
RESULTS OF CIRCULATION

September 11, 2024

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

Re: Notice of Application and Request for Comments – 5076 Old Castlemore Road
COB File: OZS-2024-0049

Dear Arjun,

We are in receipt of your request for comments regarding the above project. We respond as follows.

A/ The proposed location of the transformer cannot be guaranteed by Alectra Utilities Brampton. The transformer location will be finalized when Alectra completes designing the project. The applicant shall provide the required clearances and space for the transformer or switchgear according to Alectra Utilities Brampton standards.

B/ Please include as a condition of approval the following:

- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.
- Anticipated capacity is not guaranteed and must be confirmed with Alectra Utilities Brampton. If capacity is available, it is provided on a first come first serve basis and the applicant is responsible for any expansion costs when the system capacity would have to be enhanced/expanded due to the applicant's loading requirements.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 52 weeks or longer.

D/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://alectrautilities.com/conditions-service>.

E/ If there is any existing Alectra Utilities property plant and/or equipment in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any such existing plant. If such a scenario exists, the property owner will be responsible for all costs

Alectra Utilities Corporation

175 Sandalwood Pkwy West, Brampton, ON L7A 1E8 | t 905 840 6300

alectrautilities.com

associated with the relocation of the existing plant and must coordinate/consult with Alectra Utilities for the relocation of the plant. If Alectra Utilities determines that an easement is required, the property owner will be solely responsible for the full cost and expense for easement registration, obtaining and registering any required postponements and/or discharges and, the reference plan of survey.

F/ Comments from Subdivision

- The developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF). The developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is also available by visiting [Make a Service Request | Alectra Utilities](#) (under Subdivision Projects).
- The developer's electrical consultant to provide load calculations / requirements for this development.
- The developer shall confirm with Alectra Utilities Subdivisions Department on the availability of adjacent plant capable of servicing this development and to discuss the electrical service installation requirements and schedule.
- The developer shall be responsible for the costs associated with the hydro plant expansion to supply this development.
- The developer's electrical consultant to contact Alectra Utilities Subdivisions Department to discuss placement of switchgear(s) and/or transformer(s) requiring adequate space for safe installation and operation.
- The developer shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s) and driveway(s).
- The developer's electrical consultant to confirm the metering configuration within this development (individual / ganged metering). The developer shall provide the architectural drawings and confirm the location of the hydro meters as approved by Alectra Utilities. Ganged metering will not be allowed in freehold townhouses.
- The developer shall enter into a servicing agreement (offer-to-connect) and will be responsible for the cost-sharing as detailed in the offer-to-connect.
- Any easements required by Alectra Utilities for the provision of electrical service to this development will be determined by Alectra Utilities in its sole discretion at the design stage of the project. For condominium/private developments, Alectra Utilities requires a blanket easement.
- For new developments with townhouses, the installation of electrical distribution system (EDS) shall only commence after the foundation of the townhouses had been erected.

I can be reached at 905-798-2948 if there are any questions.

Yours Truly,

Rodnne Ferry, C.E.T.
Supervisor, Distribution Design – ICI & Layouts

Archived: 2024/09/18 10:43:48 AM

From: [PrimeCities](#)

Sent: 2024/09/18 4:21:48 AM

To: [Singh, Arjun](#)

Subject: [EXTERNAL]ZBLA & Draft Plan of Subdivision (OZS-2024-0049); 5076 old Castlemore Rd., Brampton

Sensitivity: Normal

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9/18/2024

Arjun Singh

Brampton

Brampton (City)

Attention: Arjun Singh

Re: ZBLA & Draft Plan of Subdivision (OZS-2024-0049); 5076 old Castlemore Rd., Brampton; Your

File No. OZS-2024-0049

Our File No. DTS: 33519 / Circ: 43969

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

- 1) 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.

- 2) 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.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network

infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca directly.

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 Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca.

September 20, 2024

Arjun Singh
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Arjun:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law
East of Clarkway Dr, north of Castlemore Rd
File: OZS 2024-0049
City of Brampton**

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

The applicant proposes the development of 301 townhouse units and 3 towers with a total of 1032 residential units, which are anticipated to yield:

- 86 Junior Kindergarten to Grade 8 Students; and
- 37 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. Patrick	223	383	0
Secondary School	Cardinal Ambrozic	1537	1245	12

The Dufferin-Peel Catholic District School Board is committed to the phasing of residential development coincidental with the adequate provision and distribution of educational facilities. Therefore, the Board requests that the City of Brampton include the following school accommodation condition:

"Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational

facilities have been made between the developer/applicant and the School Boards for this plan."

DPCDSB requests that the following conditions be incorporated in the conditions of draft approval:

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.
2. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
 - (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."

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

Sincerely,



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

c: Z. Tessaro, Peel District School Board (via email)

Archived: 2024/08/28 10:07:11 AM

From: [Municipal Planning](#)

Sent: 2024/08/28 10:05:32 AM

To: [Planningcomments](#); [Singh, Arjun](#)

Cc: [Lawrence, Marsha](#)

Subject: [EXTERNAL]RE: [OZS-2024-0049] Notice of Complete Application and Request for Comments DUE: SEP 23/2024

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.

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details: <https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Willie Cornelio CET (he/him)

Sr Analyst, Municipal Planning
Engineering

ENBRIDGE

TEL: 416-495-6411

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

From: Lawrence, Marsha <Marsha.Lawrence@brampton.ca>

Sent: Tuesday, August 27, 2024 3:44 PM

To: zzg-planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; dana.jenkins <dana.jenkins@peelregion.ca>; stephanie.mcvittie@peelregion.ca; christopher.fearon@canadapost.ca; nirmaljit.raai@canadapost.postescanada.ca; nikki.talusan@canadapost.ca; Henry Gamboa <henry.gamboa@alecrautilities.com>; GAURAV.RAO@ALECTRAUTILITIES.COM; max.watters@alecrautilities.com; gtaw.newarea@rci.rogers.com; circulations@wsp.com; Municipal Planning <MunicipalPlanning@enbridge.com>; suzanne.blakeman@peelsb.com; phillip.sousa@peelsb.com; nick.gooding@peelsb.com; zach.tessaro@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; peelplan <peelplan@trca.ca>; Anthony Syhlonyk <anthony.syhlonyk@trca.ca>; Scharback, Genevieve <Genevieve.Scharback@brampton.ca>; Kumar, Raghuram <raghuram.kumar@brampton.ca>; Development Admin <Admin.Development@brampton.ca>; Bill Manzon <bill@rinomatogroup.com>; sebastiana@gsai.ca

Cc: Singh, Arjun <Arjun.Singh@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>; Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

September 18, 2024

Arjun Singh
Senior Planner
City of Brampton
1 Wellington Street
Brampton, ON L5B 3C1

Dear Arjun,

RE: **Zoning By-law Amendment
Glen Schnarr and Associates Inc.
5076 Castlemore Rd
OZS-2024-0049
City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of 301 townhomes and 516 apartment units located at the above-noted address. PDSB has the following comments based on its School Accommodation Criteria:

The anticipated student yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to 12
187	56

The students generated from this development would reside within the boundaries of the following schools:

Public School	School Enrolment	School Capacity	Number of Occupied Portables
James Grieve P.S.	687	752	2
Humberview S.S.	1,094	1,437	2

PDSB requires the following conditions be placed in 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, 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 #39. 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. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012)."

3. PDSB requests that the developer agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school accommodation pressures, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board's Transportation Policy. These signs shall be to the School Board's specifications and at locations determined by the Board.

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 zach.tessaro@peelsb.com or 905-890-1010, ext. 2217.

Thank you,

Zachary Tessaro

Zach Tessaro, BES
Planner – Development
Planning and Accommodation Dept.

- c. K. Koops, Dufferin Peel Catholic District School Board
S. Blakeman, Peel District School Board

September 23rd, 2024

Arjun Singh
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2
Arjun.singh@brampton.ca

Public Works

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

peelregion.ca

**RE: Region of Peel Comments
 Zoning by-law amendment
 5076 Old Castlemore Road
 City of Brampton
 City File: OZS-2024-0049
 Regional File: RZ-24-049B**

Dear Arjun,

Region of Peel staff have reviewed first submission materials for the above-noted zoning by-law amendment application received on August 27th, 2024, consisting of an application form, cover letter, development concept plan, draft plan of subdivision, draft zoning by-law amendment, functional servicing report and traffic impact brief, proposing the introduction of a local road network, replacing residential condominium blocks with increased freehold townhouse units, back-to-back townhouses, and revised medium/high-density blocks, while maintaining existing right-of-ways and achieving an overall unit count of approximately 235 townhouses and 1,032 apartments. We offer the following comments:

Development Services Requirements

- The Zoning By-law Amendment Fee of \$4,937.94 is outstanding and payable.
- Please follow the details provided in the payment request and contact eftadvice@peelregion.ca to make the necessary payment arrangements.
- In accordance with Bill 185 which received Royal Assent on June 6, 2024, as of July 1, 2024, the Region has become an upper tier municipality without planning responsibilities. As such, lower-tier municipalities have assumed 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. Therefore, on July 1, 2024, the current Region of Peel Official Plan became 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

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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.

Public Health Comments

Public Health does not have any objections to the approval of the rezoning application.

We kindly request a copy of the Sustainability Assessment.

The previous comments submitted as part of PRE-24-052B (City file: PRE-2024-0052) are still relevant:

- Encourage landscaped pedestrian walkways with pedestrian scaled lighting (up to 4.6m in height)
- Give consideration for a reduction in the lane width in order to accommodate active forms of transportation (ie. Biking, walking)
- Where feasible, consider the use of preferential parking for carpool and/or carshare vehicles.
- Recommend visitor bicycle parking to be located in central and easily accessible location.
- Explore age friendly development design guidelines when designing spaces for multi-generational use.

Servicing Comments

FUNCTIONAL SERVICING REVIEW REQUIREMENTS

The Region is in favour of the proposed changes.

The revised FSR has been sent for modelling and those results will be forwarded upon receipt.

Housing Comments

The following housing comments are provided to support needs identified in the [Peel Housing and Homelessness Plan](#) and the [Regional Housing Strategy](#).

Affordability: To contribute to Policies [3.3.1.10](#) and [3.3.1.21](#) of the Brampton Plan, the applicant is encouraged to provide units at prices which are affordable to low- or moderate-income households. The definition of 'affordable housing' can be found in the [Glossary](#) section of the Peel Region Official Plan.

Prior to registration of the Plan of Subdivision: Arrangements have been made to the satisfaction of the Region of Peel for the provision of affordable housing within the 47-1 block plan area of Secondary Plan 47. To this end, Peel staff acknowledge that an agreement has been reached in principle between the BP 47-1 Landowner Group and the City of Brampton to respond to yes Plan 47 policy [5.1.5.1](#). Upon full execution of the agreement, the agreement may be considered satisfactory arrangements for the purposes of meeting the affordability target within 47-1, subject to review and confirmation of such to the satisfaction of Peel staff.

Rental: The applicant should explore all available funding sources to support affordable rental, such as the [Canadian Mortgage and Housing Corporation Rental Construction Financing Initiative](#) and [Canada Mortgage and Housing Corporation Affordable Housing Innovation Fund](#) and a future round of the [Peel Affordable Rental Incentives Program](#). Where purpose-built

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rental is not possible, the applicant is encouraged to provide affordable secondary rental units.

The applicant is encouraged to explore the opportunity of co-locating a licensed childcare centre within the proposed plan, such as in ground floor indoor amenity, retail, and mixed-use spaces, where feasible. Please contact Paul Lewkowicz at paul.lewkowicz@peelregion.ca who can connect the applicant with staff in Peel Region's Human Services Early Years and Childcare Services Division.

The applicant is encouraged to incorporate universal accessibility and design features and include unit types in the development which could support aging in place, multi-generational households, and establish a healthy built environment for older adults.

Prior to Site Plan Approval

WASTE MANAGEMENT COMMENTS

Prior to Site Plan Approval, the Region of Peel will provide front-end collection of garbage and recyclable materials for the residential units within the development. The developer is required to submit a Waste Management Plan that complies with the specifications detailed in Section 2.0 and 4.0 of the Waste Collection Design Standards Manual (WCDSM).

The Waste Management Plan Must label and demonstrate the following:

- Internal roadways must be constructed of a hard surface material, such as asphalt or concrete and designed to support a minimum of 35 tonnes, the weight of a fully loaded waste collection vehicle.
- If the waste collection vehicle is required to drive onto or over a supported structure (such as an air grate, transformer cover, or underground parking garage) the Region must be provided with a letter from a professional engineer (licensed by Professional Engineers Ontario) certifying that the structure can safely support a fully loaded Waste Collection Vehicle weighing 35 tonnes.
- Overhead clearance outside of the Collection Point – Outside the Collection Point, a clear height of 4.4 metres from the top of the access road, along the Waste Collection Vehicle access and egress route is required. The clear height of 4.4 metres is free of obstructions such as sprinkler systems, ducts, wires, trees, or balconies.
- All internal roads the waste collection vehicle must travel on shall be designed to have a minimum width of 6 metres.
- The Turning Radius from the centre line must be a minimum of 13 metres on all turns. This includes the turning radii to the collection point.
- The maximum grade permitted along the waste collection vehicle access route is 8 percent.
- The collection point area should have a minimum overhead clearance of 7.5 meters, along with an 18-meter straight head-on approach, a 6-meter width opening. for the disposal of bulky items. A Collection Point: solid level (+/- 2%) concrete pad is required.
- The concrete pad dimensions must be provided and must extend a minimum of 1.5 metres in length outside the opening of the concealed waste collection point to accommodate the front wheels of the waste collection vehicle. See Appendix 4 of the WCDSM for an illustration of these requirements.
- The developer is advised by the Region to place a convex mirror at the Collection Point area near the Garbage and Recycling Enclosure. This measure will improve the

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visibility of the site for drivers when they are reversing to service the bins, thereby enhancing safety for any vehicle or pedestrian traffic that might be in the area.

- The Collection Point area must be expanded to ensure a smooth and unobstructed path for collecting bins.

Please see:

- a) Appendix 5: of the WCDSM for complete Outdoor Collection Point Specifications. (Please note, for this type of development a minimum of 10 square metres is not required for the storage of bulky items).
- b) Appendix 6: Front-End Bin Dimensions. Please label the size, type and number of bins that will be used.

Concluding Comments

Please note that additional and detailed comments will be provided after the review of a formal application. If you have any questions or concerns, kindly contact me at (nicole.capogna@peelregion.ca) or 905-791-7800 ext. 6330 at your earliest convenience.

Regards,



Nicole Capogna

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