



April 20, 2023

**BY EMAIL: Tejinder.Sidhu@brampton.ca**

CFN 62591.03

Tejinder Sidhu  
Planner  
Planning, Building and Economic Development  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Dear Tejinder Sidhu

**Re: Zoning By-law Amendment C07E17.009  
0 Mayfield Road  
City of Brampton  
Owner: Shri Maha Kali Ammaa Mandir Hindu Association**

This letter will acknowledge receipt of a revised submission for the above noted Zoning By-law Amendment and Draft Plan of Subdivision applications, received on March 17, 2023. TRCA staff have reviewed the above noted applications, 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:

- Architectural Drawings, prepared by Rajinder Chaku Architect Inc.
- Comment Response Table, prepared by Candevcon Limited, dated February 28, 2023
- Constraints Plan, prepared by Candevcon Limited, dated January 12, 2023
- Cover Letter, prepared by Candevcon Limited, dated March 13, 2023
- Scoped Environmental Impact Study, prepared by Palmer, dated February 23, 2023
- Erosion and Sediment Control Plan, prepared by Candevcon Limited, dated November 29, 2023
- Functional Servicing Report, prepared by Candevcon Limited, dated February 28, 2023
- Site Plan, prepared by Candevcom Limited, dated, November 15, 2022
- Site Servicing and Grading Plan, prepared by Candevcon Limited, dated February 28, 2023

### **Purpose of the Applications**

It is the understanding of TRCA that the intent of the above noted application is to amend the existing zoning by-law to facilitate the development of a two storey Place of Worship with associated parking.

### **O. Reg. 166/06**

The subject lands are adjacent to a valley system associated with the Humber River Watershed and its associated erosion hazard. Based on the plans as currently submitted, we note a small portion of the proposed works will be within 10m of the flood hazard. As such, a permit for these works will be required from this office. Please reach out to the undersigned to begin this process.

### **Recommendation**

Based on the comments noted in this letter and Appendix 'A', there are minor items that require clarification at future detailed design stages. For the purposes of C07E17.009, TRCA's concerns have been adequately addressed and we have no further objections to approval.

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](mailto:Anthony.Syhlonyk@trca.ca).

Sincerely,



Anthony Syhlonyk

Planner

Development Planning and Permits | Development and Engineering Services

### **Appendix 'A' Application-Specific Comments**

The numbering from our previous comment letter have been maintained for the below items still requiring clarification at future detail design stages. Please ensure the Functional Servicing Report is updated to reflect the proposed servicing for previous comments 16-20.

13) **Partly Addressed:** The engineering drawings have not been signed and sealed yet. They will need to be signed and sealed as part of the TRCA permit application or other detailed design phases.



## Public Works

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

peelregion.ca

June 28, 2024

Tejinder Sidhu, MCIP, RPP  
Principal Planner/ Supervisor  
Corporation of the City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[tejinder.sidhu@brampton.ca](mailto:tejinder.sidhu@brampton.ca)

**RE: Region of Peel Comments**  
**Rezoning Application**  
**'O' Mayfield Road (Mayfield Road & Goreway Drive)**  
**Shri Maha Kali Amma Mandir Hindu Association**  
**City File: C07E17.009**  
**Regional File: RZ-20-7E17-09B**

Dear Ms. Sidhu,

I am writing to you in regard to the above noted rezoning application and the recommendation report on the agenda for the July 8<sup>th</sup> City of Brampton Planning and Development Committee Meeting (Item 7.3). This letter is further to our correspondence dated June 14<sup>th</sup>, 2024, wherein Regional staff expressed concerns with this application in regards to matters of Regional interest, including but not limited to access to Mayfield Road, interconnectivity with the easterly abutting lands, and servicing feasibility for water and wastewater.

The Region of Peel suggests that this By-law is premature as matters such as access and servicing feasibility have not been finalized. Servicing and access are important components in considering the permitted uses, functionality and design of the lands and often contribute to the imposition or requirements of these matters on surrounding lands, as in this case.

To understand the implications of the outstanding Regional matters of interest, it is imperative to consider the site's spatial context. The property has a sole access to Mayfield Road, in close proximity to the intersection of Mayfield Road and Goreway Drive. The easterly abutting lands are also proposing development and sit between the subject site and the existing Mayfield Arcadium Centre at the intersection of Mayfield Road and Goreway Drive. The Natural Heritage System and ecological features are also located directly south and to the rear of the subject site, in essence creating a 'pocket' of these three properties.

### *Servicing*

Regional staff are unable to determine servicing feasibility for the subject site due to a lack of a satisfactory functional servicing report. At this time, Regional staff believe that water and wastewater servicing extensions will be required to adequately service the site. Furthermore, servicing capacity has also not been determined at this time, and there may be additional servicing constraints.

The sanitary servicing connections currently terminate at the intersection of Mayfield Road and Goreway Drive. These services would need to be extended westerly along Mayfield Road to feasibly provide sanitary services for the subject site. This same extension would be required to facilitate servicing for the easterly abutting lands as well.

In terms of water services, a watermain is located on the north side of Mayfield Road; however, the subject site is located within a different water pressure zone, and per Regional servicing standards connection is to be required within the same water pressure zone. Water servicing will likely be required to be extended from Goreway Drive at Mayfield Road to feasibly provide water services for the subject site. This extension would also support the water servicing of the easterly abutting lands as well.

As there is currently insufficient information to confirm servicing requirements and capacity, the Region cannot confirm matters of feasibility including design, financial impacts/requirements, capacity, etc. To date, the applicant has also not coordinated the required servicing extensions with the easterly abutting lands (to be developed), and so advancement of this application may put to risk servicing feasibility for the easterly abutting lands as well.

### *Access*

In considering the spatial context of the site together with the Controlled Access By-law, access is to be determined and provided across all three sites with consolidated accesses and interconnectivity between the sites. A lack of coordination between the subject site and easterly abutting lands may put to risk the access points and design requirements for not only the subject lands but also for the easterly abutting lands.

In accordance with Bill 185 which received Royal Assent on June 6, 2024, as of July 1, 2024, the Region will become an upper tier municipality without planning responsibilities. Once in effect, lower-tier municipalities will assume planning policy and approval responsibilities of the regional municipality, including primary responsibility for all planning in their geographies, except for matters requiring provincial approval. Per section 70.13(2), the Region's official plan will be deemed to constitute the official plan of the City of Brampton, and conformity will still be required until such time as Brampton amends Peel's Official Plan and approval is provided by the Province.

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Therefore, on July 1, 2024, the current Region of Peel Official Plan will become the City of Brampton Official Plan and shall be implemented by the City of Brampton.

Notwithstanding the above, at this time it is anticipated that beyond July 1, 2024, the Region's mandate will continue to include the provision of hard and soft services to the community, including but not limited to servicing, transportation, waste management, affordable housing, health services, emergency services, etc. To this end the Region will continue to have an interest in community building to ensure the efficient, financially sustainable and effective delivery of infrastructure and services.

While the Region acknowledges the City of Brampton as the approval authority and the Region's changing role, we provide the following policy guidance based on our experience and expertise to support the City of Brampton in their evaluation of changing the land use permissions on the subject site.

At this time, Region of Peel staff believe that the approval of this rezoning application is premature, as this application currently does not meet provincial, regional, and local planning policies. Under the *Planning Act*, planning decisions shall be consistent with the Provincial Policy Statement and provincial plans. Section 1.6.6.1 of the *Provincial Policy Statement (2020)* provides direction that planning for sewage and water services shall be provided in a manner that is feasible and financially viable and shall integrate servicing and land use considerations at all stages of the planning process.

As per section 6.5, chapter 6, of the current *Region of Peel Official Plan (RPOP)*, the Region is responsible for the supply and distribution of water and the collection and disposal of sanitary sewage, and to provide such services in an adequate, efficient, planned, and cost-effective manner consistent with public needs and financial realities. Policy 6.5.3 from the RPOP directs the Region to ensure that no development requiring additional or new water supply and/or sanitary sewer services proceeds prior to the finalization of a Servicing Agreement with the Region. Schedule F-2 of the RPOP identifies Mayfield Road as a *Major Road*, designed to provide a high level of inter-municipal transportation capacity, and the major road network plays an important role in the movement of people by automobile, transit, bicycle and walking as well as goods. Section 5.10.36.2 of the RPOP directs the Region to control access to Regional roads through the planning and development process so as to optimize road safety, optimize safety of pedestrians, cyclists, and other road users, optimize road carrying capacity, and reduce the number and location of intersections along Regional roads through consolidation of neighbouring accesses in accordance with the Regional Road Characterization Study.

The City of Brampton Official Plan Consolidation (2020), section 4.8, calls for coordination working with the Region of Peel and all utility providers on the planning and installation of water, wastewater, and utility infrastructure to ensure infrastructure is established and phased as appropriate to accommodate new growth. Section 4.5.3.2 provides policy direction for the City in conjunction with the Region to protect and

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#### **Public Works**


enhance the function of arterial and collector systems by requiring all accesses and intersections on regional roads to conform to the Region of Peel's Controlled Access By-law.

In considering the current stage of this application under the aforementioned planning policy framework, Regional staff believe that the application does not meet provincial, regional, and local planning policies and is premature. While the future Site Plan application process will provide specifics and details on the site design, the confirmation that servicing and access is feasible and can be provided in a responsible manner (i.e. design, finances, safety) are matters of consideration prior to changing land uses and establishment zoning standards (i.e. setbacks, etc.).

Despite the prematurity of this application, the Region is committed to working with the City, applicant and other stakeholders to address Regional matters of interest and facilitate the advancement of the application, and the ultimate establishment of the proposed place of worship, in support of the local community.

If you have any questions or concerns, please contact Dana Jenkins of my staff at 905-791-7800 ext. 4027, or by email at [dana.jenkins@peelregion.ca](mailto:dana.jenkins@peelregion.ca).

Regards,



Dana Jenkins for  
John Hardcastle, MCIP, RPP  
Manager, Development Services

cc: Angelo Ambrico, Manager, Development Services, City of Brampton

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June 14, 2024

Tejinder Sidhu, MCIP, RPP  
Principal Planner/Supervisor  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Tejinder.sidhu@brampton.ca](mailto:Tejinder.sidhu@brampton.ca)

**RE:      Region of Peel Comments**  
**Rezoning Application**  
**0 Mayfield Road (Mayfield Rd & Goreway Dr)**  
**Shri Maha Kali Amma Mandir Hindu Association**  
**City File: C07E17.009**  
**Regional File: RZ-20-7E17-09B**

Dear Ms. Sidhu,

Region of Peel staff have reviewed the above noted sixth submission rezoning application received May 31<sup>st</sup>, 2024, consisting of revised materials. The application proposes the development of the subject lands for a two-storey place of worship. We offer the following comments:

### Transportation Development Comments

#### Access/Study Requirements

- The Region acknowledges that an ultimate left-in/right-in/right-out access is being proposed off of Mayfield Road.
- The Region has determined that the proposed access will be restricted to a right-in/right-out access on title however, it will operate as a left-in/right-in/right-out access on an interim basis. As such, revisions to the proposed civil engineering drawings will be required (please see the civil engineering design comments below).
- Please be advised that existing residential accesses on the north side of Mayfield Road must remain as full moves. Therefore, the proposed centreline median in the ultimate condition shall be removed and a simultaneous left for the northern residential properties is to be incorporated into the design through pavement markings.
  - This will ultimately reduce the cost of construction as only pavement marking and road widening works are required to facilitate the ultimate access (please see the civil engineering design comments below).
- Please be advised that there is an on-going Capital Project #11-4075 is taking place along Mayfield Road for road widening between Airport Road to the Gore Road. The current Project Manager for this project is Sandra Sedek ([Sandra.sedek@peelregion.ca](mailto:Sandra.sedek@peelregion.ca)). Please reach out to the project manager to obtain additional information on the capital project and detailed designs.

### **Property Requirements**

- 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 intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters. The right-of-way requirement is 50 meters, 25 meters measured from the centreline of Regional Road 14 (Mayfield Road), for the remaining frontage along Mayfield Road;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 14 (Mayfield Road) 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;
- **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.
- Please also provide a measurement from the centreline to the new proposed property line.

### **Civil Engineering Design (Road Widening Drawings – Interim Condition)**

- Please include a directional island at the proposed access to physically restrict any left turning movements. Please refer to the attached Regional standard drawing for all required design elements, where applicable.
- Please extend the existing right turn lane to ensure that the proposed access is within the storage of the auxiliary right turn lane (please refer to the redlined screenshot provided and attached in my email).
  - Please provide a functional design of the extended right-turn lane for our review and comment. Please include the taper and storage dimensions (please refer to the redlined screenshot provided and attached in my email).

### **Civil Engineering Design (Revised Road Widening Drawings – Ultimate Condition)**

#### **Proposed Construction (Ultimate)**

- A centre median will not be required; please remove.
  - A simultaneous left turn will be require in place of the currently proposed median. Please refer to the redlined screenshot provided and attached in my email.

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### **Pavement Marking & Signage Plan (Ultimate)**

- MUP pavement markings missing, please revise.
- Pavement markings of the access (yellow centreline) should extend from the island, as per standard design.
- An Rb-12 facing the eastbound traffic on the west-most median is required. Please refer to the attached standard drawing.
- Please confirm that the Rb-25 proposed in the road occupancy permit within the private property will be permanent.

### **Cross Sections (Ultimate)**

- Please confirm if Section A-A has a grading of 2% along Mayfield Road.

### **Cost Estimate - (Outstanding; as per previous comments provided on fifth submission)**

- Please update the cost estimate in light of the comments above.
- Please remove the "Engineering" from the item "10% Engineering and Contingencies (Region)". The engineering and inspection fee (10.8%) should be separate and will be calculated based on the total value of the cost estimate.
- Please revise the cost estimate as per Roads Capital (Serguei)'s comments and the comments provided above.

### **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 14 (Mayfield 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 \$1,724.40);
- 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

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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;

### **Servicing Connections Comments**

The FSR last revised May 17, 2024, by Candevcon is not satisfactory as it has not been revised in accordance with the comments provided on the fifth submission of this application. Please revise and address outstanding comments below;

- The FSR review fee has not been paid, new fee increases are applicable as per fees by-law. The fee for FSR review is \$1025. The file # is C601970.
- FSR, last revised May 3, 2024 by Candevcon, in addition to sanitary extension, shall be revised to include extension of the Zone 5 300mm dia wm westerly, from newly constructed 300mm dia Zone 5 watermain on Mayfield and Goreway Dr, to site, all expenses will be at developers expense, we will be party to the subsequent SP agreement and will require an engineering submission at later stage. Any engineering submission attached shall be separated and only shown as concept in FSR , if applicant wishes to submit engineering submission now they can do so but it must be as per regional guidelines/standards and not part of an FSR, FSR shall show servicing in concept not detail design.
- The proposed connection to the 200mm Z6mm wm will not be permitted there is a new Zone 5 watermain recently constructed by Region in vicinity, please reach out to our records group for drawings of the newly constructed wm. [zzg-pwservicerequests@peelregion.ca](mailto:zzg-pwservicerequests@peelregion.ca)
- The FSR should be revised to have correct LPCD:

[https://www.peelregion.ca/finance/\\_media/dc/2020-Development-Charges-Background-Study-Consolidated-Report.pdf](https://www.peelregion.ca/finance/_media/dc/2020-Development-Charges-Background-Study-Consolidated-Report.pdf)

- The owner of the subject site should reach out to the owner of the adjacent lands to the east to discuss collaboration on extension of sanitary and watermain as they will need extension of regional infrastructure to accommodate their proposal as well. Region of Peel will not co-ordinate the discussion or be party to any cost sharing agreements between owners.
- The engineering consultant can reach out to Iwona Frandsen, Project Manager – Servicing Connections with any questions. [Iwona.frandsen@peelregion.ca](mailto:Iwona.frandsen@peelregion.ca)

### **Capital Project Comments (Capital Project #11-4075)**

- Please be advised that in order to provide comments on the alignment of the proposal with the Capital Project in terms of requirements, conditions, as well as any revisions to submitted materials, it is necessary that drawings for Capital Project review are submitted in CAD format. Without CAD files, Capital Project staff cannot provide detailed comments. This comment was applied previously on the fifth submission of this application and is outstanding to be addressed.

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### **Public Works**

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

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

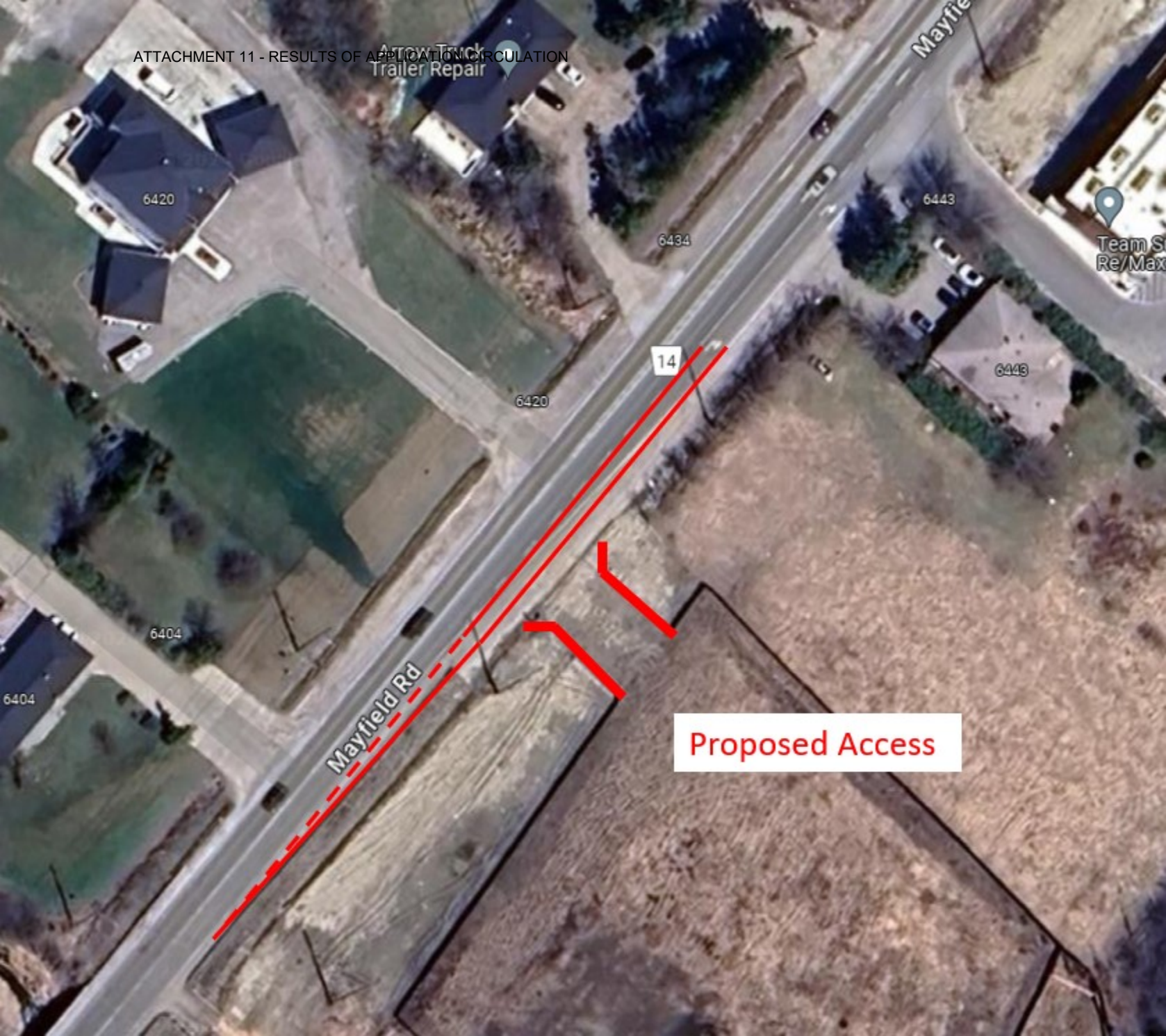
Junior Planner, BURPI  
Planning and Development Services  
Region of Peel

cc: John Hardcastle, MCIP, RPP, Manager, Development Services, Region of Peel  
Vanessa Premlall, Owner, Shri Maha Kali Amma Mandir Hindu Association

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**Public Works**

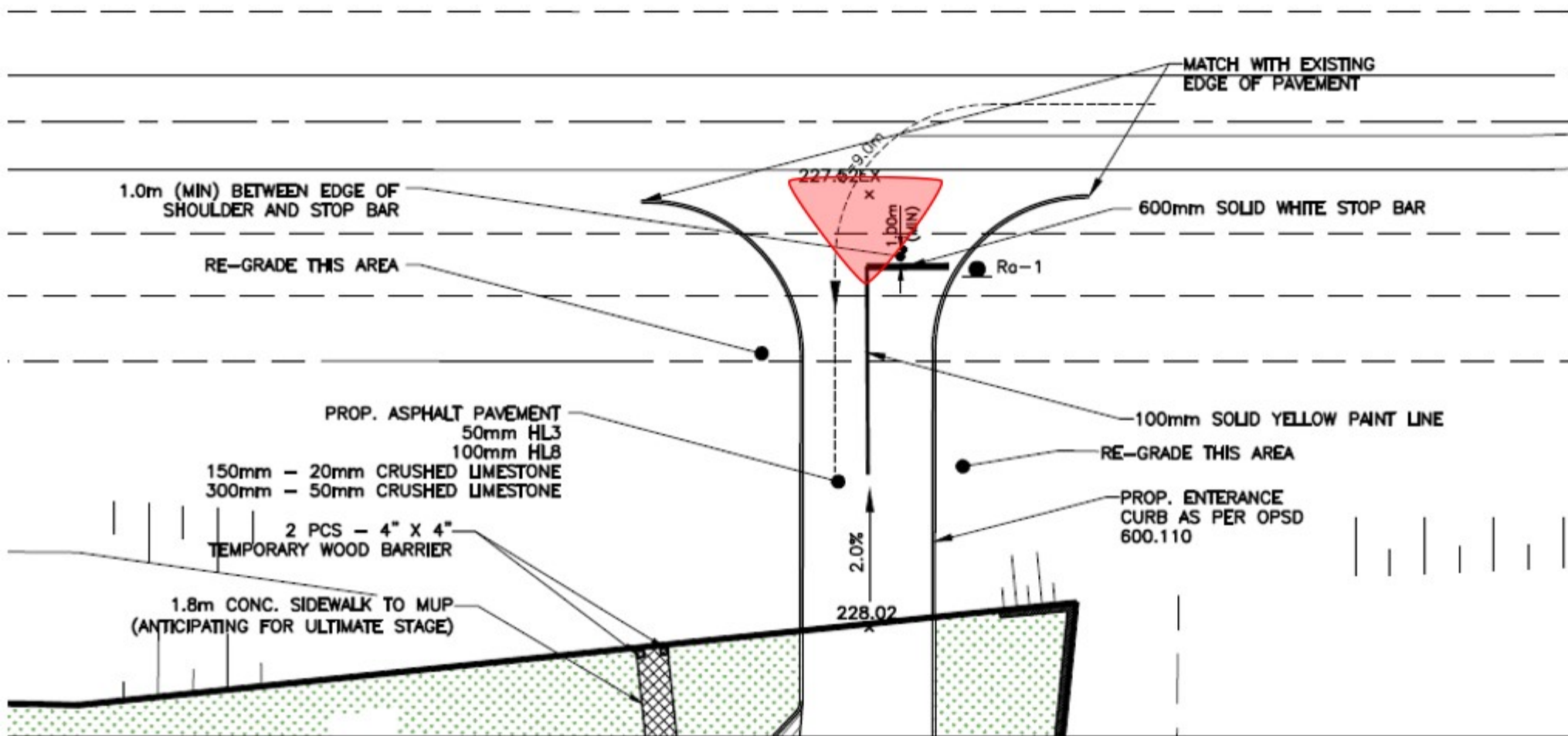
10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)



Proposed Access

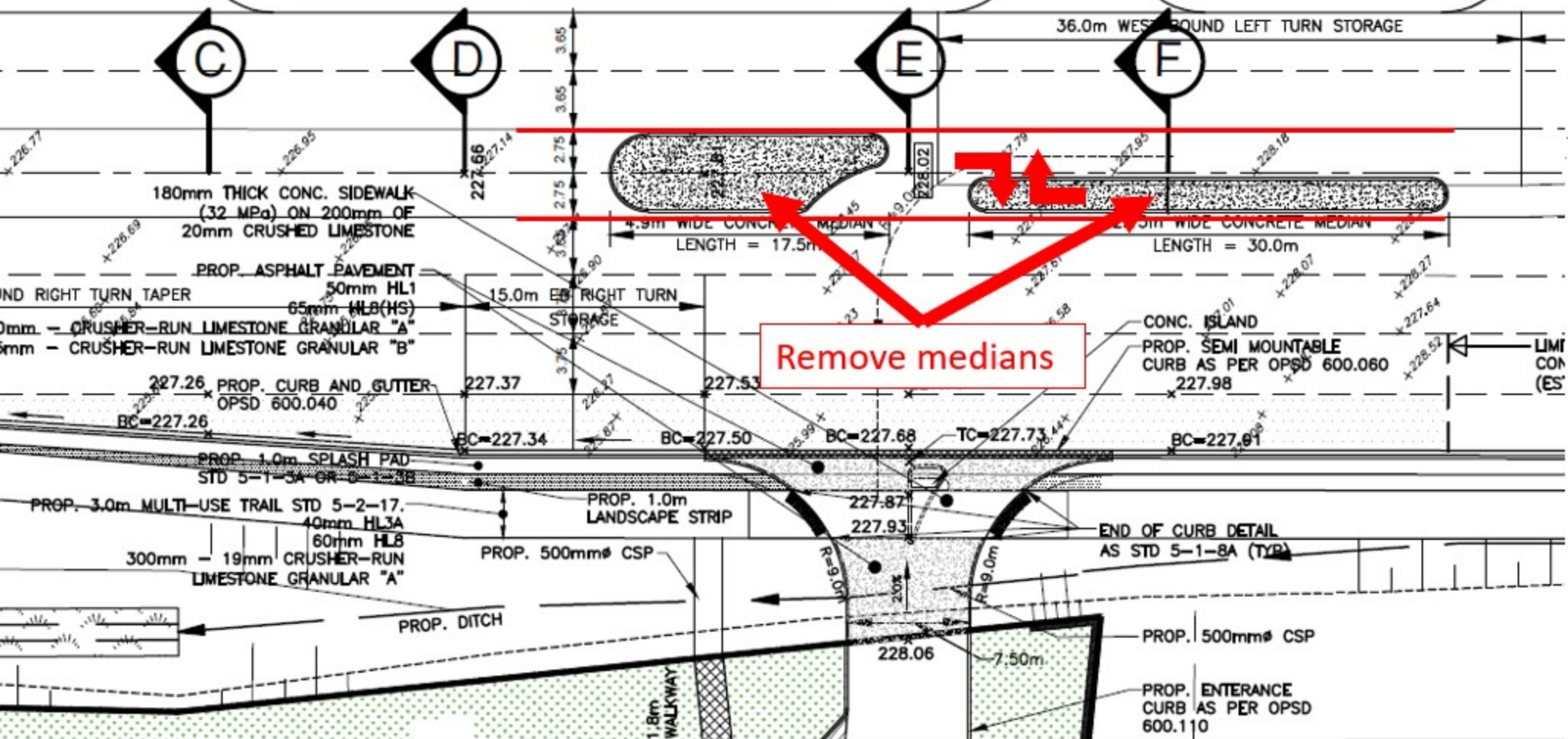


# MAYFIELD ROAD



SED CONSTRUCTION, PAVEMENT MARKING, AND SIGNAGE (INTERIM)

## MAYFIELD ROAD



ROAD - PROPOSED CONSTRUCTION (ULTIMATE)

## Sidhu, Tejinder

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**From:** FEARON, Christopher <christopher.fearon@canadapost.postescanada.ca>  
**Sent:** 2020/03/03 4:28 PM  
**To:** Freeman, Kevin  
**Subject:** [EXTERNAL]RE: C07E17.009 Notice of Application and Request for Comments - DUE MAR 2/20

Good afternoon Kevin,

Canada Post has no objections or concerns with the proposed new place of worship. Since this new building will have minimal impact on our mail delivery services provided to the roadway, and since the roadway already receives centralized mail delivery via a community mailbox in the area, we do not wish to impose any conditions on the developer at this time.

Regards,

*Christopher Fearon*

Canada Post Corp  
Delivery Services Officer - GTA

This email (including attachments) may contain CONFIDENTIAL INFORMATION and is to be considered PROTECTED B. It is intended for the sole use of the intended recipient. Documents no longer required are to be shredded.

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**From:** Trdoslavic, Shawntelle [mailto:Shawntelle.Trdoslavic@brampton.ca]  
**Sent:** January-27-20 4:08 PM  
**To:** FarouqueAlthaf <althaf.farouque@peelregion.ca>; alex.martino@peelregion.ca; Amaral, Patrick <patrick.amaral@peelregion.ca>; Adam Miller <Adam.Miller@trca.ca>; circulations@mmm.ca; Municipal Planning <municipalplanning@enbridge.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; gtaw.newarea@rci.rogers.com; FEARON, Christopher <christopher.fearon@canadapost.postescanada.ca>; rob.hughes@caledon.ca; casey.blakely@caledon.ca  
**Cc:** Freeman, Kevin <Kevin.Freeman@brampton.ca>; Danton, Shauna <Shauna.Danton@brampton.ca>  
**Subject:** C07E17.009 Notice of Application and Request for Comments - DUE MAR 2/20

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** for the above noted file.

If you have any concerns please **contact the assigned Planner**, Kevin Freeman at [Kevin.Freeman@brampton.ca](mailto:Kevin.Freeman@brampton.ca)

**Please note comments are due by March 2, 2020.**

Thank you and have a great evening!

**Shawntelle Trdoslavic**

*Development Services Clerk*

*Planning & Development Services Dept.*

*905.874.3453*

*[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)*

## Sidhu, Tejinder

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**From:** Trdoslavic, Shawntelle  
**Sent:** 2020/03/05 10:12 AM  
**To:** Freeman, Kevin  
**Subject:** FW: [EXTERNAL]RE: C07E17.009 Notice of Application and Request for Comments - DUE MAR 2/20

FYI

Thanks,

**Shawntelle Trdoslavic**

*Development Services Clerk*

*Planning & Development Services Dept.*

*905.874.3453*

*[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)*

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**From:** Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>  
**Sent:** 2020/03/05 9:02 AM  
**To:** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>  
**Subject:** [EXTERNAL]RE: C07E17.009 Notice of Application and Request for Comments - DUE MAR 2/20

Thank you for your circulation.

Enbridge Gas Inc. 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](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Alice Coleman**

Municipal Planning Analyst

Long Range Distribution Planning

**ENBRIDGE GAS INC.**

TEL: 416-495-5386

500 Consumers Road, North York, Ontario M2J 1P8

Enbridge.com

**Safety. Integrity. Respect.**



## Sidhu, Tejinder

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**From:** Freeman, Kevin  
**Sent:** 2020/03/10 11:35 AM  
**To:** Sidhu, Tejinder  
**Subject:** FW: [EXTERNAL]FW: C07E17.009 Notice of Application and Request for Comments - DUE MAR 2/20  
**Attachments:** Application Form - City File C07E17.009.pdf; R0\_Site Plan.pdf; C07E17.009 Notice of Application and Request for Comments (January 24, 2020).pdf

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**From:** GTAW New Area <gtaw.newarea@rci.rogers.com>  
**Sent:** 2020/01/30 12:32 PM  
**To:** Freeman, Kevin <Kevin.Freeman@brampton.ca>  
**Cc:** GTAW New Area <gtaw.newarea@rci.rogers.com>  
**Subject:** [EXTERNAL]FW: C07E17.009 Notice of Application and Request for Comments - DUE MAR 2/20

Rogers has no objections and further interest in the application.

Thank you

**Debbie Purves**  
**System Planner**

Outside Plant Engineering  
3573 Wolfedale Rd  
Mississauga, ON L5C 3T6

[Debbie.purves@rci.rogers.com](mailto:Debbie.purves@rci.rogers.com)  
416-305-0466



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**From:** Trdoslavic, Shawntelle [<mailto:Shawntelle.Trdoslavic@brampton.ca>]  
**Sent:** Monday, January 27, 2020 4:08 PM  
**To:** FarouqueAlthaf <[althaf.farouque@peelregion.ca](mailto:althaf.farouque@peelregion.ca)>; [alex.martino@peelregion.ca](mailto:alex.martino@peelregion.ca); Amaral, Patrick <[patrick.amaral@peelregion.ca](mailto:patrick.amaral@peelregion.ca)>; Adam Miller <[Adam.Miller@trca.ca](mailto:Adam.Miller@trca.ca)>; [circulations@mmm.ca](mailto:circulations@mmm.ca); Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; Gaurav Robert Rao <[Gaurav.Rao@electrautilities.com](mailto:Gaurav.Rao@electrautilities.com)>; GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; [christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca); [rob.hughes@caledon.ca](mailto:rob.hughes@caledon.ca); [casey.blakely@caledon.ca](mailto:casey.blakely@caledon.ca)  
**Cc:** Freeman, Kevin <[Kevin.Freeman@brampton.ca](mailto:Kevin.Freeman@brampton.ca)>; Danton, Shauna <[Shauna.Danton@brampton.ca](mailto:Shauna.Danton@brampton.ca)>  
**Subject:** C07E17.009 Notice of Application and Request for Comments - DUE MAR 2/20

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** for the above noted file.

If you have any concerns please **contact the assigned Planner,** Kevin Freeman at [Kevin.Freeman@brampton.ca](mailto:Kevin.Freeman@brampton.ca)

**Please note comments are due by March 2, 2020.**

Thank you and have a great evening!

**Shawntelle Trdoslavic**

*Development Services Clerk*

*Planning & Development Services Dept.*

*905.874.3453*

*[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)*

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December 6, 2023

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

Re: Notice of Application and Request for Comments – South side of Mayfield Road, west of Goreway Drive

COB File: C07E17.009 Revision 2

Dear Tejinder,

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 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:** 2024/06/25 8:47:44 AM

**From:** [CA - Circulations](#)

**Sent:** Thu, 20 Jun 2024 20:16:12

**To:** [Sidhu, Tejinder \(TJ\)](#)

**Cc:** [planninganddevelopment](#)

**Subject:** [EXTERNAL]RE: RE [C07E17.009 ] REVISION 1: DUE MAR 31/2023

**Importance:** Normal

**Sensitivity:** None

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June 20, 2024

Tejinder Sidhu  
Planning, Building and Growth Management  
City of Brampton

**Re: Bell Canada Standard Response to Comment Requests for OPA, ZBLA, Part-lot Control, Temporary Use, and Interim Control By-law Applications  
South side of Mayfield Rd., west of Goreway Dr., Brampton;  
Your File No. C07E17.009**

Tejinder Sidhu,

Thank you for your e-mail. Bell Canada has received your follow-up request for comment(s) regarding the above noted application(s).

The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure. Bell Canada also appreciates the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada kindly requests to always be circulated on any future materials related to this development project as well as any other development projects and infrastructure and policy initiatives in your municipality. **Please note that while we require all such circulations to ensure that we have visibility to this development project for critical network provisioning and planning purposes, Bell Canada:**

- Does not generally comment on privately-initiated or site-specific official plan and zoning by-law amendments, part-lot control, temporary use and interim control by-laws.
- Does generally comment on applications such as site plan approval, draft plan of subdivision and draft plan of condominium applications.

**Bell Canada is currently evaluating the most effective means to collaborate with municipalities towards the goals of the 'More Homes for Everyone' and 'More Homes Built Faster' Acts.** At this time, we can provide the following standard response to all follow-up requests from municipalities for requests for comment on official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. If there are development proposal-specific concerns that are not addressed by our standard response, please forward your questions to [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca). Bell Canada wishes to reserve our right to request formal conditions once any downstream Draft Plan of Subdivision, Draft Plan of Condominium and/or Site Plan applications have been deemed complete.

**Bell Canada Standard Response to Comment Requests for OPA, ZBLA, Part-lot Control, Temporary Use, and Interim Control By-law Applications:**

- Upon receipt of this comment letter, the Owner / Applicant is to provide Bell Canada with servicing plans / Composite Utility Plan (CUP) at their earliest convenience to [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) to confirm the provision of communication/telecommunication infrastructure needed to service the development.
- The following paragraphs are to be included as a condition of approval for any Draft of Plan of Subdivision, Draft Plan of Condominium and/or Site Plan application(s) relating to this development project:

*"The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.*

*The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."*

The above-noted conditions will remain in effect until said conditions are officially cleared by Bell Canada as part of the formal approval process.

- To ensure that we can provide detailed provisioning comments, and to subsequently clear conditions, please ensure that all servicing plans / CUP, including updates to such plans, are sent to [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca).

**Concluding Remarks**

Thank you for the opportunity to actively participate in this process. To ensure that we can continue to monitor and actively participate in the planning process, please continue to circulate all planning applications, including formal circulations, pre-circulations and re-circulations to [circulations@wsp.com](mailto:circulations@wsp.com).

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours Truly,



**Juan Corvalan**

**Bell Canada**

Senior Manager – Municipal Liaison

Network Provisioning

[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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**From:** Sidhu, Tejinder (TJ) <Tejinder.Sidhu@brampton.ca>

**Sent:** Friday, June 14, 2024 8:37 AM

**To:** CA - Circulations <CA.Circulations@wsp.com>

**Subject:** RE [C07E17.009 ] REVISION 1: DUE MAR 31/2023

**Importance:** High

Hello,

I am following up on whether any comments from Bell will be provided for the application. We're targeting this application for approval in July and no comments have been received.

Regards,

Tejinder

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

**Sent:** Friday, March 17, 2023 5:13 PM

**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@trca.ca](mailto:Anthony.Syhlonyk@trca.ca); Henry Gamboa <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; Gaurav Robert Rao <[Gaurav.Rao@alecrautilities.com](mailto:Gaurav.Rao@alecrautilities.com)>; [DaveA.Robinson@alecrautilities.com](mailto:DaveA.Robinson@alecrautilities.com); CA - Circulations <[CA.Circulations@wsp.com](mailto:CA.Circulations@wsp.com)>

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

<[SVC\\_AccelaEmail.SVC\\_AccelaEmail@brampton.ca](mailto:SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca)>

**Subject:** [C07E17.009 ] REVISION 1: DUE MAR 31/2023

Good Afternoon,

**Revision 1** document for [South side of Mayfield Road, west of Goreway Drive](#) with the assigned file number of **C07E17.009** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, Tejinder **by March 31, 2023**

If you have any concerns please contact Tejinder at [Tejinder.Sidhu@brampton.ca](mailto:Tejinder.Sidhu@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.*

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**[How to Access Applicant Submitted Documents](#)**

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

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](mailto:shawntelle.trdoslavic@brampton.ca)

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