

Public Works

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

peelregion.ca

March 19, 2025

Harjot Sra
Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
harjot.sra@brampton.ca

**RE: Region of Peel Comments
Zoning Bylaw Amendment Application: Third Submission
6029 Mayfield Rd and 11903 Airport Rd
Mayfield Commercial Centre Ltd.
City File: OZS-2024-0026
Regional File: RZ-24-026B**

Dear Harjot,

Region of Peel staff have reviewed the third submission materials (received February 18, 2025), for the above noted Zoning Bylaw Amendment application proposing an amendment to facilitate the development of a three-storey mixed-use commercial building. Following the significant expansion of the proposed building 'R' from the previously contemplated GFA of 2,449.31 m² to the current GFA of 10,830 m², the Region offers the below comments:

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 does not appear to be any Regional easements on the subject property.
- The applicant is required to submit copies of PINS following the completion of transfers and/or subdivision registration prior to Site Plan Approval.
 - Due to the addition of 11903 Airport Road to the subject lands of the proposed amendment application, submission of new PINs will be required.
- Per the agreed to conditions of SP-21-161B, the Region will require the provision of access easements to the Airport Road and Mayfield Road accesses.

Site Servicing Requirements

- Due to the significant increase in GFA for the proposed building which was not contemplated through past modeling of the commercial development, submission of a revised demand table will be required to confirm the proposed flows.

- The non-refundable Functional Servicing Report/Demand Table Review Fee of \$1025.00 is required as per the current Fees By-law prior to OZ/RZ approval.
- Submission of revised site servicing plans will be required prior to OZ/RZ approval.

Payment Process

- Please be advised that the approved updated 2025 Fees by-law includes increases in some Engineering Fees. All fees are subject to change on annual basis pending Council approval.
- Securities will be 100% of the cost estimate which will be 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 lwona.frandsen@peelregion.ca for payment processing (all fields are mandatory).
- We will not be able to accept or process the payment without the completed table.

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	
Region of Peel File Number (C#####)	
Credit Card if Under \$1,500.00 (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	

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Traffic Requirements

Access/Study Requirements

- The Region acknowledges that the approved access locations detailed as part of the on-going development application SP-21-161B will continue to be utilized.
- Once the access configuration is approved, the existing access along the frontage of Airport Road for the property of 11903 Airport Road must be closed and the boulevard must be restored and reinstated to the Region's satisfaction.
- There is a Capital Project planned along Mayfield Road – Project Number: 11-4075; road widening. The Project Manager for this Capital Project is Sandra Sadek; Sandra can be reached at sandra.sadek@peelregion.ca.
 - Additional property requirements and infrastructure may be required to accommodate the road widening and completion of the capital project, the Project Manager will need to be consulted for more details.
- As established in the Site Plan conditions for SP-21-161B, the existing southern access along Airport Road will be restricted to a R-IN/L-IN/R-OUT access.
 - A full engineering package will be required for the proposed restriction of the southern Airport Road access as well as the restoration of the existing accesses onto Airport Road, located at 11903 Airport Road.

Planning Information to Support a Site Plan Application

Transportation Development

Property Requirements

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 14 (Mayfield Road) which has a right of way of 55.5 metres, 27.75 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 requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 7 (Airport 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 15 x 15 metre daylight triangle at the intersection of Mayfield Road and Airport Road;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 14 (Mayfield Road) and Regional Road (Airport 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.

Landscaping/Encroachments

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- 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.
- Special pavers are not permitted within the Region's right-of-way unless an encroachment agreement has been granted.

Site Plan

- Centerline of roadways with property dimensions should be reflected on the site plan;
- There is support for constructing the pedestrian facilities along the frontage of Mayfield Road as per the proposed facilities in the Capital Project. The Project Manager should be consulted for those details.
 - The **preferred configuration** of the cross section would be for the Multi-use Path (3.0m) and splash pad (1.0m) to be separated by a grass buffer/boulevard (1.0m in width, minimum) – separation between the splash pad and multi-use path provides several benefits, such as a dedicated space for signage, and increased the operating space for pedestrian users.
 - (1.0m splash pad + 1.0m (min) grass boulevard + 3.0m Multi-use path). The Region would like to target the preferred configuration.

Engineering Requirements

- 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 (outstanding; all drawings required for the right-turn lane & access works). 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 1 (Mississauga 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 \$1,724.40);
- 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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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**.

Site Servicing Requirements

- The 1st submission fee of \$430.76, as per the latest Fees By-law is required prior to site plan approval.
- Municipal addresses, confirmed by the local municipality, are required prior to issuance of the Region of Peel's site servicing connection approval. The approved addresses are entered into the Region's system and required for the receipt once the final payment has been made.
- All Servicing and grading drawings shall reflect the Region's and local municipality's road widening requirements.
- The Region will not accept property line chambers and maintenance holes within foundation walls and in the road allowance. These appurtenances shall be to Region standards, accessible, separated from the foundation and accommodated with a notch out in the foundation wall, where applicable.
- Fire protection approval from the City of Brampton is required prior to Region of Peel site servicing connection approval. It is the applicant's responsibility to provide the Region with evidence of fire approval i.e. email and/or the Building Division's approved or latest drawing revision.
- Regional site servicing connection approval and Regional preliminary acceptance of the municipal servicing connections is required prior to the City of Brampton issuing full building permit.
- Infrastructure information:
 - The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>.
 - If you require assistance in obtaining as built records, please contact Records at PWServiceRequests@peelregion.ca.

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

Public Works

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

Planning and Development Services
Region of Peel

Cc Jenna Thibault, Associate, Weston Consulting

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

Sra, Harjot

From: Nix, Emily <emily.nix@peelregion.ca>
Sent: 2025/04/16 9:34 AM
To: Sra, Harjot
Cc: Jacob Lapointe
Subject: RE: [EXTERNAL]RZ-24-026B (6029 Mayfield Road) Third Submission Regional Comments
Attachments: Water and Wastewater Modelling Demand Table - Site Plan applications (August 2024).pdf
Follow Up Flag: Follow up
Flag Status: Flagged
Categories: REPLY

Hello Harjot,

Discussions have been had with internal staff on your inquiry to push the requirement for a satisfactory Demand Table to the site plan stage for the advancement of the rec report at the May 12th PDC meeting.

While we will require the provision of a Demand Table for our clearance of the RZ application due to the significant change in GFA from what had been previously proposed, we are willing to push the modeling of the table to the SP stage. The Demand Table should be for just the proposed building.

Please advise if you have any questions.

Thank you,



Emily Nix, BES (she/her)
Junior Planner
Planning and Development
Services
10 Peel Centre Drive, Suite B, 4th
Floor
Brampton, Ontario L6T 4B9
289-305-7877
emily.nix@peelregion.ca

From: Sra, Harjot <Harjot.Sra@brampton.ca>
Sent: April 15, 2025 1:16 PM
To: Nix, Emily <emily.nix@peelregion.ca>
Subject: RE: [EXTERNAL]RZ-24-026B (6029 Mayfield Road) Third Submission Regional Comments



Jun 17, 2024

Ms/Mr **Shawntelle Trdoslavic**,
Planning Department
City of **Brampton**,
Ontario

Re: OZS-2024-0026 - 6029 Mayfield Road
Rogers Reference #: M24AS68A01

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

May 23, 2024

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

Re: Notice of Application and Request for Comments – 6029 Mayfield Rd
COB File: OZS-2024-0026

Dear Harjot,

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.

I can be reached at 905-452-5541 if there are any questions.

Yours Truly,

Gaurav Rao
Supervisor, Distribution Design – ICI & Layouts
Alectra Utilities

Sra, Harjot

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2024/05/29 3:33 PM
To: Planningcomments; Sra, Harjot
Cc: Trdoslavic, Shawntelle
Subject: [EXTERNAL]RE: [OZS-2024-0026] Notice of Application and Request for Comments
DUE: JUN 12/2024

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: Trdoslavic, Shawntelle [REDACTED]
Sent: Wednesday, May 22, 2024 2:04 PM

[REDACTED]