ontario.ca>

Cc: McInnis, Cisca (ENERGY) <Cisca.McInnis@ontario.ca>

Subject: RE: [EXTERNAL]RE: [OZS-2023-0029] Notice of Application and Request for Comments: DUE SEPT 13/2023

Good Morning Samantha,

Thank you for sharing this additional information. ENERGY will keep an eye open for opportunity to comment on the Site Plan Approval.

Have a great Monday.

Luca

From: Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>

Sent: Monday, January 22, 2024 10:43 AM

To: NWGTA Transmission Corridor (ENERGY) <NWGTATransmissionCorridor@ontario.ca>

Cc: McInnis, Cisca (ENERGY) <Cisca.McInnis@ontario.ca>

Subject: RE: [EXTERNAL]RE: [OZS-2023-0029] Notice of Application and Request for Comments: DUE SEPT 13/2023

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Good morning Luca,

To confirm, the proposed temporary use would be permitted for a maximum of 3 years and would start once approval was received and would end 3 years later.

In regard to the project description, I've attached the Concept Plan which depicts the Stormwater Management Swales, landscape buffers, and outdoor storage. Please note that if approved, the Temporary Zoning By-Law Amendment would permit the details outlined in the Temporary Zoning By-Law (see Draft By-Law attached) for a maximum of 3 years and would not be permanent.

Please note that even if approved, the proposal and concept plan would still have to undergo Site Plan Approval to further review detailed design of the site, in which the Ministry of Energy would be circulated for comment once again as well.

Happy to answer any further questions you may have!

Best regards,
Sam

Samantha Dela Pena

Planner I

Planning, Building and Growth Management

City of Brampton

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

samantha.delapena@brampton.ca



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From: NWGTA Transmission Corridor (ENERGY) <NWGTATransmissionCorridor@ontario.ca>
Sent: Friday, January 19, 2024 3:30 PM
To: Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>
Cc: McInnis, Cisca (ENERGY) <Cisca.McInnis@ontario.ca>
Subject: [EXTERNAL]RE: [OZS-2023-0029] Notice of Application and Request for Comments: DUE SEPT 13/2023

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Hello Samantha,

Apologies for the delayed response.

We have reviewed the application for 11462 Coleraine Drive as identified in the below email. The subject property falls within the Northwest Greater Toronto Area Transmission Corridor Identification Study's 2020 Narrowed Area of Interest (NAI). The .kml file for the 2020 NAI can be found [here](#). The entire 2020 NAI remains subject to protection under existing provincial planning policies that require planning authorities such as municipalities to protect planned infrastructure corridors.

In other such cases, the Ministry of Energy has allowed for temporary use on corridor lands, so long as it does not preclude or negatively affect the use of the corridor for future infrastructure.

Is the proposed temporary usage for a period of 3 years or less? When is the temporary usage proposed to start and end?

Additionally, it would be helpful to get more information on the "*associated stormwater management swales, underground storage and landscaped buffers*" described in the project description. What exactly do these elements entail, and will they be permanent?

Happy to connect to discuss more.

Luca

From: Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>
Sent: Friday, November 17, 2023 10:13 AM
To: Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; CA - Circulations <CA.Circulations@wsp.com>; christopher.fearon@canadapost.ca; Routledge, Graham (MTO) <Graham.Routledge@ontario.ca>; NWGTA Transmission Corridor (ENERGY) <NWGTATransmissionCorridor@ontario.ca>; McInnis, Cisca (ENERGY) <Cisca.McInnis@ontario.ca>
Subject: RE: [OZS-2023-0029] Notice of Application and Request for Comments: DUE SEPT 13/2023

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Hello all,

Just sending a friendly reminder that comments for the above application are outstanding. Please kindly provide comments (if any) at your earliest convenience !

Best regards,
Sam

Samantha Dela Pena

Planner I

Planning, Building and Growth Management

City of Brampton

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

samantha.delapena@brampton.ca



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

Sent: Friday, August 25, 2023 3:14 PM

To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; peelplan@trca.ca; Jason.Wagler@trca.ca; Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Dave A. Robinson <DaveA.Robinson@alecrautilities.com>; max.watters@alecrautilities.com; CA - Circulations <CA.Circulations@wsp.com>; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; suzanne.blakeman@peelsb.com; Gooding, Nick <Nick.gooding@peelsb.com>; Sousa, Phillip <phillip.sousa@peelsb.com>; Tessaro, Zach <zach.tessaro@peelsb.com>; Kooops, Krystina <krystina.kooops@dpcdsb.org>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Routledge, Graham (MTO) <graham.routledge@ontario.ca>; NWGTATransmissionCorridor@ontario.ca; McInnis, Cisco (ENERGY) <Cisco.McInnis@ontario.ca>

Cc: Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>; BramPlanOnline_Automated

<SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>

Subject: [OZS-2023-0029] Notice of Application and Request for Comments: DUE SEPT 13/2023

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **11462 Coleraine Drive** with an assigned file number of **OZS-2023-0029** 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 going forward directly to planningcomments@brampton.ca and the assigned planner by **September 13, 2023**. If you have any concerns, please contact Sam at samantha.delapena@brampton.ca

Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.

How to Access Applicant Submitted Documents

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

Thanks and have a great weekend!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Growth Management

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

shawntelle.trdoslavic@brampton.ca

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

Dela Pena, Samantha

From: Tessaro, Zach <zach.tessaro@peelsb.com>
Sent: 2023/08/28 9:50 AM
To: Dela Pena, Samantha; Planningcomments
Cc: Gooding, Nick; Wigle, Julian; Koops, Krystina
Subject: RE: [EXTERNAL] [OZS-2023-0029] Notice of Application and Request for Comments: DUE SEPT 13/2023

Hi Sam,

PDSB has no comments for the above-noted application as it is non-residential.

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, August 25, 2023 3:14 PM
To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; peelplan@trca.ca; Jason.Wagler@trca.ca; Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Dave A. Robinson <DaveA.Robinson@alecrautilities.com>; max.watters@alecrautilities.com; CA - Circulations <CA.Circulations@wsp.com>; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.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>; Koops, Krystina <krystina.koops@dpcdsb.org>; Cox, Stephanie <Stephanie.Cox@dpcdsb.org>; Routledge, Graham (MTO) <graham.routledge@ontario.ca>; NWGTATransmissionCorridor@ontario.ca; McInnis, Cisca (ENERGY) <Cisca.McInnis@ontario.ca>
Cc: Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>
Subject: [EXTERNAL] [OZS-2023-0029] Notice of Application and Request for Comments: DUE SEPT 13/2023

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Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **11462 Coleraine Drive** with an assigned file number of **OZS-2023-0029** 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 going forward directly to planningcomments@brampton.ca and the assigned planner by **September 13, 2023**

If you have any concerns, please contact Sam at samantha.delapena@brampton.ca

Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.

How to Access Applicant Submitted Documents

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

Thanks and have a great weekend!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Growth Management

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

shawntelle.trdoslavic@brampton.ca

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tel: 905-791-7800

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September 13, 2023

Samantha Dela Pena
Development Planner
Planning, Building and Growth Management
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
samantha.delapena@brampton.ca

**RE: Region of Peel Comments
Zoning By-Law Amendment
11462 Coleraine Drive
Falcon Investment Group Inc.
City File: OZS-2023-0029
Regional File: RZ-23-029B**

Dear Samantha,

Region staff have reviewed the first submission materials received August 25, 2023 for the above noted Zoning By-law Amendment application proposing a temporary use by-law to permit open-storage and truck parking on site and have the following comments to be addressed prior to Site Plan Approval:

Waste Management Comments

The subject development is not within the vicinity of a landfill site.
For the proposed non-residential application, private waste collection is required.

Servicing Comments

Water Servicing

An existing 50 mm diameter water main is located on Coleraine Drive

- 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 750 mm diameter sanitary sewer is located on Coleraine Drive

- 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

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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 Storm Water Requirements

- The Region of Peel has a Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA # 009-S701), for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no external flows are permitted, that outflow is discouraged during development or redevelopment of lands with existing drainage towards Region's ROW, and that no new connections are made to Regional Roads. To view the Region's CLI ECA please go to this link:
<https://peelregion.ca/public-works/design-standards/pdf/cli-ca-swm-criteria.pdf>
- Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the Local Municipality, the Region of Peel, the local Conservation Authority and all other concerned departments and agencies. Where a storm connection to the Region's system is demonstrated as the only feasible outlet, the appropriate stormwater management criteria must be implemented on external lands to the Region's satisfaction.
- Prior to Site Plan approval (SPA), Grading and Drainage drawings are required for Review by Servicing Connections
- No grading will be permitted within any Region of Peel ROW to support adjacent developments
- Grading and Drainage approval by the Region of Peel is required prior to SPA
- A copy of the draft reference plan satisfactory to Traffic and Legal will be required prior to SPA
- the non-refundable Stormwater Management Report Review Fee of \$1500 is required as per the current Fees By-law ☒ Prior to SP approval

Site Servicing Requirements

- The 1st submission fee as per the latest fee by-law is required prior to SPA
- All Servicing and Grading drawings shall reflect the Region's and Local Municipality's road widening requirements
- Any changes to the underground servicing will require review by Region of Peel Servicing Connections. Region of Peel Site Servicing connection approvals are required prior to the local municipality issuing 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,

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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 Camila Marczuk at camila.marczuk@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 Camila Marczuk at camila.marczuk@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 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	\$1920.25
Region of Peel File Number (C#####)	C603753
Credit Card if Under \$1,000.00 (Yes/No)	
For Credit Card – Person to Call	
For Credit Card – Phone Number for the Above Person	

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

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- 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 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 change to 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

Storm Water Management Comments

- Applicant to confirm if outlet locations are in line with SP47 Part A Roadways EA recommendation for proposed crossing and channel re-location- [Appendix-K-Fluvial-Geomorphology.pdf \(peelregion.ca\)](#)
- Applicant to confirm Regional road drainage infrastructure at Coleraine Drive is not being utilized in any way to drain the sites.

Transportation Development Comments

Access/Study Requirements

- The Traffic Development and Permits section is not in support of the proposed application as Coleraine Drive is Axle Load Restricted, therefore we are not in support of the application for a truck parking facility proposing to accommodate 272 trucks. From a traffic perspective, this is not a supportable use for the site unless alternative access can be achieved via Mayfield Road, subject to a satisfactory Traffic Impact Study.

Property Requirements

- The Region requests 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 metres, 18 metres from the centreline of the road allowance, midblock;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 150 (Coleraine Drive) behind the property, except at any approved access point;
- 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 Region's 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.

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 license has been granted.

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Site Plan

- The centreline of roadways with property dimensions should be reflected on the site 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 Professional Engineer of Ontario. 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 with 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 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 150 (Coleraine Drive);
- 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.
- All costs associated with the design and construction of road and access works will be 100% paid by the Owner;

Capital Projects Comments

Please be advised that in connection with the above noted City of Brampton Re-Zoning Application RZ-23-029B, the Region has a capital project which is about to enter the detailed design phase (Arterial Roads within Highway 427 Industrial Secondary Plan - Area 47 – Project 20-4040). The design contemplates in-part the widening of Coleraine Drive from a 2-lane rural cross section with ditches to 4-lane urbanized cross section with curb and gutters, storm sewers and multi-use pathways on both sides of the roadway.

A preliminary property impact plan (PIP) has been prepared as part of the EA and has identified Fee Simple (road widening) and Temporary Working Easement (grading) requirements from the subject property. Further refinement and confirmation of the property requirements will not be

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finalized until the detailed design is underway. All property necessary to facilitate the capital project 20-4040 should be required and included as conditions for development approval.

Concluding Comments

We look forward to working with the City of Brampton staff members and applicant team in the future resubmissions to address outstanding matters of Regional interest. If you have any questions or concerns, please contact the undersigned at (shahida.hoque@peelregion.ca or 905.791.7800 x 5075).

Thank you,

Shahida Hoque, MPI
Junior Planner
Planning and Development Services
Region of Peel



Sep 29,2023

Ms/Mr. Shawntelle Trdoslavic
Planning Department
City of **Brampton**,
Ontario

Re:

Rogers Reference #: M23B884A01

Dear Shawntelle Trdoslavic:

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

October 18, 2023

BY EMAIL: Samantha.delapena@brampton.ca

CFN 68466.04

Samantha Delapena
Planner I
Planning, Building and Economic Development
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Dear Samantha Delapena:

Re: Zoning By-Law Amendment OZS-2023-0029
11462 Coleraine Drive
City of Brampton
Owner: Falcon Investment Group

This letter will acknowledge receipt of a revised submission for the above noted Site Plan Application, received on August 25, 2023. TRCA staff have reviewed the above noted application, and we provide the following comments in accordance with the mandatory programs and services TRCA must provide as a public body commenting under the Planning Act.

The following items have been submitted and reviewed by TRCA staff as part of this revised submission:

- Scoped Environmental Impact Study, prepared by Palmer, dated June 14, 2023;
- Grading and Drainage Plan, prepared by Crozier Consulting Engineers, dated June 16, 2023;
- Master Landscape Plan, prepared by Landscape Planning, dated June 2023;
- Preliminary Stormwater Management Brief, prepared by Crozier Consulting Engineers, dated June 2023

Ontario Regulation 166/06

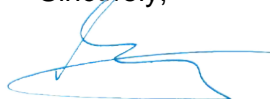
The subject property is regulated by TRCA due the presence of a Regulatory Flood Plain associated with Rainbow Creek present towards along the lot frontage onto Coleraine Drive. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area on the site. Please contact the undersigned to begin this process at detailed design.

Recommendation

Based on our review of the submitted documents, TRCA staff have comments within Appendix I of this letter that will need to be addressed prior to TRCA staff recommending approval of OZS-2023-0029. Please ensure a comment matrix identifying how these items have been addressed is included within the next submission.

I trust these comments are of assistance. Should you have any questions, please contact me at (437) 880-1938 or at Anthony.Syhlonyk@trca.ca.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anthony Syhlonyk', with a stylized flourish at the end.

Anthony Syhlonyk
Planner

Development Planning and Permits | Development and Engineering Services

Appendix I: TRCA Technical Comments

Comments Related to Ontario Regulation 166/06

- 1) Section 7.2.4 of the EIS notes that the cattail depression feature can also occur within the floodplain of Rainbow Creek tributary within the Study Area. This statement is unclear as the Rainbow Creek tributary and the associated flooding hazard are not connected to the cattail depression. Please clarify.
- 2) HDF's 1, 2, and 3 that have been identified on site through investigations associated with the EIS have been proposed to be removed due to their limited ecological functions. TRCA staff have concerns with possible negative impacts to downstream systems from the proposed land use at 11470 Coleraine Dr. Please clarify if the flows from these HDFs provide any input to the Rainbow Creek Corridor, and how they will be managed post development.
- 3) The EIS notes that HDF 6-2 will be realigned to the north and east boundaries of the site, with a 7.5m buffer. As there will be no restoration of the wetland swales, we ask if it is possible to incorporate wetland-style vegetation and/or seeding into the HDF and the setback to incorporate some of the functions from the wetland swales.
- 4) We will provide review and comments of post development HDF mitigation plans with the detailed design submission. Please note that the recommendations made within the EIS should be carried forward and used to guide the design of mitigation measures.
- 5) TRCA staff can provide review and comments on Restoration Plans for the new alignment of HDF 6-2. As noted above, please ensure that recommendations made within the EIS are carried forward to detail design.

Comments Related to Mandatory Programs and Services

- 6) Please provide further details and supporting calculations on how the required water balance control would be achieved for the subject site. Once the site-specific geotechnical information is gathered, confirmation of the seasonally high groundwater level should also be provided. The consultant may refer to the TRCA Low Impact Development Guide (2010) for further details and guidance. https://files.cvc.ca/cvc/uploads/2014/04/LID-SWM-Guide-v1.0_2010_1_no-appendices.pdf
- 7) Please continue to explore opportunities to provide an alternate access route to the site. (i.e., from the north lands).
- 8) TRCA generally discourages the placement of fill within the regional floodplain. However, there could be instances where staff may consider supporting limited fill usage, ensuring it remains minimal. In such cases, a Cut-Fill assessment following the guidelines outlined in the TRCA Cut-Fill Balance – Technical Procedures (attached) will be required. Please furnish a Cut-Fill assessment along with a summary table showcasing that the proposed 0.4m layer of fill will not adversely impact the riparian storage across the site.
- 9) A digital copy of the HEC-RAS model that supports the proposed Emergency Preparedness Plan is required for staff review. Please provide staff with the existing, modified-existing and proposed conditions only. All other superseded/obsolete scenarios must be removed from the digital model. The hydraulic assessment must demonstrate that no property either upstream or downstream of the proposed development will be impacted as a result of the proposed works.

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- 10) Erosion prevention and sediment control measures shall be implemented to mitigate erosion and sediment processes during construction. At the detailed design stage, please provide an Erosion and Sediment Control (ESC) report along with plans and drawings. Please provide ESC details, locations and supporting calculations in the plans/report.