

## Sra, Harjot

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**From:** McGarry, Jonathan (MTO) <Jonathan.McGarry@ontario.ca>  
**Sent:** 2024/05/29 2:31 PM  
**To:** Sra, Harjot  
**Cc:** Beyer, Curtis (MTO); Cekic, Ivana (MTO); Akhtar, Usman (MTO); Nunes, Paul (MTO); Ambrico, Angelo  
**Subject:** RE: [EXTERNAL]RE: [PRE-2023-0110] Completeness Review #2: DUE APR 29/2024  
**Attachments:** [OZS-2023-0042] Notice of Application and Request for Comments DUE: JUN 4/2024 - Expedited File

Hi Harjot,

The Highway 413 team would currently only be supportive of the by-law until 2025.

For your awareness, regarding project schedule, the preliminary design for Highway 413 is continuing to advance – we are anticipating holding a final Public Information Centre for the project in early 2025 and at that time we plan to consult on potential reductions to the Focused Analysis Area.

Please note that these comments also apply to the attached submission.

Thank you,

**Jonathan McGarry, P.Eng.** (he/him)  
Senior Project Engineer | Major Infrastructure Projects Branch  
Ministry of Transportation | Ontario Public Service  
613-449-7481 | [jonathan.mcgarry@ontario.ca](mailto:jonathan.mcgarry@ontario.ca)



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**From:** Sra, Harjot <Harjot.Sra@brampton.ca>  
**Sent:** Thursday, May 23, 2024 10:02 AM  
**To:** McGarry, Jonathan (MTO) <Jonathan.McGarry@ontario.ca>  
**Cc:** Beyer, Curtis (MTO) <Curtis.Beyer@ontario.ca>; Cekic, Ivana (MTO) <Ivana.Cekic@ontario.ca>; Akhtar, Usman (MTO) <Usman.Akhtar@ontario.ca>; Nunes, Paul (MTO) <Paul.Nunes@ontario.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>  
**Subject:** RE: [EXTERNAL]RE: [PRE-2023-0110] Completeness Review #2: DUE APR 29/2024

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Hi Jonathan,

I hope you're doing well. Thank you for the comments. Could you please confirm whether the comments stand 2.5 years from the date the comments were received, an approval, or from the previous correspondence? Given the timelines of advancing approvals, would the MTO be supportive of an extension beyond September 2025?

Thank you,

**Harjot Sra**

Planner I

Planning, Building and Growth Management

City of Brampton

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

[harjot.sra@brampton.ca](mailto:harjot.sra@brampton.ca)



Please consider the environment before printing this email.

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**From:** McGarry, Jonathan (MTO) <[Jonathan.McGarry@ontario.ca](mailto:Jonathan.McGarry@ontario.ca)>

**Sent:** Friday, May 10, 2024 2:00 PM

**To:** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>; Sra, Harjot <[Harjot.Sra@brampton.ca](mailto:Harjot.Sra@brampton.ca)>

**Cc:** Planningcomments <[Planningcomments@brampton.ca](mailto:Planningcomments@brampton.ca)>; Beyer, Curtis (MTO) <[Curtis.Beyer@ontario.ca](mailto:Curtis.Beyer@ontario.ca)>; Cekic, Ivana (MTO) <[Ivana.Cekic@ontario.ca](mailto:Ivana.Cekic@ontario.ca)>; Akhtar, Usman (MTO) <[Usman.Akhtar@ontario.ca](mailto:Usman.Akhtar@ontario.ca)>; Nunes, Paul (MTO) <[Paul.Nunes@ontario.ca](mailto:Paul.Nunes@ontario.ca)>

**Subject:** [EXTERNAL]RE: [PRE-2023-0110] Completeness Review #2: DUE APR 29/2024

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

Hi Harjot,

Please see the attached comments from the Highway 413 regarding proposed truck parking at this site, our comments remain the same.

Thank you,

**Jonathan McGarry, P.Eng.** (he/him)

Senior Project Engineer | Major Infrastructure Projects Branch

Ministry of Transportation | Ontario Public Service

613-449-7481 | [jonathan.mcgarry@ontario.ca](mailto:jonathan.mcgarry@ontario.ca)



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**From:** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>

**Sent:** April 15, 2024 9:56 AM

**To:** ZZG-PlanningInfo <[zzg-planninginfo@peelregion.ca](mailto:zzg-planninginfo@peelregion.ca)>; Hardcastle, John <[john.hardcastle@peelregion.ca](mailto:john.hardcastle@peelregion.ca)>; Jenkins, Dana <[dana.jenkins@peelregion.ca](mailto:dana.jenkins@peelregion.ca)>; [peelplan@trca.ca](mailto:peelplan@trca.ca); [Jason.Wagler@trca.ca](mailto:Jason.Wagler@trca.ca); Anthony Syhlonyk <[Anthony.Syhlonyk@trca.ca](mailto:Anthony.Syhlonyk@trca.ca)>; McGarry, Jonathan (MTO) <[Jonathan.McGarry@ontario.ca](mailto:Jonathan.McGarry@ontario.ca)>

**Cc:** Sra, Harjot <[Harjot.Sra@brampton.ca](mailto:Harjot.Sra@brampton.ca)>; BramPlanOnline\_Automated

**Sra, Harjot**

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**From:** McGarry, Jonathan (MTO) <Jonathan.McGarry@ontario.ca>  
**Sent:** 2023/03/21 4:52 PM  
**To:** Hemon-Morneau, Francois  
**Cc:** Trdoslavic, Shawntelle; Routledge, Graham (MTO)  
**Subject:** RE: [PRE-2023-0023] Review: DUE MAR 21/2023

Hello Francois,

The subject lands as shown on the site plan proposal for 11176 Highway 50 are partially within the Focused Analysis Area (FAA 2020) land protection boundary for the Highway 413 project. Lands within the FAA may be directly impacted by the Highway 413 transportation corridor, ancillary uses, or if refinements are made to the route during the preliminary design stage.

The project is currently in the planning, environmental assessment and preliminary design phase. Property requirements for the project will be determined at the completion of the preliminary design phase.

The ministry can support the temporary use by-law for up to 2.5 years (until September 2025). At that time the ministry's support would be reconfirmed or revoked. As a condition of the ministry's support, we require a letter from the developer/property owner confirming that no permanent structures or infrastructure will be built within the Focused Analysis Area until the subject lands are released from the Highway 413 Focused Analysis Area.

If the applicant decides to proceed, we require a copy of the application and associated planning documents and reports for ministry's review and comments. Additionally, the ministry may require access to the property to conduct fieldwork associated with the Highway 413 project. Further restrictions may be imposed on the applicant depending on the application details once reviewed.

If you have further questions or require additional information, please contact me.

Thank you,

**Jonathan McGarry, P.Eng.**

Senior Project Engineer  
Major Planning Projects | Ministry of Transportation  
jonathan.mcgarry@ontario.ca | 613-449-7481

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**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** March 7, 2023 4:04 PM  
**To:** ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; Blakeman, Suzanne <suzanne.blakeman@peelsb.com>; Nick.gooding@peelsb.com; Sousa, Phillip <phillip.sousa@peelsb.com>; zach.tessaro@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csmiamonde.ca>; peelplan@trca.ca; Jason.Wagler@trca.ca; Anthony.Syhlonyk@trca.ca; McGarry, Jonathan (MTO) <Jonathan.McGarry@ontario.ca>; Routledge, Graham (MTO) <Graham.Routledge@ontario.ca>;

## Public Works

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

peelregion.ca

June 4, 2024

Harjot Sra  
Planner I  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
harjot.sra@brampton.ca

**RE:      Region of Peel Comments  
            Temporary Use By-law Application  
            11176 Highway 50  
            Highway 50 Business Park Ltd.  
            City File: OZS-2023-0042  
            Regional File: RZ-23-042B**

Dear Harjot,

Region of Peel staff have reviewed the above noted temporary use by-law application received May 21<sup>st</sup>, 2024, proposing to permit the development of the subject lands for 387 temporary truck parking spaces on the rear portion of the subject lands. Access for the development is proposed off Highway 50. We offer the following comments:

### **General Development Services Comments**

- The Region is in receipt of the required Zoning Bylaw Amendment application review fee.

### **Transportation Planning**

- The subject lands are identified as located within both the Highway 413 Focused Analysis Area (FAA) and Highway 413 Route Planning Study Area (RPSA).
- The majority of the subject lands fall under Highway 413 Focused Analysis Area (FAA). Properties located within the FAA may be directly impacted by Highway 413 Corridor, ancillary uses, or if refinements are made to the preferred route.
- The Highway 413 Route Planning Study Area (RPSA) is identified in the southwest parts of the subject lands. The Ministry of Transportation (MTO) has reduced interest in this area. Applications can proceed through municipal development processes. MTO will continue to review all development applications in the study area (RPSA), but it is anticipated that applications in the green areas will not be impacted by the GTA West transportation corridor.
- Please circulate application materials to MTO for their review and approval.

### **Transportation Development**

#### **Access and TIS**

- A transportation impact study was received and the Region would like to offer the following comments:

- After review of the submitted TIS, the Region in theory will support a left-in/right-in/right-out access to this development. The access will need to be shifted further north along the frontage of the site to meet Regional spacing requirements. The Regional spacing requirements stem from the Controlled Access By-Law 62-2013, which speaks to the Road Characterization Study (RCS); The RCS defines our various road classifications as well as the minimum access spacing distances that are associated with them. This portion of Highway 50 is classified as an Industrial Connector which calls for 225m spacing from full moves to left-in/right-in/right-out access;
- The TIS should be updated to include the following information; The Region requires, a functional design including geometrics for a southbound right turn lane and northbound left turn lane (minimum TAC standards are required). Also the TIS should be updated to include proxy sites for our review;
- Please note The Region will not forego the auxiliary turn lane requirements for this development; TAC provides the minimum requirements for auxiliary turn lanes. The Regional standard is based on the Controlled Access By-Law 62-2013, which speaks to the Road Characterization Study (RCS). The RCS defines our various road classifications, this portion of Highway 50 is classified as an Industrial Connector which calls for auxiliary right turn lanes for all developments.

#### **Property Requirements (Prior to Site Plan Approval)**

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 50 (Highway 50) 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;
- During a future site plan application, the Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 50 (Highway 50) behind the property line, 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 Regions right-of-way;
- Reference plan(s) and transfer documents(s) must be completed prior to granting execution of the site plan agreement and/or final site plan approval.
- Please note that there is a Capital Project in the vicinity. Capital Project #11-4080 - Road Widening, the Project Manager is Sandra Sadek. Sandra should be consulted for drawing details and details on additional property requirements for the Capital Project. ([sandra.sadek@peelregion.ca](mailto:sandra.sadek@peelregion.ca)).

#### **Landscaping/Encroachments**

- Landscaping, cranes, signs, fences, 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**

- All comments provided should be reflected on the site plan, including;
- Centreline of roadways with property dimensions reflected;
- Auxiliary right turn lanes should be shown;
- There is support for a paved shoulder along the frontage of Highway 50 for this development. Please review the Regional standard drawings for details.

### **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 50 (Highway 50);
- 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 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 Project #11-4080**

- The Region has an active capital project to widen Highway 50, which is at 100% detailed design. RZ-23-042B falls within the limits of the above mentioned project.
- A preliminary review has been undertaken of this application. The proposed entrance does not incorporate the widening of Regional Road 50, and the curb radius seems to conflict with a proposed Alectra pole.
- Proposed property limits are also not incorporated into the proposed site plan and may impact the grading and lit design. Note that the swale proposed along the frontage of this property should not be required based on the stated SWM plan, which will reduce the

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permanent easement limits. The applicant should overlay our Highway 50 design and revise their design accordingly. At which point, a more detailed review will be undertaken.

- To obtain the Highway 50 design, please communicate with Project Manager Sandra Sadek or Design Consultant Matthew de Wit
  - [sandra.sadek@peelregion.ca](mailto:sandra.sadek@peelregion.ca), [mdewit@rvanderson.com](mailto:mdewit@rvanderson.com)
- The Region has identified the following requirements from this property for the capital project, as illustrated on the Property Impact Plan. These requirements are finalized and represent 100% design:
  1. Fee Simple (+/- 224 sq.m.) – required for construction of the road.
  2. Permanent Easement (+/- 560 sq m.) for grading.
  3. Permanent Easement (+/- 398 sq m) for hydro aerial and pole anchor easements.
  4. Permission to Enter(+/-672 sq. m)- post construction grading for entrances.

### **Stormwater Management**

#### **Functional Servicing & Stormwater Management Report (Dated 16<sup>th</sup> Feb., 2024)**

- Please provide details on how the Region of Peel's water balance criterion is met. Refer to the Region's stormwater guidelines saved here: <https://www.peelregion.ca/public-works/design-standards/pdf/stormwater-design-criteria-201906.pdf>
- Quality control criterion requires 80% TSS removal. Please refer to the Region's stormwater guidelines to provide a treatment train approach to meet Water Quality requirements.
- Provide storm runoff based on the Region's IDF parameters.
- Table IV in the report summarizes allowable release rates to a wetland. Please clearly mark the location of this wetland receiving flows from the site in all applicable drawings, profiles, sections and details.
- It is noted that the North and South swales are sized for 5-yr storm event and the proposed grading directs runoff to either of these swales. Please explain how flows greater than 5-yr storm event are supposed to reach the dry pond – does it spill over onto the neighbouring property?
- Please provide 100-yr ponding elevation on the grading plan.

#### **Dwg No. 23D1065-PRGR-P101 – Servicing**

- Typical for all sections – please add x,y grid labels, proposed and existing grade labels, section arrows in plan view corresponding to section number.

#### **Dwg No. 23D1065-EXWS-P101 – Existing Watersheds**

- Provide details on any external areas contributing flows to the site.

#### **Dwg No. 23D1065-PRWS-P102 – Proposed Watersheds**

- Please add overland flow arrows for catchment WS-04 and WS-05.
- Show emergency overland flow arrow for the pond.

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**Dwg. No. 23D1065-PROF-P701 – Profile Stormtech Culvert SC 310**

- Label all headwalls with numbers.
- Please provide details such as flow rate (applicable storm event), runoff coefficient and contributing area at inlet headwalls.

**Servicing Connections****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 RZ approval.

A copy of the draft reference plan satisfactory to Traffic and Legal will be required prior to site plan approval.

The non-refundable Stormwater Management Report Review Fee of **\$1537.50** as per the current Fees By-law remains outstanding and will be required prior to RZ approval.

**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 [Brian.Melnik@peelregion.ca](mailto:Brian.Melnik@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	

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Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

Contact person name from company representing the Payer	
Contact person representing the Payer - email address	
Dollar Amount of Payment	\$1537.50
Region of Peel File Number (C#####)	C603755
Credit Card if Under \$1,500.00 (Yes/No)	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	

If you have any questions or concerns, please contact me ([marzuq.shamsi@peelregion.ca](mailto:marzuq.shamsi@peelregion.ca) 905.791.7800 x3361) at your earliest convenience.

Thank you,

*Marzuq Shamsi*

Marzuq Shamsi

Junior Planner  
Planning and Development Services  
Region of Peel

cc: John Hardcastle, Manager, Development Services, Region of Peel  
Francesco, Fiorani, Senior Planner, Brutto Planning Consultant Ltd.

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**Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

## Sra, Harjot

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** 2024/05/29 8:47 AM  
**To:** Planningcomments; Sra, Harjot  
**Cc:** Trdoslavic, Shawntelle  
**Subject:** [EXTERNAL]RE: [OZS-2023-0042] Notice of Application and Request for Comments  
DUE: JUN 4/2024 - Expedited File

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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](mailto: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](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

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**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** Tuesday, May 21, 2024 5:11 PM  
**To:** ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.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; gtaw.newarea@rci.rogers.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>; McGarry, Jonathan (MTO) <Jonathan.McGarry@ontario.ca>  
**Cc:** Sra, Harjot <Harjot.Sra@brampton.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>; Sidhu, Tejinder (TJ) <Tejinder.Sidhu@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>; Hans, Shawnica <Shawnica.Hans@brampton.ca>; Adshead, Janice <Janice.Adshead@brampton.ca>  
**Subject:** [External] [OZS-2023-0042] Notice of Application and Request for Comments DUE: JUN 4/2024 - Expedited File  
**Importance:** High