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***RESULTS OF APPLICATION CIRCULATION***

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**June 7, 2024**

Satwant Hothi  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Satwant:

**Re: Notice of Application and Request for Comments  
Application to Amend the Zoning By-law  
East side of Mavis Rd, south of Ray Lawson Dr  
File: OZS 2024-0028  
City of Brampton**

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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 118 townhouse units, which are anticipated to yield:

- 18 Junior Kindergarten to Grade 8 Students; and
- 8 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	Pauline Vanier	145	289	0
Secondary School	St. Augustine	940	1320	3

**DPCDSB 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."

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

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

December 4, 2024

Satwant Hothi  
Planner  
City of Brampton  
1 Wellington Street  
Brampton, ON L5B 3C1

Dear Sunny,

RE: **Zoning By-law Amendment Application and Official Zoning  
Submission  
Biglieri Group  
150 Rolling Drive  
OZS-2024-0028  
City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of 116 townhomes 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:

<b>Kindergarten to Grade 6</b>	<b>Grade 7 to 8</b>	<b>Grade 9 to 12</b>
31	8	10

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

<b>Public School</b>	<b>School Enrolment</b>	<b>School Capacity</b>	<b>Number of Occupied Portables</b>
Ray Lawson P.S. (K-6)	419	713	0
Roberta Bondar P.S. (K-8)	526	769	0
Mississauga S.S.	939	1,554	0

This proposed development is located beside Ray Lawson P.S. (Grade K-6). PDSB requests that appropriate safety measures be applied during site preparation and construction (fencing between sites/scheduled movement of materials and equipment outside of drop off/pick up and lunch hours) to protect students/staff walking or driving to and from the school site. Please advise PDSB of any project updates and scheduling of site works so planning staff can advise the appropriate staff at the school location and gather up to date school hours info.

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](mailto: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

## Public Works

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

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

December 9, 2024

Satwant Hothi  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[satwant.hothi@brampton.ca](mailto:satwant.hothi@brampton.ca)

**RE:      Region of Peel Comments  
          Rezoning Application  
          150 Rollingwood Drive  
          1000469464 Ontario Inc.  
          City File: OZS-2024-0028  
          Regional File: RZ-24-028B**

Dear Satwant,

Region of Peel staff have reviewed the above noted second submission rezoning application received on November 25, 2024, proposing to rezone the subject lands from Agricultural to R3C, to permit the development of the subject lands for 118 back-to-back and standard townhouse units. We offer the following comments:

### **Development Services Requirements**

- A Region of Peel easement is identified on the subject property. No encroachments shall be permitted.

### **Waste Management**

- Following previous Regional comments provided on June 14, 2024, a revised Waste Management Plan dated June 11, 2024, was included as part of this second submission circulation.
- Waste Management staff affirm that the previously issued Waste Collection Clearance on June 14, 2024, continues to be valid.

### **Servicing Connections**

- Regional staff find the response from the Civil Responses document pertaining to the proposed sanitary connection to Ray Lawson Blvd satisfactory.
- The Functional Servicing and Stormwater Management Report dated March 27, 2024, prepared by WPE Engineering Ltd. will be sent for modelling.
- Modelling comments will be provided under separate cover.
- Regional staff will require the documents for the registered easement within 725 Ray Lawson Blvd for review, as the servicing scenario contemplated

proposes to connect therein. This will be required prior to Site Plan approval, as there may be additional comments and requirements.

Please confirm with the City of Brampton Building Division that they do not have concerns with the proposed connection into the property line manhole for 725 Ray Lawson Blvd, as this is considered shared servicing.

From a high-level review of the site servicing drawing, staff have identified that in order to be in line with the required standard 1-8-2 for townhouse developments, there will need to be a mainline valve between the check valves. (The standard drawing is attached for reference)

Regional staff will require the functional servicing report review fee prior to rezoning approval. The first site servicing submission review fee is payable prior to site plan approval; however it may be paid together with the FSR review fee.

**Please be advised that the 2025 Fees by-law update will include an increase in some Engineering Fees. All fees may be subject to change on annual basis pending Council approval.**

Securities will be 100% of the cost estimate which will 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.

Please complete the table below with your information and return the completed table to [camila.marczuk@peelregion.ca](mailto:camila.marczuk@peelregion.ca) for payment processing (all fields are mandatory). We will not be able to accept or process the payment without the completed table.

Once Servicing Connections receives confirmation that the funds have been successfully transferred to the Region of Peel, a receipt will be issued to the payer via email.

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:	\$1025 (FSR fee) + 430.76 (First Submission Fee)

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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)

Region of Peel File Number (C#####)	C603442
<b>Credit Card if Under \$1,500.00 (Yes/No)</b>	Yes or No
For Credit Card – Person to Call:	
For Credit Card – Phone Number for the Above Person:	

## **Transportation Development**

### **Access and Study**

- The Region has reviewed the Traffic Impact Brief/Memo (TIS Brief) and has found it to be satisfactory;
- The Region acknowledges that no access is being proposed off of Mavis Road, access to be from Rollingwood Drive.
- **Please note there is a Capital Project in the vicinity of this site; Capital Project # 18-4070 Mavis Road Widening. The Project Manager for this project is Nour Tabieh ([Nour.Tabieh@peelregion.ca](mailto:Nour.Tabieh@peelregion.ca)) Please reach out to the project manager to obtain additional information on the capital project and detailed design. Additional property requirements and infrastructure may be required to facilitate the Capital Project.**

### **Property Requirements (Prior to Site Plan Approval) – Property requirements must be acknowledged and shown on concept plan**

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 18 (Mavis Road) which has a right of way of 50.5 metres, 25.25 metres from the centreline of the road allowance, within 245 metres of an intersection to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 18 (Mavis 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.

### **Site Plan**

- All comments provided should be reflected on the site plan, including;
- Centreline of roadways with property dimensions reflected; **Centreline and New Property Line must be shown on concept plans to ensure that the development incorporates the Regional Right-of-Way, and to ensure adequate setback distances are met.**
- The Capital Project drawings will need to be taken into consideration moving forward to ensure that the design aligns with the Capital Plan. Please ensure to reach out to the PM of the Capital Project for more information.

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## **Public Works**

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



### **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.
- Please note that stairs cannot be placed within the Region's ROW;

### **Signals and Streetlighting**

- Should any light standards or signals, including, hydro poles, sidewalks or MUPs be constructed, relocated or removed along the Region of Peel's right-of-way, photometric drawings will be required to be submitted for review and approval. This is to ensure that the proposed streetlight/signals construction, relocation and or removals comply with our current standards (RP-8-21). Please reach out to our Signals Team for review and approval. Please contact Rebecca Caughey ([Rebecca.caughey@peelregion.ca](mailto:Rebecca.caughey@peelregion.ca)) Supervisor of Traffic Signals and Streetlighting

### **Engineering Requirements (Prior to Site Plan Approval)**

- 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 18 (Mavis 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 \$1,724.41);
- 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 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;

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

**Concluding Comments**

Regional staff look forward to working with the applicant team and City staff to address matters of Regional interest. 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*

**Marzuq Shamsi, BURPI**

Junior Planner  
Development Services  
Region of Peel

cc:

**John Hardcastle**, MCIP, RPP, Manager, Development Services, Region of Peel

**Rachelle Larocque**, BES, M.Sc., MCIP, RPP, Partner, The Biglieri Group

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**Public Works**

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January 20, 2025

Satwant Hothi  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[satwant.hothi@brampton.ca](mailto:satwant.hothi@brampton.ca)

**RE:      Region of Peel Comments  
          Rezoning Application  
          150 Rollingwood Drive  
          1000469464 Ontario Inc.  
          City File: OZS-2024-0028  
          Regional File: RZ-24-028B**

Dear Satwant,

Region of Peel staff have reviewed the above noted rezoning application received with submissions on May 27, 2024, and November 25, 2024. The application proposes to permit and facilitate the development of the subject lands for 118 back-to-back and standard townhouse units.

The functional servicing and stormwater management report dated March 27, 2024, prepared by WPE Engineering Ltd. was sent for modelling, upon completion of which, the report was found satisfactory.

The first site servicing submission fee and the functional servicing report review fee in the total amount of \$1,455.76 was paid and received on January 20<sup>th</sup>, 2025.

With no outstanding matters of Regional interest pertaining to this rezoning application, the Region of Peel offers clearance for the proposed Zoning By-law Amendment being brought forward for City of Brampton Planning & Development Committee consideration.

If you have any questions or concerns, please feel free to contact me at [marzuq.shamsi@peelregion.ca](mailto:marzuq.shamsi@peelregion.ca) / 905.791.7800 x3361 at your earliest convenience.

Thank you,



**Marzuq Shamsi**

**Junior Planner, BURPI**  
Development Services  
Region of Peel

cc: John Hardcastle, MCIP, RPP, Manager, Development Services, Region of Peel  
Rachelle Larocque, BES, M.Sc., MCIP, RPP, Partner, The Biglieri Group