

Public Works

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

peelregion.ca

September 20, 2024

Ellis Lewis
Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
ellis.lewis@brampton.ca

**RE: Region of Peel Comments
Zoning Bylaw Amendment Application
10120 Highway 50
Highway 50 Holdings Inc.
City File: OZS-2024-0029
Regional File: RZ-24-029B**

Dear Ellis,

Region of Peel staff have reviewed the materials, for the above noted Zoning Bylaw Amendment Application proposing a temporary amendment to facilitate the parking of trucks and trailers on the subject lands. Following the review of the provided materials the Region has no objection to the proposed amendment and offer the below comments to aid in future Site Plan application submissions:

Planning Information to Support a Zoning Bylaw Amendment Application

Development Services Requirements

- Development Services is in receipt of the required Zoning Bylaw Amendment review fee.
- There are multiple Regional easements on the subject property. No encroachments shall be allowed.
- We have reviewed the Planning Justification Report addendum prepared by Korsiak Urban Planning in April 2024 and have no concerns with the analysis and conclusions therein. The appropriate Provincial and Regional policies for urban development have been identified and sufficiently support the reasoning for the proposed zoning bylaw amendment of the subject lands.

Storm Water Review Requirements

- The provided SWM brief has been found to be satisfactory by Transportation Development.
- Payment of the \$1537.50 Stormwater Management Review Fee is required as per the Fees By-law based on the site servicing.

Servicing

Regional Roads and Stormwater Requirements

- Servicing Connections will require confirmation that Region of Peel Transportation is satisfied with the stormwater management report and associated grading and drainage plans prior to Regional site servicing connection approval.
 - Transportation is satisfied with the SWMR as the comments provided at the PRE were sufficiently addressed.
- A copy of the draft reference plan satisfactory to Traffic and Legal will be required prior to site plan approval.
- The non-refundable Stormwater Management Report Review Fee of \$1537.50 is required as per the current Fees By-law prior to Regional site servicing connection approval.
- Please have the applicant complete all the fields in the table below and return to wenday.jawdek@peelregion.ca for payment processing next steps.

Payer's Name (Individual or Company)	
Payer's Phone Number	
Payer's Address (Where the securities will be returned to)	
Payer's Email Address	
Company name representing the Payer	
Contact person name from company representing the Payer	
Contact person representing the Payer - email address	
Dollar Amount of Payment	\$1,537.50 (prior SP)
Region of Peel File Number (C#####)	C603846
Credit Card if Under \$1,300.00 (Yes/No)	
For Credit Card – Person to Call	
For Credit Card – Phone Number for the Above Person	

Owner name	
Owner contact person	
Owner address	
Owner contact person phone number	
Owner contact person email	

Planning Information to Support a Site Plan Application:

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 Tel: 905-791-7800 www.peelregion.ca

Development Services Requirements

- Please confirm the status of SP-21-006B.
- There are no Regional Easements within the subject property.
- The Region will require the acquisition of a permanent Hydro Aerial and grading easement to facilitate hydro relocations with the widening of Highway 50.
 - Should you have any questions please reach out to the project manager Sandra Sadek at sandra.sadek@peelregion.ca.

Transportation Development

Access/Study Requirements

- We support the proposed one Full-moves shared access located north end of the property and one Right-out only access south of the property as per the Region's Requirements indicated in the Tertiary Plan.

Property Requirements

- Property dedication will be required as a condition of Site Plan approval as per Section 7.7 of the Region of Peel Official Plan. Property dedication may be up to 50.5 metres 25.25 metres from the centreline of Highway 50 within 245 metres of an intersection. Property requirements will be confirmed after receipt/review of a Site Plan application, and any additional information/studies that may be required.
- 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 Phase 1/2 ESA Report will be required to confirm that lands to be dedicated are free and clear of all encumbrances.
- 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 license has been granted.

Drawings

- A Pdf copy of the Site Plan, Grading and Landscaping drawings will be required.
- Please indicate the following on the drawings:
 - Dimension from the Centreline of Highway 50 to the property line;
 - 0.3 metre reserve behind the property line and daylight triangle, except at the approved access point;
 - All registered easements.
- Please ensure that no landscaping, signs, crane, fences, gateway features or any other encroachments are proposed within the Region's easements and/or right of way.
- Detailed Engineering Drawings will be required for any works proposed within the Region's right of way limits.

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Concluding Comments:

If you have any questions or concerns, please contact the undersigned at (emily.nix@peelregion.ca 905.791.7800 x2620) at your earliest convenience.

Thank you,



Emily Nix, BES
Junior Planner
Planning and Development Services
Region of Peel

Cc Nicole Guadagnoli, Senior Development Manager, First Gulf Corporation

Public Works

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Tel: 905-791-7800 www.peelregion.ca

Lewis, Ellis

From: Tessaro, Zach <zach.tessaro@peelsb.com>
Sent: 2024/09/09 2:11 PM
To: Lewis, Ellis; Planningcomments
Cc: Gooding, Nick; Wigle, Julian; Koops, Krystina
Subject: RE: [EXTERNAL] [OZS-2024-0029] Notice of Application and Request for Comments
DUE: SEPT 16/2024

Hi Ellis,

PDSB has no comments for the above-noted 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

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Thursday, August 29, 2024 9:39 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>; peelplan <peelplan@trca.ca>; Anthony Syhlonyk <anthony.syhlonyk@trca.ca>; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; Henry Gamboa <henry.gamboa@alectrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alectrautilities.com>; Dave A. Robinson <DaveA.Robinson@alectrautilities.com>; max.watters@alectrautilities.com; CA - Circulations <CA.Circulations@wsp.com>; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.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>
Cc: Lewis, Ellis <Ellis.Lewis@brampton.ca>; Sidhu, Tejinder (TJ) <Tejinder.Sidhu@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-2024-0029] Notice of Application and Request for Comments DUE: SEPT 16/2024

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Good Morning,

An application for **10484 Clarkway Drive** with an assigned file numbers of **OZS-2024-0029** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

Lewis, Ellis

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2024/09/17 1:26 PM
To: Lewis, Ellis; Planningcomments
Cc: zach.tessaro@peelsb.com
Subject: [EXTERNAL]Comments OZS 2024-0029

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 Amend the Zoning By-Law
West side of Hwy 50, north of Castlemore Rd
OZS 2024-0029**

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

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

Regards,

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

Website: 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)

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As part of our commitment to improving our development application processes, timely reviews are crucial due to compressed timelines.

Please submit your comments to both our general inbox at planningcomments@brampton.ca and the assigned planner by **September 16, 2024**

If you have any concerns, please contact the assigned planner at ellis.lewis@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.

How to Access Applicant Submitted Documents

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

Thanks and have a great day!

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

Our Focus Is People 



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Oct 02, 2024

Mr./ Ms.

Shawntelle Trdoslavic
Planning Department
City of **Brampton**,
Ontario

Re: OZS-2024-0029
Rogers Reference #: M24B995A01

Dear **Shawntelle Trdoslavic**,

Thank you for your letter. Rogers Communications appreciates the opportunity to review and comment on future development within the City of **Brampton**.

We have reviewed the proposed area and do not have any comments or concerns at this time.

Rogers currently has existing communications within this area. Please contact Rogers at gtaw.newarea@rci.rogers.com prior to the commencement of construction.

Should you have any questions or require further information, please do not hesitate to contact GTAW New Area, Outside Plant Engineering.

Sincerely,

Anuradha P

GTAW New Area
Outside Plant Engineering
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario