
Credit Valley Secondary Plan External Comments

Chadda, Neil

From: Koops, Krystina <krystina.koops@dpcdsb.org>
Sent: 2025/03/18 8:39 AM
To: Chadda, Neil
Cc: zach.tessaro@peelsb.com
Subject: [EXTERNAL]RE: Brampton's Formal Request for Comments - Credit Valley Secondary Plan (CVSP) Review Area 45

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 Neil,
DPCDSB has no comments on the consolidated Credit Valley Secondary Plan.
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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From: Chadda, Neil <Neil.Chadda@brampton.ca>
Sent: Tuesday, February 25, 2025 3:31 PM
To: Henry Gamboa <henry.gamboa@alecrautilities.com>; Rodne.Ferry@alecrautilities.com;
Max.Walter@alecrautilities.com; circulations@bell.ca; christopher.fearon@canadapost.ca; proximity@cn.ca;
planification@csmiamonde.ca; Hughes, Trisha <trisha.hughes@cvc.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>;
Koops, Krystina <krystina.koops@dpcdsb.org>; Municipal Planning <municipalplanning@enbridge.com>; Municipal
Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>;
suzanne.blakeman@peelsb.com; phillip.sousa@peelsb.com; nick.gooding@peelsb.com; zach.tessaro@peelsb.com;
Hardcastle, John <john.hardcastle@peelregion.ca>; zgz-planninginfo@peelregion.ca; dana.jenkins
<dana.jenkins@peelregion.ca>; gtaw.newarea@rci.rogers.com; Andrew.Leung1@rci.rogers.com;
Debbie.Purves@rci.rogers.com; Ryan.Figueiredo@rci.rogers.com; Andrew Orr <Andrew.Orr@paldev.net>;
melissa@landsolutionson.com
Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>
Subject: RE: Brampton's Formal Request for Comments - Credit Valley Secondary Plan (CVSP) Review Area 45

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- Highway 7 and the CNR tracks to the north.

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- DRAFT Credit Valley Secondary Plan (word version for RED LINE)
- Location Map
- DRAFT working copy of schedule SP12(a), which replaces SP45(a)

Please provide your comments, if any no later than **Monday March 24, 2025**.

Thank you,
Neil

Neil Chadda, MCIP, RPP

Policy Planner II, Integrated City Planning
Planning, Building and Growth Management
City of Brampton

Neil.Chadda@Brampton.ca



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Hardcastle, John <john.hardcastle@peelregion.ca>; zsg-planninginfo@peelregion.ca; dana.jenkins
<dana.jenkins@peelregion.ca>; gtaw.newarea@rci.rogers.com; Andrew.Leung1@rci.rogers.com;
Debbie.Purves@rci.rogers.com; Ryan.Figueiredo@rci.rogers.com; Andrew Orr <Andrew.Orr@paldev.net>;
melissa@landsolutionson.com
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Thank you,
Neil

Neil Chadda, MCIP, RPP

Policy Planner II, Integrated City Planning
Planning, Building and Growth Management
City of Brampton

Neil.Chadda@Brampton.ca



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Chadda, Neil

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2025/02/28 10:11 AM
To: Chadda, Neil
Subject: [EXTERNAL]RE: RE: Brampton's Formal Request for Comments - Credit Valley Secondary Plan (CVSP) Review Area 45

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.

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Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>
Subject: [External] RE: Brampton's Formal Request for Comments - Credit Valley Secondary Plan (CVSP) Review Area 45

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Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?

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Thank you,
Neil

Neil Chadda, MCIP, RPP

Policy Planner II, Integrated City Planning
Planning, Building and Growth Management
City of Brampton

Neil.Chadda@Brampton.ca



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Feb 28, 2025

Development Planning Department
City of **Brampton**,

Dear **Neil Chadda**:

Re: SITE PLAN APPLICATION: SPA 45 Credit valley
ROGERS REFERENCE NUMBER: M251008A01

Rogers Communications ("**Rogers**") has reviewed the application for the above Site Plan and has determined that it intends to provide cable and telecommunications services. Accordingly, we request that municipal approval be granted subject to the following conditions:

- (1) Prior to Site Plan approval, the Developer/Owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Site Plan (collectively, the "**Communications Service Providers**"). Immediately following registration of the Site Plan, the Developer/Owner will cause these documents to be registered on title.
- (2) Prior to Site Plan approval, the Developer/Owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Site Plan, as well as the timing and phasing of installation.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and
- (3) the planners' report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact me at gtaw.newarea@rci.rogers.com

Sincerely,

Anuradha Padmanabhan

Coordinator

gtaw.newarea@rci.rogers.com

Rogers Communications Canada Inc.

3573 Wolfedale Rd, Mississauga Ontario

Chadda, Neil

From: Hughes, Trisha <trisha.hughes@cvc.ca>
Sent: 2025/03/20 3:10 PM
To: Chadda, Neil
Cc: Kassaris, Stavroula; Dokoska, Kristina
Subject: RE: [External] RE: Brampton's Formal Request for Comments - Credit Valley Secondary Plan (CVSP) Review Area 45

Hello Neil,

Thank you for including us on this circulation. CVC staff have had an opportunity to review the DRAFT Chapter 12 Credit Valley Secondary Plan policies, including the DRAFT Working Copy of Schedule SP12(a). Based on our review we have the following comments for your consideration:

1. On the Draft Schedule SP12(a), the "BRAMPTON PLAN LAND USE-NHS" layer does not appear to match up with the "VALLEYLANDS AND WATERCOURSE CORRIDORS" layer in all areas. It is not clear how each of these layers were delineated. However, we suggest the NHS layer should at least encompass the extent of the Valleylands and Watercourse Corridors layer.
2. Other Schedules referenced in the Draft document (e.g., SP 12(b), Attachment 1 – Tertiary Plan Special Site Area 2, BP12-4, etc.) do not appear to be included in the review materials. If any changes are proposed to these schedules, we would be happy to review and provide further comments.
3. There does not appear to be a section on wetlands or natural hazards. Are these meant to be encompassed within the Valleylands and Watercourse Corridors Section 5.4.6? Section 5.4.6 references the Natural System section of the Brampton Plan, which includes more than just Valleylands and Watercourse Corridors. We suggest revisiting the terminology used in this section to ensure it encompasses all natural features and hazards of interest.
4. In Section 5.2.5 (Executive Residential), we suggest adding wording to item iii, such as, "except where located within natural hazards/hazardous lands". Intensification should be directed outside of the hazardous lands, with appropriate buffers. There are also certain prohibited uses (e.g., day care centres) within hazardous lands as per the Provincial Planning Statement (2024) Section 5.2.6.

Additional comment for consideration:

5. On the Draft Schedule SP12(a), it does not appear that all Special Site Areas (referenced in Section 6.0) are clearly identified on the plan. It also appears they are identified as Special Policy Areas in the Legend. Suggest reviewing and revising, as appropriate.

Based on the Request for Comments email below, it is our understanding that the Block Plan chapters (i.e., Chapter 12-4 to 12-6) were not updated for review at this time. CVC staff will be happy to review and comment on these chapters through a future circulation.

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

Kind regards,

Trisha Hughes | RPP | she/her/hers

Planner, Watershed Management 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.



**Credit Valley
Conservation**
inspired by nature



[View our privacy statement](#)

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Hardcastle, John <john.hardcastle@peelregion.ca>; zzg-planninginfo@peelregion.ca; dana.jenkins
<dana.jenkins@peelregion.ca>; gtaw.newarea@rci.rogers.com; Andrew.Leung1@rci.rogers.com;
Debbie.Purves@rci.rogers.com; Ryan.Figueiredo@rci.rogers.com; Andrew Orr <Andrew.Orr@paldev.net>;
melissa@landsolutionson.com

Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>

Subject: [External] RE: Brampton's Formal Request for Comments - Credit Valley Secondary Plan (CVSP) Review Area 45

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April 8, 2025

Re: CREDIT VALLEY SECONDARY PLAN

Attention:
Neil Chadda, MCIP, RPP
Policy Planner II, Integrated City Planning
Planning, Building and Growth Management
City of Brampton

Thank you for sending us notification regarding CREDIT VALLEY SECONDARY PLAN. In our assessment, we have confirmed that Hydro One has existing high voltage Transmission facilities within your study area. At this time we do not have sufficient information to comment on the potential resulting impacts that your project may have on our infrastructure. As such, we must stay informed as more information becomes available so that we can advise if any of the alternative solutions present actual conflicts with our assets, and if so; what resulting measures and costs could be incurred by the proponent. Note that this response does not constitute approval for your plans and is being sent to you as a courtesy to inform you that we must continue to be consulted on your project.

In addition to the existing infrastructure mentioned above, the applicable transmission corridor may have provisions for future lines or already contain secondary land uses (e.g., pipelines, watermains, parking). Please take this into consideration in your planning.

Also, we would like to bring to your attention that should CREDIT VALLEY SECONDARY PLAN result in a Hydro One station expansion or transmission line replacement and/or relocation, an Environmental Assessment (EA) will be required as described under the Class Environmental Assessment for Transmission Facilities (Hydro One, 2024). This EA process would require a minimum of 6 months for a Class EA Screening Process (or up to 18 months if a Full Class EA were to be required) to be completed. Associated costs will be allocated and recovered from proponents in accordance with the Transmission System Code. If triggered, Hydro One will rely on studies completed as part of the EA you are currently undertaking.

Consulting with Hydro One on such matters during your project's EA process is critical to avoiding conflicts where possible or, where not possible, to streamlining processes (e.g., ensuring study coverage of expansion/relocation areas within the current EA). Once in receipt of more specific project information regarding the potential for conflicts (e.g., siting, routing), Hydro One will be in a better position to communicate objections or not objections to alternatives proposed.

If possible at this stage, please formally confirm that Hydro One infrastructure and associated rights-of-way will be completely avoided, or if not possible, allocate appropriate lead-time in your project schedule to collaboratively work through potential conflicts with Hydro One, which ultimately could result in timelines identified above.

In planning, note that developments should not reduce line clearances or limit access to our infrastructure at any time. Any construction activities must maintain the electrical clearance from the transmission line conductors as specified in the Ontario Health and Safety Act for the respective line voltage.

Be advised that any changes to lot grading or drainage within, or in proximity to Hydro One transmission corridor lands must be controlled and directed away from the transmission corridor.

Please note that the proponent will be held responsible for all costs associated with modifications or relocations of Hydro One infrastructure that result from your project, as well as any added costs that may be incurred due to increased efforts to maintain said infrastructure.

We reiterate that this message does not constitute any form of approval for your project. Please note that your project may require you to submit a Compatibility Review for Hydro One to fully assess the impact to our assets. To learn more about this process please visit [Compatible Land Uses \(hydroone.com\)](http://hydroone.com/CompatibleLandUses)

Sent on behalf of,

***Secondary Land Use
Asset Optimization
Strategy & Integrated Planning
Hydro One Networks Inc.***