

February 21, 2023

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

Re: Notice of Application and Request for Comments – 9296 Highway 50
COB File: OZS-2023-0004

Dear Chinoye,

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

Sunny, Chinoye

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2023/03/02 3:22 PM
To: Sunny, Chinoye
Subject: [EXTERNAL]RE: [OZS-2023-0004] Notice of Application and Request for Comments: DUE MAR 10/2023

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Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Friday, February 17, 2023 10:51 AM
To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; suzanne.blakeman@peelsb.com; Nick.gooding@peelsb.com; Sousa, Phillip <phillip.sousa@peelsb.com>; zach.tessaro@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; CA - Circulations <CA.Circulations@wsp.com>; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca
Cc: Sunny, Chinoye <Chinoye.Sunny@brampton.ca>; Sepe, Alex <Alex.Sepe@brampton.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Vani, Clara <Clara.Vani@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>
Subject: [External] [OZS-2023-0004] Notice of Application and Request for Comments: DUE MAR 10/2023

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Sunny, Chinoye

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2023/03/02 11:44 AM
To: Sunny, Chinoye
Cc: Tessaro, Zach
Subject: [EXTERNAL]Comments OZS 2023-0004

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**RE: Application to Amend the Zoning By-law
9296 Highway 50
West side of Highway 50, north of Cottrelle Blvd
OZS 2023-0004**

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application and since the proposed development is for the temporary use of a motor vehicles sales establishment, no students are anticipated from this development. The Board has no comments or objection to the further processing of this application.

Thank you,

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)

Extraordinary lives start with a great Catholic education.

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Sunny, Chinoye

From: Tessaro, Zach <zach.tessaro@peelsb.com>
Sent: 2023/02/27 1:12 PM
To: Sunny, Chinoye
Cc: Gooding, Nick; Sousa, Phillip; Koops, Krystina
Subject: RE: [EXTERNAL] [OZS-2023-0004] Notice of Application and Request for Comments: DUE MAR 10/2023

Hi Chinoye,

PDSB has no comments on this Zoning By-Law amendment application given it is non-residential and no students are expected.

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: Friday, February 17, 2023 10:51 AM
To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.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>; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; Henry Gamboa <henry.gamboa@alectrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alectrautilities.com>; DaveA.Robinson@alectrautilities.com; CA - Circulations <CA.Circulations@wsp.com>; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca
Cc: Sunny, Chinoye <Chinoye.Sunny@brampton.ca>; Sepe, Alex <Alex.Sepe@brampton.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Vani, Clara <Clara.Vani@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>
Subject: [EXTERNAL] [OZS-2023-0004] Notice of Application and Request for Comments: DUE MAR 10/2023

CAUTION: This email originated from outside of PDSB. Please do not click links or open attachments unless you recognize the email address and know the content is safe.

Good Morning,

Please find attached the **Notice of Application and Request for Comments**. An application for **9296 Highway 50** with an assigned file number of **OZS-2023-0004** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Chinoye by March 10, 2023**
If you have any concerns please contact Chinoye at Chinoye.Sunny@brampton.ca

Public Works

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

peelregion.ca

April 19, 2023

Chinoye Sunny
Planner I
Development Services
City of Brampton
2 Wellington Street West
L6Y 4R2
Chinoye.sunny@brampton.ca

**RE: Application for Zoning By-law Amendment
9296 Highway 50
Zina and George Karathanassis
City File: OZS-2023-0004
Regional File: RZ-23-004B**

Dear Ms. Sunny,

Region of Peel Development Staff have reviewed the first submission materials for the above noted Zoning By-Law Amendment Application proposing to temporarily permit the operation of a motor vehicle sales facility out of a portable office space with surface parking and a full moves access to Highway 50 and offer the following comments:

Regional Requirements Prior to Zoning By-Law Approval

Traffic Requirements

Access and Studies

- Please revise the “Traffic Opinion Letter” to reflect the following comments:
 - The Region will not allow the proposed full moves access at Highway 50.
 - A right-in/right-out access can be considered at Highway 50.
 - Access relocation can be considered. Please incorporate the proposed permanent access easement with the two adjacent properties and with the northerly located property on Clarkway Drive. The proposed permanent easement can be found as part of the SP-21-122B Tertiary Plan. (Related application of “PRE18-24B for “0 Clarkway Drive”).
 - The Region will review the functional design once received the revised site plan for the auxiliary turn lane requirements and geometrics for the proposed right-in/right-out access off Highway 50.

Property Dedication

- Regional Official Plan requirement for Regional Road 50 (Highway 50), which has a right-of-way of 45.0 metres, 22.5 metres from the centreline of the road allowance.

- An additional 5.5 metres (for a total Right of Way width of 50.5 metres, 25.25 metres from the centreline) will be required within 245 metres of intersections 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 behind the property line along the frontage of Regional Road 50 (Highway 50).
- 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 Region's right-of-way;

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.

Draft- Reference Plans

- The draft-Reference plans must show dimensions, including centreline of Highway 50.
- The 0.3 metre reserve is to be lifted over any approved access;
- The Region requires all dimensions to be shown as all reviews are done through the submitted PDFs.

Site Plan

- All comments provided should be reflected on the site plan, Including;
 - Centreline of roadways with property dimensions reflected;
 - Auxiliary turn lanes for the approved access off of the Highway 50 need to be incorporated;
 - There is a need to maintain the multi-use path along the frontage of this development;
- The finer details will be dealt with through the Engineering Submission.

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. All works within Region'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;
- The owner will be required to provide a security deposit in a form of Letter of credit for 100% of cost-estimate for the road and access work on the region's right-of-way.
- A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of the road and access works;
- The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:

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

- 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;
- Approved engineering drawings will be required to be circulated for PUC approval. Please note that any proposed construction with the Region of Peel's right-of-way is pending PUC approval (minimum six to eight weeks process).
- All costs associated with the design and construction of road and access works will be 100% paid by the Owner.

Servicing Requirements

Water Servicing

- This site does not have frontage on existing municipal water

Sanitary Sewer Servicing

- An existing 750 mm diameter sanitary sewer is located on Hwy 50
- An existing 1200mm diameter sanitary sewer is located on Hwy 50

Regional Roads And Storm Water Requirements

- The Region of Peel has a Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA # 009-S701), for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no external flows are permitted, that outflow is discouraged during development or redevelopment of lands with existing drainage towards Region's ROW, and that no new connections are made to Regional Roads. To view the Region's CLI ECA please go to this link:
- <https://peelregion.ca/public-works/design-standards/pdf/cliECA-swm-criteria.pdf>
- Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the Local Municipality, the Region of Peel, the local Conservation Authority and all other concerned departments and agencies. Where a storm connection to the Region's system is demonstrated as the only feasible outlet, the appropriate stormwater management criteria must be implemented on external lands to the Region's satisfaction.
- No grading will be permitted within any Region of Peel ROW to support adjacent developments.
- The Region will require a satisfactory Stormwater Management Report prior to OZ/RZ approval.
- The non-refundable Stormwater Management Report Review Fee of \$1500 is required as per the current Fees By-law prior to OZ/RZ approval.
- Staff have received the SWMR dated 2022-12-19 prepared by Flora Designs Inc/ Chirag C. Patel, P.Eng. The Report has been reviewed (comments provided by Sakshi Saini) and is not satisfactory for approval at this time. The report must be revised to include the following;
 - Please provide water quality for the mostly paved surface area currently proposed to be draining to the NE outlet. This should not be routed uncontrolled overland towards the Hwy 50 CB.
 - Provide 100 Y storage on site and controlled release towards Hwy 50 for entire site area.
 - Please use Region of Peel IDF curves for all flow and storage calculations.

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- Please re-route all flow towards the SE outlet as the Hwy 50 system at the NE outlet shows surcharge above road grade at this location under the 10 Y storm as estimated by the Region's hydraulic model.
- The Storm Water Management report shall adhere to the Region's report criteria found on-line at <https://peelregion.ca/public-works/design-standards/pdf/stormwater-management-report-requirements-december-2022.pdf>

Functional Servicing Review Requirements

- Staff have received the FSR dated 2022-12-19 and prepared by Flora Designs Inc/ Chirag C. Patel, P.Eng. We offer the following comments:
 - The report stipulates that it does not propose any connections at this time to Region of Peel infrastructure. However, the reference to **“future sanitary sewer connection”** Pg. 12 of the report, is not being pursued at this time and therefore should be removed from the report as it is not approved under this application. The report shall be revised.
 - Since the site wants to utilize existing septic and well, it shall be circulated to Town of Caledon for approvals as well.
- Revised FSR is required prior to OZ/RZ approval.

Site Servicing Requirements

- There are on servicing connections proposed to Peel infrastructure and the use is temporary.

Payment Process

- Due to the ongoing developments of the novel coronavirus outbreak, the Region of Peel is currently implementing various measures to ensure the safety of our customers, employees and the workplace. Our front counter is now closed to the public and our staff have been directed to work from home for the foreseeable future. Therefore, Servicing Connections cannot process any payments over the counter at this time, however, we will accept Electronic Fund Transfers (EFT).
- Please complete the table below with your information and provide the completed table to Finance at eftadvice@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 the 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	

Public Works

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

Dollar Amount of Payment	1500\$ (SWMR fee)
Region of Peel File Number (C#####)	C602787
Credit Card if Under \$1,000.00 (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	

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.
- If you have questions regarding the Site Servicing Application Submission Requirements, please contact Servicing Connections at siteplanservicing@peelregion.ca
- Servicing for the proposed development must comply with the Local Municipality’s
- Requirements for the Ontario Building Code and most current Region of Peel standards

Public Health Recommendations

- Through Section 7.5 of Regional Official Plan, the Region has implemented the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.
- A key policy is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, City of Brampton Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.
- The following are our recommendations:
 - Consider providing a pedestrian walkway from building entrance to multi-use trail/sidewalk along Highway 50 to promote public transit use
 - Bicycle racks near building entrance are recommended

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- Where feasible, explore permeable and/or light-coloured paving in parking area instead of black asphalt to reduce negative aesthetic and environmental impacts of asphalt paving

Sustainable Transportation Recommendations

- There is an existing Multiuse Pathway (MUP) that fronts the subject property.
- The developer is advised to maintain and replace the MUP if it becomes damaged or is moved based on the proposed site. The MUP is to reflect Peel Standards, and please find attached (attachment can be found in the email carrying this comment letter).

Concluding Comments

If you have any questions or concerns, please contact the undersigned (megan.meldrum@peelregion.ca or at 905 791 7800 x3558) at your earliest convenience.

Yours truly,



Megan Meldrum, MPL
Junior Planner Planning and Development Services
Region of Peel

Public Works

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



February 24, 2023

Chinoye Sunny
Planning Services Department
Town of Brampton
Ontario

Re: 9296 Highway 50 - OZS-2023-0004

Rogers Reference #: M23A841A01

Dear Chinoye:

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,

Alaa Azzam

GTAW New Area
Outside Plant Engineering
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

February 11, 2025

Chinoye Sunny
Planner I
Development Services
City of Brampton
2 Wellington Street West
L6Y 4R2
Chinoye.sunny@brampton.ca

**RE: Application for Zoning By-law Amendment: Revised Comments
9296 Highway 50
Zina and George Karathanassis
City File: OZS-2023-0004
Regional File: RZ-23-004B**

Dear Chinoye,

This comment letter replaces the second submission comments issued by the Region on January 23, 2025, and intends to correct comments made with respect to the access easement.

Region of Peel Development Staff have reviewed the second submission materials for the above noted Zoning By-Law Amendment Application proposing a 3 year temporary use by-law to permit the operation of a motor vehicle sales facility out of a portable office space with surface parking and a full moves access to Highway 50. The Region has no objections to the proposed zoning bylaw amendment and offer the following comments on this basis.

Regional Requirements Prior to Zoning By-Law Approval

Traffic Requirements

Access and Traffic Opinion Letter Update / Functional Design – December 2024

- The Region is in support of the one right-in/right-out access off of Highway 50.
- Multi-use trail will be required on the west side of Highway 50; (Standard drawing 5-1-4B REV 5 for right-in/right-out with RTL and MUT and directional island is attached for your reference.)
- Minimum width of the right turn lane must be 3.5 m;
- There is support for realigning the multi-use path, along the frontage of Highway 50 for this development – currently, the existing multi-use path is directly adjacent to the curb , this does not meet Region of Peel’s standards. (the current practice is for an asphalt splash pad 1.0m, separated by a grass buffer/boulevard (1.0m in width min)., adjacent to a 3.0m multi-use path;
- Taper for the turning right out of the access is not required (please see the attached Region’s standard drawing 5-1-4B REV 5);

- The defined blanket easement across the site is acceptable for the provision of the permanent access easement with the two adjacent properties and with the northerly located property on Clarkway Drive once the development applications submitted by the adjacent properties. (The current proposed access through the permanent access easement can be found attached and as part of the SP-21-122B Tertiary Plan. (Related application of “PRE18-24B for “0 Clarkway Drive”));
- As per the applicant request, the Region can review the revised functional design of access equipped with an auxiliary turn lane and all requirements and geometrics for the proposed right-in/right-out access off Highway 50 at the **site plan stage** and is **not required as part of the zoning application**. The location of a right-in/right-out access can be confirmed upon receiving/approving the revised functional design of access.

Servicing Requirements

- The FSR last revised December 2024 has been revised with no new/changes to the connections to municipal infrastructure are proposed for the temporary use.
- The FSR has been found to be complete but is required to be stamped by a P.Eng. to be found satisfactory by Servicing Connections.

Stormwater Management Requirements

- The Region acknowledges the receipt of the SWM fee for the subject application.
- Following discussions with the applicant in October 2024 on the stormwater management requirements, sufficient revisions have been made to the FSR dated December 2024 to satisfy Regional SWM requirements.

Regional Requirements Prior to Site Plan Approval

Transportation

Site Plan

- All comments provided should be reflected on the site plan, including;
- Centreline of roadways with property dimensions reflected;
- 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. The Region would like to target the preferred configuration.
 - **(1.0m splash pad + 1.0m (min) grass boulevard + 3.0m Multi-use path).**

Property Dedication

- Regional Official Plan requirement for Regional Road 50 (Highway 50), which has a right-of-way of 45.0 metres, 22.5 metres from the centreline of the road allowance.
- An additional 5.5 metres (for a total Right of Way width of 50.5 metres, 25.25 metres from the centreline) will be required within 245 metres of intersections 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 behind the property line along the frontage of Regional Road 50 (Highway 50) except in front of the approved access;

Public Works

- 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 Region's right-of-way;

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.

Draft R-Plan

- The 0.3 metre reserve is to be lifted over any approved access.

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. All works within Region'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;
- The owner will be required to provide a security deposit in a form of Letter of credit for 100% of cost-estimate for the road and access work on the region's right-of-way.
- A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of the road and access works;
- 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;
 - Approved engineering drawings will be required to be circulated for PUCG approval. Please note that any proposed construction with the Region of Peel's right-of-way is pending PUCG approval (minimum six to eight weeks process).
- All costs associated with the design and construction of road and access works will be 100% paid by the Owner.

Concluding Comments

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

Yours truly,

Public Works

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