
RESULTS OF CIRCULATION RECEIVED

October 15, 2021

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

Re: Application for Zoning by-Law Amendment – 0 McLaughlin Rd. COB File: OZS-2021-0042

Dear Xinyue:

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 grant all necessary aerial or underground easements, as may be required.
- 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.

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 20-26 weeks.

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 plant 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: 2024/11/04 2:03:11 PM

From: [planification](#)

Sent: Thu, 11 Nov 2021 20:24:49 +0000ARC

To: [Li, Xinyue \(Jenny\)](#)

Subject: [EXTERNAL]RE: [EXTERNE] - Follow up RE: [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021

Sensitivity: Normal

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

The Conseil scolaire Viamonde has no comments.

De : Li, Xinyue (Jenny) <Xinyue.Li@brampton.ca>

Envoyé : 2 novembre 2021 10:28

À : 'planninginfo@peelregion.ca' <planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Meldrum, Megan <megan.meldrum@peelregion.ca>; nicole.hanson@peelsb.com; suzanne.blakeman@peelsb.com; planification <planification@csvgiamonde.ca>; Hughes, Trisha <trisha.hughes@cvc.ca>; christopher.fearon@canadapost.ca

Objet : [EXTERNE] - Follow up RE: [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021

Good Morning,

I hope your week is going well. Follow up on the above noted application as comments were due yesterday. The original circulation email is below.

I would appreciate to receive any comments you have at your earliest convenience.

Thank you.

Jenny

Xinyue (Jenny) Li

Planner I, Development Services

Planning, Building and Economic Development

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

O: 905.874.2141

E: xinyue.li@brampton.ca



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at opreview@brampton.ca.

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

Sent: 2021/10/05 4:47 PM

To: planninginfo@peelregion.ca; FarouqueAlthaf <althaf.farouque@peelregion.ca>; 'Alex Martino (alex.martino@peelregion.ca)' <alex.martino@peelregion.ca>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; nicole.hanson@peelsb.com; suzanne.blakeman@peelsb.com; planification <planification@csvgiamonde.ca>; Trisha Hughes (trisha.hughes@cvc.ca) <trisha.hughes@cvc.ca>; christopher.fearon@canadapost.ca; gtaw.newarea@rci.rogers.com; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; Municipal Planning <municipalplanning@enbridge.com>; circulations@wsp.com

Cc: Li, Xinyue (Jenny) <Xinyue.Li@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>

Subject: [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021

Good Afternoon,

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

An application for the **0 McLaughlin Road - West side of McLaughlin Road, North of Bovaird** with an assigned file number of **OZS-2021-0042** 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, **Jenny Li by November 1, 2021**

If you have any concerns please contact the assigned planner, Xinyue (Jenny) Li at Xinyue.Li@brampton.ca

How to Access Applicant Submitted Documents

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

Thanks and have a great evening!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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Archived: 2024/11/04 2:03:16 PM
From: [Hughes, Trisha](#)
Sent: Fri, 30 Aug 2024 18:19:05 +0000ARC
To: [Jagtiani, Nitika](#)
Subject: [EXTERNAL]OZS-2024-0046 - 0 McLaughlin Road - CVC Comments
Sensitivity: Normal

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

Hi Nitika,

CVC staff have now had an opportunity to review the submission for the Official Plan Amendment and Zoning By-law Amendment application for the property on McLaughlin Road at Part Lot 11, Concession 2 WHS (0 McLaughlin Road). This included the Comment Response table (GSAI, June 10, 2024), Functional Servicing & Preliminary Stormwater Management Report (Crozier, January 2024), Meander Belt Width Assessment and Redside Dace Habitat Delineation (GEO Morphix, June 17, 2024), Scoped Environmental Impact Study (GEI Consultants, June 2024), civil engineering drawings (Crozier, last revised January 26, 2024), and landscape drawings (NAK Design Strategies, last revised January 29, 2024). Based on our review, we offer the following comments:

1. The proposed infiltration facility is acceptable as best effort to address CVC water balance requirement. However, as mentioned in our previous comment, retention of the first 5 mm of precipitation is required to address CVC's erosion control requirement, where 1.8 mm infiltration is provided (4 m³ infiltration volume provided for 0.22 ha impervious area). Please update the FSR accordingly. Infiltration, filtration and stormwater re-use systems are acceptable LID measures to satisfy the CVC erosion control requirement. Note that for water re-use systems, it must be demonstrated that enough usage is available within the site.

The following comments can be addressed at the future detailed design stage:

2. The proposed Landscape Plan shows a TRCA upland seedmix, which is acceptable, but does not show the use of a cover crop. Please add a cover crop at the detailed design stage.
3. It is not clear if the proposed tree guard shown in the planting detail is biodegradable. Comment can be addressed at detailed design.
4. The ESC Plan shows the placement of ESC fencing along the 5m setback line while no grading changes are proposed within the setback. However, it is unclear how during earthworks and development of the site no grading will occur within the 5m setback with the proximity to the building and the underground garage. This should be clarified during the detailed design stage, including showing the details of all works to facilitate the development of the site (e.g., phasing, staging/storage areas, etc.) and ensure that ESC's are placed along the limit of development. Further ESC comments will be provided through the detailed design process.

With the next submission, the applicant should provide a response to our above comments. Additional comments may be provided upon review of the response and the revised FSR.

Should you have any questions on the above, please let us know.

Kind regards,

Trisha Hughes | RPP | she/her/hers
Acting Senior Planner, Planning and Development Services | Credit Valley Conservation
905-670-1615 ext. 3250 | M: 437-855-4056
trisha.hughes@cvc.ca | cvc.ca

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



[View our privacy statement](#)

October 14, 2021

Jenny Li
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Li:

Re: Notice of Application and Request for Comments
Application to Amend the Official Plan and Zoning By-law
Glen Schnarr & Associates/Arup Datta Architect Ltd. – 2424203 Ontario Ltd.
1 McLaughlin Road
West side of McLaughlin Rd, north of Bovaird Dr W
File: OZS 2021-0042
City of Brampton – Ward 6

The Dufferin-Peel Catholic District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposes the development of a 9-storey building with 120 residential units which are anticipated to yield:

- 2 Junior Kindergarten to Grade 8 Students; and
- 2 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Angela Merici	469	582	0
Secondary School	St. Edmund Campion	1824	1542	16

The Board requests that the following condition be incorporated in the development agreement:

1. That the applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential lots.
 - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or

bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Yours sincerely,

K. Koops

Krystina Koops, MCIP, RPP
Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext. 24407
krystina.koops@dpcdsb.org

c: N. Hanson, Peel District School Board (via email)

Archived: 2024/11/04 2:03:19 PM
From: [Trdoslavic, Shawntelle](#)
Sent: Mon, 1 Nov 2021 13:20:43 +0000
To: [Li, Xinyue \(Jenny\)](#)
Cc: [BramPlanOnline_Automated](#)
Subject: FW: EXTERNAL RE: [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021
Sensitivity: Normal

Good Morning Jenny,

Please see below email from Enbridge in regards to the above noted file.

Thanks and have a great day!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2021/10/29 3:23 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL] RE: [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021

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

Thank you for your circulation.

Enbridge Gas 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.

Regards,

Alice Coleman

Municipal Planning Analyst

Long Range Distribution Planning

—

ENBRIDGE

TEL: 416-495-5386 | MunicipalPlanning@Enbridge.com

500 Consumers Road, North York, Ontario M2J 1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Tuesday, October 5, 2021 4:47 PM
To: planninginfo@peelregion.ca; FarouqueAlthaf <althaf.farouque@peelregion.ca>; 'Alex Martino (alex.martino@peelregion.ca)' <alex.martino@peelregion.ca>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; nicole.hanson@peelsb.com; suzanne.blakeman@peelsb.com; planification <planification@csviamonde.ca>; Trisha Hughes (trisha.hughes@cvc.ca) <trisha.hughes@cvc.ca>; christopher.fearon@canadapost.ca; gtaw.newarea@rci.rogers.com; Henry Gamboa <henry.gamboa@electrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@electrautilities.com>; DaveA.Robinson@electrautilities.com; Municipal Planning <MunicipalPlanning@enbridge.com>; circulations@wsp.com
Cc: Li, Xinyue (Jenny) <Xinyue.Li@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>
Subject: [External] [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021

EXTERNAL: PLEASE PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Good Afternoon,

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An application for the **0 McLaughlin Road - West side of McLaughlin Road, North of Bovaird** with an assigned file number of **OZS-2021-0042** 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, **Jenny Li by November 1, 2021**
If you have any concerns please contact the assigned planner, Xinyue (Jenny) Li at Xinyue.Li@brampton.ca

How to Access Applicant Submitted Documents

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

Thanks and have a great evening!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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November 2nd, 2021

Xinyue Li
Planner I - Development
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Li:

RE: **Application to Amend the Official Plan and Zoning By-law
OZS-2021-0042
Glen Schnarr & Associates / Arup Datta Architect Ltd. – 2424203 Ontario Ltd.
0 McLaughlin Road, Part 1 Plan of Block 19, Plan 43M-1444
West side of McLaughlin Road, North of Bovaird
Fletcher's Meadow Community
City of Brampton (Ward 6)**

The Peel District School Board has reviewed the above-noted application (120 apartment units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

Kindergarten to Grade 5	Grade 6 to Grade 8	Grade 9 to Grade 12
13	5	3

The students are presently within the following attendance areas:

Public School	School Enrolment	School Capacity	Number of Portables
Edenbrook Hill P.S. (Kindergarten to Grade 5)	677	789	0
Cheyne Middle P.S. (Grade 6 to Grade 8)	730	877	0
Fletcher's Meadow S.S. (Grade 9 to Grade 12)	1,819	1,488	12

The Board requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Development Agreement:

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.
2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
 - a) “Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.”
 - b) “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board.”
3. The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchases that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board’s Transportation Policy.

The Board wishes to be notified of the decision of Council with respect to this proposed application. If you require any further information please contact me at nicole.hanson@peelsb.com or 905-890-1010, ext. 2217.

Yours truly,

Nicole N. Hanson, B.A(Hons.), MES(Pl.), RPP, MCIP
Planning Officer - Development
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board (email only)

Archived: 2024/11/04 2:03:22 PM
From: [Trdoslavic, Shawntelle](#)
Sent: Wed, 13 Oct 2021 12:21:59 +0000
To: [Li, Xinyue \(Jenny\)](#)
Cc: [BramPlanOnline_Automated](#)
Subject: FW: (EXTERNAL) RE: [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021_ Zoning By Law
Sensitivity: Normal

Good Morning Jenny,

Please see below email from Rogers in regards to the above noted file.

Thanks and have a great day!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2021/10/12 5:41 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Cc: GTAW New Area <gtaw.newarea@rci.rogers.com>
Subject: [EXTERNAL] RE: [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021_ Zoning By Law

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Hi,
Rogers Communications Canada Inc. has no objection.

Thanks and regards,

Sonali Maji
Project Coordinator
Rogers Communications
8200 Dixie Road, Brampton, ON L6T 0C1
m 416-669-2852 e sonali.maji@rci.rogers.com

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: October 5, 2021 4:47 PM
To: planninginfo@peelregion.ca; FarouqueAlthaf <althaf.farouque@peelregion.ca>; 'Alex Martino (alex.martino@peelregion.ca)' <alex.martino@peelregion.ca>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Kooops, Krystina <krystina.kooops@dpcdsb.org>; nicole.hanson@peelsb.com; suzanne.blakeman@peelsb.com; planification <planification@csviamonde.ca>; Trisha Hughes (trisha.hughes@cvc.ca) <trisha.hughes@cvc.ca>; christopher.fearon@canadapost.ca; GTAW New Area <gtaw.newarea@rci.rogers.com>; Henry Gamboa <henry.gamboa@electrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@electrautilities.com>; DaveA.Robinson@electrautilities.com; Municipal Planning <municipalplanning@enbridge.com>; circulations@wsp.com
Cc: Li, Xinyue (Jenny) <Xinyue.Li@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>
Subject: [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021

Good Afternoon,

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If you have any concerns please contact the assigned planner, Xinyue (Jenny) Li at Xinyue.Li@brampton.ca

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

Thanks and have a great evening!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
shawntelle.trdoslavic@brampton.ca

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Public Works

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

peelregion.ca

October 28, 2024

Nitika Jagtiani
Development Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
nitika.jagtiani@brampton.ca

**RE: Peel Region Clearance for Rezoning
0 McLaughlin Road
2424203 Ontario Ltd.
City of Brampton
Region File: OZ-21-042B
City File: OZS-2021-0042**

Dear Ms. Jagtiani,

Region of Peel staff have reviewed the above-noted rezoning application, receiving submissions on October 5, 2021, June 28, 2023, and July 4, 2024. The application is in support of a proposal to permit the development of a 10-storey residential building, with 105 residential apartment units, and 117 parking spaces.

Regional functional servicing report review fees were received for this application on October 25, 2024. Technical requirements have been satisfied, and additional technical requirements per Regional correspondence dated October 17, 2024, may be addressed **prior to Site Plan Approval**. The Region of Peel has no objection to clearance for the proposed Zoning By-law Amendment being brought forward for City of Brampton Planning and Development Committee consideration.

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

Thank you,



Marzuq Shamsi, BURPI
Junior Planner, Planning and Development Services, Region of Peel

CC:

John Hardcastle, MCIP, RPP, Manager, Planning & Development Services, Region of Peel

Sebastian Alzamora, MCIP, RPP, Planner, Glen Schnarr & Associates Inc.