

August 29<sup>th</sup>, 2024

Chinoye Sunny  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2  
[Chinoye.sunny@brampton.ca](mailto:Chinoye.sunny@brampton.ca)

## Public Works

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

[peelregion.ca](http://peelregion.ca)

**RE:           Region of Peel Comments**  
**SGL Planning & Design Inc c/o Tim Cane**  
**5603 Countryside Drive**  
**City of Brampton**  
**City File: RZ-2024-0045**  
**Regional File: RZ-24-045B**

Dear Chinoye,

Region of Peel staff have reviewed the submission materials received on August 7th, 2024, for the above noted Zoning By-law Amendment application proposing a temporary Zoning By-law Amendment (3 Years) for the use of motor vehicles, tractors and trailers, including intermodal shipping containers.

The Region offers the following comments:

### **Transportation Development Comments**

The Region acknowledges that no access is being proposed off Regional Road 150. The Tree Inventory and Preservation Plan (P1) provided still shows this access. Please update the drawing accordingly and provide the same for our review and to all other applicable parties.

- As mentioned through PRE-22-041B, this portion of Coleraine Drive and Country Side Drive is under 'Heavy Truck Restrictions,' & "Axle Load Restrictions' as per our Region of Peel By-Law 15-2013, heavy truck restrictions are in place to protect road infrastructure that cannot bear heavy loads or roads where truck traffic would be unsuitable, and axle load restrictions are set each year to protect our roads from excessive damage during the spring thaw.
- Failure to adhere to heavy truck restrictions may result in fines under the Highway Traffic Act (Section 125) and Municipal By-law.
- 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 impact the future proposed 413; Arthur Lee ([arthur.lee@peelregion.ca](mailto:arthur.lee@peelregion.ca)) is the Regional project lead for the 413 GTA West Corridor project and can be contacted as needed.
- Please be advised that there is an on-going Capital Project taking place within the vicinity. Please reach out to the project manager to obtain additional information on the

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capital project and detailed designs, including but not limited to additional road widening, pedestrian infrastructure, etc.:

- Capital Project #21-4040 taking place along Coleraine Drive for road widening and alignment from Highway 50 to Mayfield Road. The Project Manager for this project is Scott Durdle ([scott.durdle@peelregion.ca](mailto:scott.durdle@peelregion.ca)).
- The Region is in receipt of a TIS, and offer the following comment:
  - The TIS should speak to the truck restrictions on both, Coleraine Drive and Countryside Road and include an overview of what will take place regarding the consultations with the City.
- All comments provided should be reflected on the concept site plan, including;
  - Centreline of roadways with property dimensions reflected.

### **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.

### **Functional Servicing, Stormwater Management & MESP Assessment Report**

- Please note that Catchment 200 drainage to Coleraine Drive will not be permitted.
- Overall stormwater management strategy for the development shall comply with [SP 47 EA's Stormwater Drainage Assessment](#) and [City of Brampton Area 47 Subwatershed Study](#).
- Additionally, the proposed grades including elevations along the property line fronting Countryside Drive should comply with ultimate grading requirements of improved [Coleraine Drive plans](#). For additional information related to Coleraine Drive, please contact the Region's Project Manager Scott Durdle ([scott.durdle@peelregion.ca](mailto:scott.durdle@peelregion.ca)).

### **Servicing Connections**

- There are no new services proposed for this site. If new services are proposed in the future, the Region of Peel will need to be notified.
- Please note that after the requested information is received, we may have additional comments and/or conditions.

### **WATER SERVICING**

An existing 400mm diameter watermain is located on Coleraine Dr.

- Due to the size and function of the 50mm diameter watermain on Coleraine Dr, connection will not be permitted. (Watermain Design Criteria 6.1).
- This proposal requires connection to a minimum municipal watermain size of 300mm. (Watermain Design Criteria 2.1).
- 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.
- Please review the Region's Water Design Criteria found on-line.

### **SANITARY SEWER SERVICING**

- This site does not have frontage on existing municipal sanitary sewer.
- Due to the size and function of the 750mm diameter sanitary sewer on Coleraine Dr,

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connection will not be permitted. (Peel Linear Wastewater Standards 5.1.2)

## REGIONAL EASEMENT/INFRASTRUCTURE REVIEW REQUIREMENTS

- The existing municipal sanitary sewer main is located within the municipal boulevard. To determine the impact to the infrastructure, please submit grading and streetscape drawings for the Region's review prior to OZ/RZ approval. The drawing shall show curbs, sidewalk, and Regional infrastructure.

## SITE SERVICING REQUIREMENTS

- All grading drawings shall reflect the Region's and local municipality's road widening requirements.
- The proposed grades in the site and drainage plans for the proposed new Coleraine Drive right-of-way (ROW) property line must comply with the ultimate grades outlined in the SP 47 Roadway Environmental Assessment (EA) for Coleraine Drive. You can find the plans on the Region's website: [Arterial Roads within Highway 427 Industrial Secondary Plan Area \(Area 47\) Part A - Region of Peel \(peelregion.ca\)](http://peelregion.ca), and digital copies are available upon request from Scott Durdle ([scott.durdle@peelregion.ca](mailto:scott.durdle@peelregion.ca)).
- Please indicate if the Developer will be pursuing LEED certification.
- 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 assets 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, please contact [aimsgroup@peelregion.ca](mailto:aimsgroup@peelregion.ca) to request access. Once access has been requested, instructions will be provided in the welcome email.
- If you require assistance in addition to the information found in EPAL, please contact Records at [PWServiceRequests@peelregion.ca](mailto:PWServiceRequests@peelregion.ca).

## 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.

## General Servicing Comments

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- 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.

### **Subsequent Site Plan Requirements**

#### **LAND DEDICATION**

- As part of a subsequent site plan application, The Region requires the dedication of lands to meet the Region of Peel Official Plan as follows:
  - For Regional Road 150 (Coleraine Drive), which has a right-of-way of 41.5 meters (20.75 meters from the centerline of the road allowance), dedication within 245 meters of an intersection is needed to accommodate utilities, sidewalks, multi-use pathways, transit bays/shelters;
  - Please find PIP attached in support for the Coleraine Road Capital Project. PIP shown temporary and permanent easements will be evaluated for release upon completion of applicants proposed grading works at and adjacent to proposed new property line, to Peel Regions satisfaction.
  - In addition, a 0.3 metre reserve along the frontage Regional Road 150 (Coleraine Drive) behind the property line except at any approved access point;
  - Lands must be free and clear of encumbrances and any contamination. The applicant covers all transfer costs and provides title documents and reference plans to confirm the Region's right-of-way.
  - A draft reference plan must be approved before plans are deposited. The applicant is responsible for all associated costs.

#### **ENGINEERING REQUIREMENTS**

- A detailed engineering submission will be required as a condition of Site Plan approval as per the Region of Peel's standards. The Owner is responsible for submitting a detailed cost estimate, certified by a Licensed Ontario Professional Engineer, and providing securities for road and access works costs, alongside an engineering fee. All costs associated with the design and construction of road access works will be 100% paid by the Owner.

### **Concluding Comments**

If you have any questions or concerns, kindly contact me at ([nicole.capogna@peelregion.ca](mailto:nicole.capogna@peelregion.ca)) or 905-791-7800 ext. 3660 at your earliest convenience. Thank you.

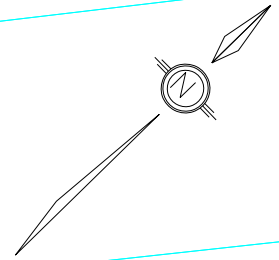
Regards,



Nicole Capogna  
Junior Planner  
Planning and Development Services  
Department of Public Works  
Region of Peel



**COLERAIN DR.**



**REGION OF PEEL  
FEE AREA = 739 sqm  
TEMP AREA = 267 sqm**

**CITY OF BRAMPTON  
FEE AREA = 10,071 sqm  
TEMP AREA = 2,709 sqm**

**COUNTRYSIDE DR.**

**HIGHWAY 50**

**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED ROW LINE
- TEMPORARY EASEMENT LINE
- TEMPORARY (GRADING) EASEMENT
- FEE REQUIRED FOR ROW
- TEMPORARY (GRADING) EASEMENT

NOTE: Measurements are approximate

REGISTERED OWNER

PROPERTY REQ'D

PIN 14213 0111  
ROLL 10-12-0-003-09000-0000

FEE AREA = 10,810 sqm  
TEMP AREA = 2,810 sqm  
0 sqm  
0 sqm  
0 sqm

LORETO ERAMO

77 POWSELAND CRES.  
WOODBRIIDGE, ON, L4L 0C5



**COUNTRYSIDE DRIVE**

*PROPERTY PLAN  
0 COUNTRYSIDE DRIVE*

Drawn By: DT Scale: N.T.S. JUNE 2022

## Sunny, Chinoye

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**From:** Koops, Krystina <Krystina.Koops@dpcdsb.org>  
**Sent:** 2024/08/23 10:18 AM  
**To:** Sunny, Chinoye; Planningcomments  
**Cc:** zach.tessaro@peelsb.com  
**Subject:** [EXTERNAL]Comments OZS 2024-0045

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

**RE: Application to Temporarily Amend the Zoning By-Law  
East of Coleraine Dr, north of Countryside Dr  
OZS 2024-0045**

The Dufferin-Peel Catholic District School Board (DPCDSB) has reviewed the above-noted application and since the proposed development is for outdoor storage of truck and trailer parking, no students are anticipated from this development.

DPCDSB has no comments or objection to the further processing of this application.

Regards,

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**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](mailto:krystina.koops@dpcdsb.org)

Website: [www.dpcdsb.org](http://www.dpcdsb.org) | Twitter: [@DPCDSBSchools](https://twitter.com/DPCDSBSchools) | Instagram: [@DPCDSB.Schools](https://www.instagram.com/DPCDSB.Schools)

Facebook: [@DPCDSBSchools](https://www.facebook.com/DPCDSBSchools) | YouTube: [DPCDSBVideos](https://www.youtube.com/DPCDSBVideos)

Extraordinary lives start with a great Catholic education.

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## Sunny, Chinoye

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** 2024/08/12 1:02 PM  
**To:** Planningcomments; Sunny, Chinoye  
**Cc:** Trdoslavac, Shawntelle  
**Subject:** [EXTERNAL]RE: [OZS-2024-0045] Notice of Application and Request for Comments  
DUE: AUG 27/2024

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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

**Safety. Integrity. Respect. Inclusion.**

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**From:** Trdoslavac, Shawntelle <Shawntelle.Trdoslavac@brampton.ca>

**Sent:** Wednesday, August 7, 2024 11:36 AM

**To:** ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; dana.jenkins <dana.jenkins@peelregion.ca>; McVittie, Stephanie <stephanie.mcvittie@peelregion.ca>; suzanne.blakeman@peelsb.com; Gooding, Nick <Nick.gooding@peelsb.com>; Sousa, Phillip <phillip.sousa@peelsb.com>; Tessaro, Zach <zach.tessaro@peelsb.com>; Cox, Stephanie <stephanie.cox@dpccsb.org>; Koops, Krystina <krystina.koops@dpccsb.org>; planification <planification@csviamonde.ca>; CA - Circulations <CA.Circulations@wsp.com>; Municipal Planning <MunicipalPlanning@enbridge.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; christopher.fearon@canadapost.ca; RAI, Nirmaljit <nirmaljit.rai@canadapost.postescanada.ca>; TALUSAN, Nikki <Nikki.Talusan@canadapost.postescanada.ca>; peelplan <peelplan@trca.ca>; Anthony Syhlonyk <anthony.syhlonyk@trca.ca>

**Cc:** Sunny, Chinoye <Chinoye.Sunny@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>; Scharback, Genevieve <Genevieve.Scharback@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>;

## Sunny, Chinoye

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**From:** Tessaro, Zach <zach.tessaro@peelsb.com>  
**Sent:** 2024/08/27 12:55 PM  
**To:** Sunny, Chinoye; Planningcomments  
**Cc:** Wigle, Julian; Gooding, Nick; Koops, Krystina  
**Subject:** RE: [EXTERNAL] [OZS-2024-0045] Notice of Application and Request for Comments  
DUE: AUG 27/2024

Hi Chinoye,

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

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](mailto:Zach.Tessaro@peelsb.com)

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**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** Wednesday, August 7, 2024 11:36 AM  
**To:** ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; dana.jenkins <dana.jenkins@peelregion.ca>; McVittie, Stephanie <stephanie.mcvittie@peelregion.ca>; Blakeman, Suzanne <suzanne.blakeman@peelsb.com>; Gooding, Nick <nick.gooding@peelsb.com>; Sousa, Phillip <phillip.sousa@peelsb.com>; Tessaro, Zach <zach.tessaro@peelsb.com>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; CA - Circulations <CA.Circulations@wsp.com>; Municipal Planning <municipalplanning@enbridge.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; christopher.fearon@canadapost.ca; RAI, Nirmaljit <nirmaljit.rai@canadapost.postescanada.ca>; TALUSAN, Nikki <Nikki.Talusan@canadapost.postescanada.ca>; peelplan <peelplan@trca.ca>; Anthony Syhlonyk <anthony.syhlonyk@trca.ca>  
**Cc:** Sunny, Chinoye <Chinoye.Sunny@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>; Scharback, Genevieve <Genevieve.Scharback@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>  
**Subject:** [EXTERNAL] [OZS-2024-0045] Notice of Application and Request for Comments DUE: AUG 27/2024

**CAUTION:** This email originated from outside of PDSB. Please do not click links or open attachments unless you recognize the email address and know the content is safe. NEVER provide your password as a result of an emailed request.

Good Morning,

An application for **5603 Countryside Drive** with an assigned file numbers of **OZS-2024-0044** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

September 3, 2024

**SENT BY E-MAIL (Chinoye.Sunny@brampton.ca)**

Chinoye Sunny  
Planner III  
Planning, Building and Economic Development  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Chinoye Sunny:

**Re: OZS-2024-0045**  
**5603 Countryside Drive**  
**Owner: Countryside Real Estate Holdings Inc.**  
**Agent: SGL Planning & Design 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 originally received by Toronto and Region Conservation Authority (TRCA) staff on August 7, 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.

**Application Specific Comments**

TRCA staff have reviewed the submitted materials and provides our comments relating to the provided FRSWM report in Appendix I of this letter. These comments will need to be addressed in subsequent submissions for TRCA to support the approval of OZS-2024-0045.

**Ontario Regulation 41/24**

The proposed development is partially within TRCA's Regulatory Area owing to the presence of Headwater Drainage Features. As per the approved Area 47 MESP, these HDFs have been identified for removal and mitigation is to be provided. TRCA should continue to be circulated as part of future detailed design applications to ensure the proposed stormwater drainage system will to replicate the function of the HDFs that are lost. A final permit under Ontario Regulation will not be required following TRCA approval of associated Planning Act applications in the future.

**Fee**

We thank the applicant for their prompt submission of the required review fee.

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

Sincerely,

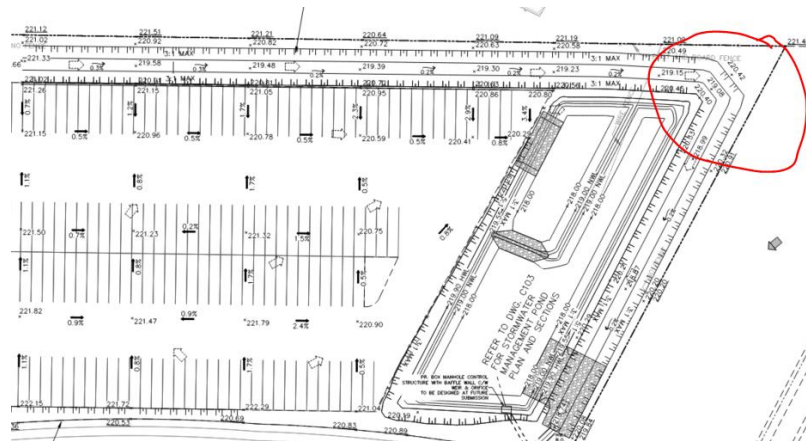
Anthony Syhlonyk  
Planner  
Development Planning and Permits | Development and Engineering Services



### **Appendix 'I': Application Specific Comments**

From our review of the Functional Servicing, Stormwater Management & MESP Assessment Report prepared by C.F. Crozier & Associates Inc. dated July 2024, staff provide the following comments:

- 1) Looking at option #2 imperviousness (90%) this value seems low considering the property will be used for temporary truck parking. Please provide a breakdown for this calculation.
- 2) Option #1 is the preferred approach since there would be less outlets within the developable area. However, if all criteria is achieved, either option for the SWM pond would be okay.
- 3) Please submit all the hydrologic modelling files so that TRCA can complete a review of the material.
- 4) Please provide calculations to determine the cleanout frequency of the SWM ponds. Also, please confirm whether the proposed forebays should be hardened to allow for scheduled maintenance and cleaning of the SWM facilities. Also, submit a pond file inventory sheet.
- 5) TRCA will review the erosion and sediment control plan and drawings once it is submitted.
- 6) Potential low impact development measures need to be identified now and along with potential locations for the 5 mm on-site retention. TRCA will review this in full when resubmitted.
- 7) It is noted that the existing culvert at Countryside Drive is undersized and lacks the capacity to convey the existing peak flows, leading to potential roadway flooding. TRCA cannot support any increase in flooding risk at the Countryside Drive crossing under the proposed conditions of the uncontrolled regulatory flow. The increased flooding risk at this location must be mitigated by upsizing the culvert opening.
- 8) It is noticed that the swale to convey the 100-year and regional storm (larger of the two), has an angled flow path, outlined in red below. This area will create resistance, and it should be countered balanced. How have the flows at the bend been considered in sizing the channel? Is the bend at higher resistance? If the bend was not considered in sizing the conveyance channel, please consider the energy loss that will be induced by the bends and resize the proposed channel.



- 9) Please submit the design of the ponds in the following detailed submission.