

Sunny, Chinoye

From: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Sent: 2025/04/16 11:55 AM
To: James Davidson; Sunny, Chinoye
Cc: Rebecca Archer
Subject: [EXTERNAL]OZS-2025-0003 TRCA Clearance
Attachments: Hwy 50_Zoning Comment Response Letter_Apr 14, 2025.pdf; PAR-DPP-2024-00531 - OZS-2025-0003 - 0 Countryside Drive.pdf

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Good morning,

TRCA staff have engaged with the applicant following our previous comments provided on February 26, 2025 to address minor remaining items as part of OZS-2025-00531. Further to these meetings and the attached comment response memo provided by the applicant on April 14, 2025 I can confirm that TRCA comments 1-3 have been addressed to our satisfaction and we are comfortable with remaining detailed design items being deferred the forthcoming SPA-2025-0048 which has not yet been circulated to TRCA.

As such. We have **no further objection** to the approval of OZS-2025-0003.

We look forward to addressing our remaining technical comments as part of future municipal circulations.

Please let me know if you require anything further.

Regards,

Anthony Syhlonyk, MPlan

Planner

Development Planning and Permits | Development and Engineering Services

T: 1-437-880-1938

E: Anthony.Syhlonyk@trca.ca

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A: [5 Shoreham Drive, Toronto, ON, M3N 1S4](#) | trca.ca



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Enquiries/ applications within Peel Region municipalities – peelplan@trca.ca

Enquiries/ applications within York Region municipalities – yorkplan@trca.ca

From: James Davidson <Jdavidson@mainlineplanning.com>

Sent: April 14, 2025 4:24 PM

To: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>

Cc: Dilnesaw Chekol <Dilnesaw.Chekol@trca.ca>; Mena Iskander <miskander@cfcrozier.ca>; Rebecca Archer <rarcher@cfcrozier.ca>; James Boyd <jboyd@cfcrozier.ca>; Tony Nguyen (tnguyen4@prologis.com)

<tnguyen4@prologis.com>; Joe Plutino <jplutino@mainlineplanning.com>; Jairo Morelli <Jairo.Morelli@trca.ca>

Subject: RE: Prologis - Hwy. 50 DC1 (Phase 2): TRCA Floodplain Memo

EXTERNAL SENDER

Hi Anthony,

Thank you again to yourself and Dilnesaw for a very productive meeting this afternoon.

Please find attached our comment response letter including technical responses from Crozier. As discussed, please review and kindly provide me or Chinoye Sunny at the City with a 'clearance' memo indicating that the TRCA is supportive of the Zoning By-law Amendment application.

Thank you and kind regards,

James Davidson

Planner

mainline planning services inc.

P.O. Box 319 Kleinburg, Ontario L0J 1C0

email: jdavidson@mainlineplanning.com

office tel: 905-893-0046

fax: 888-370-9474

Office Hours: Monday to Friday – 8:30am to 4:30pm

From: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>

Sent: Friday, April 11, 2025 1:11 PM

To: James Davidson <jdavidson@mainlineplanning.com>

Cc: Dilnesaw Chekol <Dilnesaw.Chekol@trca.ca>; Mena Iskander <miskander@cfcrozier.ca>; Rebecca Archer <rarcher@cfcrozier.ca>; James Boyd <jboyd@cfcrozier.ca>; Tony Nguyen (<tnguyen4@prologis.com>) <tnguyen4@prologis.com>; Joe Plutino <jplutino@mainlineplanning.com>; Jairo Morelli <Jairo.Morelli@trca.ca>

Subject: RE: Prologis - Hwy. 50 DC1 (Phase 2): TRCA Floodplain Memo

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Hello James,

Apologies for not responding sooner, I was in an OLT session the majority of yesterday.

We have brief availability today between 3-4pm, otherwise we have more general availability after 1pm on the 14th. Please send any invitations to the CC'd TRCA staff and we will look to accommodate.

Thank you,

Anthony Syhlonyk, MPlan

Planner

Development Planning and Permits | Development and Engineering Services

T: 1-437-880-1938

E: Anthony.Syhlonyk@trca.ca

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Enquiries/ applications within York Region municipalities – yorkplan@trca.ca

From: James Davidson <jdavidson@mainlineplanning.com>

Sent: April 9, 2025 4:48 PM

To: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>

Cc: Dilnesaw Chekol <Dilnesaw.Chekol@trca.ca>; Mena Iskander <miskander@cfcrozier.ca>; Rebecca Archer <rarcher@cfcrozier.ca>; James Boyd <jboyd@cfcrozier.ca>; Tony Nguyen (tnguyen4@prologis.com) <tnguyen4@prologis.com>; Joe Plutino <jplutino@mainlineplanning.com>

Subject: Prologis - Hwy. 50 DC1 (Phase 2): TRCA Floodplain Memo

EXTERNAL SENDER

Good afternoon, Anthony,

Over the past few weeks Crozier has been diligently working on floodplain modelling of the HDF adjacent to the second phase of development. We're looking to schedule a meeting this week so that we can share with you the findings of this analysis.

As time is of the essence, would you be available tomorrow or Friday for a 30-min Team's meeting?

Thanks in advance and we look forward to hearing from you!

Kind regards,

James Davidson
Planner
mainline planning services inc.
P.O. Box 319 Kleinburg, Ontario L0J 1C0

email: jdavidson@mainlineplanning.com

office tel: 905-893-0046

fax: 888-370-9474

Office Hours: Monday to Friday – 8:30am to 4:30pm

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Thank you.

Public Works

10 Peel Centre Dr.
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tel: 905-791-7800

peelregion.ca

April 29, 2025

Chinoye Sunny
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
chinoye.sunny@brampton.ca

**RE: Region of Peel Comments
 Zoning By-law Amendment
 0 Countryside Drive
 Mainline Planning Services Inc. on behalf of AMB Amalco BP 1 & 3
 Canco, Inc. (Prologis Phase 2)
 City File Number: OZS-2025-0003
 Regional File Number: RZ-25-003B**

Dear Chinoye,

Region of Peel staff have reviewed the first submission (R0) materials for the above-noted Zoning By-law Amendment application received on January 27, 2025 and April 16, 2025.

The application proposes to rezone a portion of the property from Agricultural – Section 1735 (A-1735) to Industrial Four – Section 3598 (M4-3598). These lands were previously excluded from the prior Zoning By-law Amendment as that portion of the property was originally within the MTO Highway 413 Focus Analysis Area (FAA). The Zoning By-law Amendment will ultimately facilitate the construction of a 38,238 m² (411,590.41 ft²) industrial building, being the third distribution building within the Prologis Brampton Distribution Center currently under construction.

Region of Peel Planning Authority

In accordance with Bill 185 which received Royal Assent on June 6, 2024, as of July 1, 2024, the Region has become an upper tier municipality without planning responsibilities. As such, lower-tier municipalities have assumed planning policy and approval responsibilities of the regional municipality, including primary responsibility for all planning in their geographies, except for matters requiring provincial approval. Per section 70.13(2), the Region's official plan will be deemed to constitute the official plan of the City of Brampton, and conformity will still be required until such time as Brampton amends Peel's Official Plan and approval is provided by the Province. Therefore on July 1, 2024, the current Region of Peel Official Plan shall be implemented by the City of Brampton.

Notwithstanding the above, at this time it is anticipated that beyond July 1, 2024, the Region's mandate will continue to include the provision of hard and soft services to the community, including but not limited to servicing, transportation, waste management, affordable housing, health services,

emergency services, etc. To this end the Region will continue to have an interest in community building to ensure the efficient, financially sustainable and effective delivery of infrastructure and services.

ACTION REQUIRED: Outstanding Application Fee

In the September 18, 2024 Region Pre-Consultation Checklist (PRE-2024-0094), it was identified that the Site Plan Application Review Fee of \$3,256.94 would be required as part of a complete Site Plan application. This was identified on the basis that a Site Plan application was required, and not a Zoning By-law Amendment.

On January 30, 2025, the Site Plan Application Review Fee was paid in the amount of January 30, 2025. The Region has not yet received a Site Plan application circulation from the City. Instead, the Region received this Zoning By-law Amendment application. Therefore, the Region's Zoning By-law Amendment Commenting Fee in the amount of \$4,937.94 is outstanding. This was communicated to the applicant on April 17, 2025. To date, this fee has not been paid.

To resolve the outstanding Zoning By-law fee, the applicant may submit payment for the difference of the two amounts (\$4,937.94-\$3,256.94=\$1,681), or alternatively, submit a new payment for the totality of the Zoning By-law Amendment fee (\$4,937.94) and the Region will hold the payment of the Site Plan to be applicable towards the payment required when the Site Plan is submitted.

Please be advised that resolution to this outstanding payment will be required prior to the Region providing clearance on the Zoning By-law Amendment.

The Region of Peel is currently accepting all payments in the form of Electronic Funds Transfer (EFT). Please email zzg-eftadvice@peelregion.ca to arrange setup of the EFT process. Kindly insert and complete the application information found below into your email request.

Name of Individual/Company Making Payment: **[Insert]**

Address: **[Insert]**

Dollar Amount of Payment: \$4,937.94

Region of Peel File Number: RZ-25-003B

Development Services

The Region has reviewed the application and recognizes the nature of the Zoning By-law Amendment and context of the overall development. The proposal is to essentially extend the existing zoning applied to the Phase 1 Prologis development to incorporate the Phase 2 lands which are within the GTA West Corridor.

The Region understands that the City has determined that this Zoning By-law Amendment application is required to address a zoning deficiency on site, prior to the Site Plan application being submitted. The City identified the required application materials, which included a Traffic Impact Study and Functional Servicing Report. The Region was not consulted on the requirements to support the Zoning By-law Amendment application.

The materials submitted support of this application were largely those materials submitted for Phase 1 of the Prologis development. Some components of these materials preliminarily addressed matters of Phase 2. The Region has reviewed these materials and determined that

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they are sufficient for the purposes of this application; however, there are a number of revisions which will be required to these reports which will be required as part of a submission of a complete Site Plan application. It is important to note that there are outstanding matters related to servicing, transportation/traffic, stormwater management and the Highway 50 Capital Project which are critical for the delivery of Regional services and must be addressed as part of a future Site Plan application submission. While a brief summary of these items are identified below, Appendix 'A' attached to this letter, provides more detailed formal comments as it relates to the requirements of the future Site Plan application for not only these matters, but others which have been identified as part of a review of this application.

- *Servicing*: Based on the Functional Servicing Report (FSR), water servicing is proposed to connect to the 300 mm watermain on Coleraine Drive via the Phase 1 development, while the sanitary sewer servicing is proposed to connect to the 900 mm diameter sanitary sewer on Highway 50. This sanitary sewer connection is a non-standard connection and will require additional review by the Region to explore permission to connect. The FSR does not include the specifics of the Phase 2 development or servicing plans which identify the proposed development and the proposed connections. The updated FSR and plans are required as part of a complete Site Plan application.
- *Transportation/Traffic*: An updated Traffic Impact Study is required to update the traffic volume estimates, include a capacity analysis of nearby public road intersections and review the accommodation of Long Combination Vehicles on the property. The Site Plan is to be updated to identify property requirements identified within the Region of Peel Official Plan and the Highway 50 Capital Project. The updated TIS and Site Plan are required as part of a complete Site Plan application.
- *Stormwater Management*: An updated Functional Servicing Report (FSR) and supporting plans, as well as a maintenance plan and letter are required to address the stormwater management solution for these lands, which is to be include the adjacent developments to the south. The stormwater management solution is to be aligned with the Highway 50 Capital Project works as well. The updated FSR and plans are required as part of a complete Site Plan application.
- *Highway 50 Capital Project*: There is an ongoing Capital Project #11-4080 to widen Highway 50 from Castlemore Road to Mayfield Road, and also to widen Mayfield Road from Regional Road 50 to Coleraine Drive. The capital project is at 100% detailed design (Project Manager: Sandra Sadek). This development application falls within the limits of this project. The Region will require the gratuitous dedication of lands to support the Capital Project prior to Site Plan approval. An updated Site Plan is required which identifies the property requirements. In addition, Regional staff will review the proposed development to ensure that there are no conflicts with the Highway 50 Capital Project. The updated Site Plan is required as part of a complete Site Plan application.

Conclusion

The Region has received and reviewed the first submission for the above-noted application and recognizes the nature of the Zoning By-law Amendment and context of the overall development. The proposal is to essentially extend the existing zoning applied to the Phase 1 Prologis development to incorporate the Phase 2 lands which are within the GTA West Corridor.

The materials submitted in support of this application were largely those materials submitted for Phase 1 of the Prologis development. Some components of these materials preliminarily

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addressed matters of Phase 2. The Region has reviewed these materials and determined that they are sufficient for the purposes of this application; however, there are a number of revisions which will be required to these reports which will be required as part of a submission of a complete Site Plan application. It is important to note that there are outstanding matters related to servicing, transportation/traffic, stormwater management and the Highway 50 Capital Project which are critical for the delivery of Regional services and must be addressed as part of a future Site Plan application submission. Appendix 'A' attached to this letter, provides more detailed formal comments as it relates to the requirements of the future Site Plan application for not only these matters, but others which have been identified as part of a review of this application.

At this time the Region is unable to provide clearance of the above-noted Zoning By-law Amendment as the Regional commenting fee, as outlined in this letter, remains outstanding. The applicant is requested to submit the payment as soon as possible.

The Region requests notification of Council's decision on this matter.

If you have any questions or concerns, please contact me (stephanie.mcvittie@peelregion.ca 905.791.7800 x. 3992) at your earliest convenience.

Thank you,



Stephanie McVittie
Principal Planner
Planning and Development Services
Region of Peel

c.: James Davidson, Mainline Planning Services Inc. (jdavidson@mainlineplanning.com)
planningcomments@brampton.ca

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