
RESULTS OF EXTERNAL APPLICATION CIRCULATION

April 16, 2024

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

Re: Notice of Application and Request for Comments – 0 Father Tobin Road, 10819 and 10833
Bramalea Road
COB File: OZS-2024-0011

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
Alectra Utilities Corporation

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

alectrautilities.com

such existing plant. If such a scenario exists, the property owner will be responsible for all costs 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

April 16, 2024

Harjot Sra
Planner
City of Brampton
1 Wellington Street
Brampton, ON L5B 3C1

Dear Harjot,

RE: **Application to Amend the Official Plan
Gagnon Walker Domes
10819 Bramalea Rd
OZS-2024-0011
City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of 131 Townhome 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 5	Grade 6 to 8	Grade 9 to 12
43	19	15

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
Stanley Mills P.S.	422	671	0
Sunny View M.S.	630	778	0
Louise Arbour S.S.	1,303	1,530	0

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



Apr 23, 2024

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

Dear Shawntelle Trdoslavic:

Re: OZS-2024-0011

Rogers Reference Number: M24AI98A01

Rogers Communications (“**Rogers**”) has reviewed the application for the above Condominium 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 registration of the plan of Condominium, 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 Condominium (collectively, the “**Communications Service Providers**”). Immediately following registration of the Plan of Condominium, the Developer/Owner will cause these documents to be registered on title.
- (2) Prior to registration of the plan of Condominium, 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 Condominium, 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

Public Works

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

peelregion.ca

April 26, 2024

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

**RE: Region of Peel Comments
 Official Plan and Zoning By-Law Amendment Application
 0 Father Tobin Road, 10819 & 10833 Bramalea Road
 2391057 Ontario Inc.
 City File: OZS-2024-0011
 Regional File: OZ-24-011B**

Dear Harjot,

Region of Peel staff have reviewed the above noted first submission Official Plan and Zoning By-Law Amendment Application received on April 5th, 2024, proposing to facilitate the development of the subject site with 131 stacked and back-to-back townhouse units, and offer the following comments:

Development Services

The Region requires review of the Declaration and Description prior to registration of the condominium to confirm registration of required private easements.

Waste Collection

All the waste collection requirements have been satisfied in accordance with the Waste Collection Design Standards Manual. Therefore, the Region of Peel will provide Front-end collection of garbage and recyclable materials.

Next Steps:

The developer will be responsible for collection and disposal of waste until 90 per cent occupancy of the development has been reached. Once the 90 per cent occupancy of the development has been reached, the developer will be required to contact the Region of Peel, Waste Management Division at 905-791-9499 to initiate the Region waste collection process. At this time, Region staff will visit the development to confirm the vehicle access route is accessible and that 90 per cent occupancy has been reached. Upon confirmation, staff will confirm when Region waste collection services can start.

For collection of garbage and recyclable materials from private lanes, apartments and or condominiums, an Acknowledgement and Release for Private Property Waste Collection Services must be completed prior to the commencement of collection. Please see Appendix 10 and 11 of the Region of Peel Waste Collection Design Standards Manual for the two forms that must be completed prior to the Commencement of waste Collection.

For more information, please consult the Region of Peel Waste Collection Design Standards Manual available at:

<https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>.

Servicing Connections Comments

Water Servicing

An existing 300 mm diameter water main is located on Father Tobin Road

Please note that the 400mm Phoenix watermain within Bramalea Road has been abandoned.

- Due to the size and function of the 400 mm diameter watermain on Bramalea Road, connection will not be permitted (Watermain Design Criteria 6.1)
- Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.
- For this type of development proposal, we recommend, where possible, the consideration of a domestic water and fire system looped to municipal water, to provide a redundant water supply
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.
- Please review the Region's Water Design Criteria found on-line

Sanitary Sewer Servicing

An existing 250 mm diameter sanitary sewer is located on Father Tobin Road

- Due to the size and function of the 525mm diameter sanitary sewer on Bramalea Road, connection will not be permitted (Peel Linear Wastewater Standards 5.1.2)
- Servicing of this site may require municipal and/or private easements and the construction,

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.

- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.
- Please review the Peel Linear Wastewater Standards found on-line.

Functional Servicing Review Requirements

- We have received the FSR dated 2023-10-03 and prepared by Schaeffer & Associates Ltd. The Report is complete and will be sent for modelling.
- Additional comments/conditions may be required upon completion of the modelling.
- 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

Site Servicing Requirements

- A satisfactory site servicing submission and the 1st submission fee of \$430.76, as per the latest Fees By-law are required prior to site plan approval
- included with the servicing submission, please submit a SUE (Subsurface Utility Engineering) investigation so that conflicts within the municipal ROW can be identified as early as possible. A Level D SUE will not be accepted.
- Please confirm tenure prior to OZ/RZ 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 local municipality's road widening requirements.
- Site plan approval is required prior to Region of Peel site servicing connection approval.
- 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

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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/>
- The Region of Peel has recently released a web application used for locating water, wastewater, transportation and other regional assets across Mississauga, Brampton, and Caledon as well as viewing as-built drawings. It is called **EPAL - External Peel Asset Locator** and is now available for external contractors and consultants. If you do not have an existing account, please contact aimsgroup@peelregion.ca to request access. Once access has been requested, instructions will be provided in the welcome email.
- If you require assistance in addition to the information found in EPAL, please contact Records at PWSERVICERequests@peelregion.ca

Payment Process

Please be advised that the approved updated 2024 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 Camila Marczuk** at 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	

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Contact person representing the Payer - email address	
Dollar Amount of Payment	
Region of Peel File Number (C#####)	C603226
Credit Card if Under \$1,500.00 (Yes/No)	\$1455.76
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	

General Servicing Comments

- All our design criteria, standards, specifications, procedures and report and submission requirements are found on-line at <https://www.peelregion.ca/public-works/design-standards/#procedures>
- Please refer to Section 3 of our Site Plan Procedure document found on-line
- Please refer and adhere to the Regional By-laws that are applicable to your proposal, such As, but not limited to, the Water, Wastewater and Backflow Prevention by-laws
<https://www.peelregion.ca/council/bylaws/archive.asp>
- Please refer to our standard drawings on-line to determine which standards are applicable to your project.
- Public and private services, appurtenances, materials, and construction methods must comply with the most current Region of Peel standards and specifications, the local municipality's requirements for the Ontario Building Code and Ontario Provincial Standards. All works shall adhere to all applicable legislation, including Regional By-laws
- Installation of and alterations to property line water valves and chambers and sanitary/storm sewer maintenance holes require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design Criteria, standards, and specifications.

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- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.

Housing Comments

- It is appreciated that the applicant is proposing types of townhouses that are more affordable than other housing types. It is also appreciated that the applicant is providing townhomes with multiple bedrooms that will provide more housing choices for larger households.
- To respond to the in-effect City of Brampton Plan Policy 4.2.5 and the adopted Brampton Plan policies 3.3.1.6 and 3.3.1.10 and 3.3.1.21 and the Peel-wide affordability target, the applicant is encouraged to provide units at prices that are affordable to low- or moderate-income households. The definition of 'affordable housing' can be found in the Glossary of the Region of Peel Official Plan.
- The applicant should encourage affordable secondary rental.
- The applicant is encouraged to incorporate universal accessibility and design features in the development.

If you have any questions or concerns, please contact me (marzuq.shamsi@peelregion.ca 905.791.7800 x3361) at your earliest convenience. Thank you, Harjot.

Regards,

Marzuq Shamsi

Marzuq Shamsi

Junior Planner
Planning and Development Services
Region of Peel

cc: John Hardcastle, MCIP, RPP, Manager, Development Services, Region of Peel
Marc De Nardis, BURPI, MCIP, RPP, Planning Associate, Gagnon Walker Domes Ltd.
Michelle Harris, M.Sc., Planning Associate, Gagnon Walker Domes Ltd.

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July 18, 2024

Harjot Sra
Development Planner
Planning, Building, and Growth Management
Corporation of the City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
harjot.sra@brampton.ca

**RE: Region of Peel Clearance
Application for Official Plan & Zoning By-law Amendment
0 Father Tobin Road, 10819 & 10833 Bramalea Road
2391057 Ontario Inc.
Regional File: OZ-24-011B
City File: OZS-2024-0011**

Dear Harjot,

Region of Peel staff are pleased to offer clearance for the above-noted Official Plan and Zoning By-law Amendment application to redevelop the subject lands for a total of 131 stacked and back-to-back townhouse units.

Kindly note that the Region of Peel may be party to any future site plan, site servicing, condominium water servicing, or other agreements as appropriate.

Should you have any questions or concerns, please let me know at marzuq.shamsi@peelregion.ca or 905.791.7800 x 3361 at your earliest convenience.

Thank you,



Marzuq Shamsi, BURPI
Junior Planner, Planning and Development Services, Region of Peel

CC:

John Hardcastle, MCIP, RPP, Manager, Planning & Development Services,
Region of Peel

Michelle Harris, Planning Associate, Gagnon Walker Domes Ltd.

Sra, Harjot

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2024/04/18 9:19 AM
To: Planningcomments; Sra, Harjot
Subject: [EXTERNAL]RE: [OZS-2024-0011] Notice of Application and Request for Comments
DUE: APR 26/2024

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.

[REDACTED]

Subject: [External] [OZS-2024-0011] Notice of Application and Request for Comments DUE: APR 26/2024