

**Mahmood, Nasir**

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**From:** PrimeCities <WSP.PrimeCities@wspdigitalfactory.com>  
**Sent:** 2024/05/30 5:24 PM  
**To:** Planningcomments; Mahmood, Nasir  
**Subject:** [EXTERNAL]OPA, ZBLA, and Draft Plan of Subdivision (OZS-2024-0031), 8331 Heritage Rd., Brampton

**Categories:** Orange Category

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**5/30/2024**

**Planning Comments, Nasir Mahmood**

**Brampton**

**Brampton (City)**

**Attention: Planning Comments, Nasir Mahmood**

**Re: OPA, ZBLA, and Draft Plan of Subdivision (OZS-2024-0031), 8331 Heritage Rd., Brampton;**

**Your File No. OZS-2024-0031**

**Our File No. DTS: 27668 / Circ: 42175**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

**Bell Canada Condition(s) of Approval**

- 1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
  
- 2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

### **Concluding Remarks:**

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan  
Senior Manager - Municipal Liaison  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca).



CANADA POST  
201 - 1860 MIDLAND AVE  
TORONTO ON M1P 5A1

[CANADAPOST.CA](http://CANADAPOST.CA)

POSTES CANADA  
201 - 1860 MIDLAND AVE  
TORONTO ON M1P 5A1

[POSTESCANADA.CA](http://POSTESCANADA.CA)

Tuesday, June 11, 2024

City of Brampton  
Planning, Building and Growth Management  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Attention: Nasir Mahmood, Planner  
[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca)

**RE: Request for Comments**  
**OZS-2024-0031**  
**8331 Heritage Rd**

Dear Nasir,

Thank you for the opportunity to comment on the above noted application.

Mail delivery to these new commercial buildings will be centralized through a community mailbox.

The applicant should contact Canada Post to discuss mail delivery and addressing.

Should you require further information, please do not hesitate to contact me at the mailing address or telephone number below.

Sincerely,

*Nikki Talusan*

Nikki Talusan  
Delivery Services Officer  
647-290-1186  
[nikki.talusan@canadapost.ca](mailto:nikki.talusan@canadapost.ca)

## Mahmood, Nasir

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** 2024/05/30 3:38 PM  
**To:** Planningcomments; Mahmood, Nasir  
**Cc:** Trdoslavic, Shawntelle  
**Subject:** [EXTERNAL]RE: [OZS-2024-0031] Notice of Application and Request for Comments  
DUE: JUN 10/2024

**Categories:** Orange Category

**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](mailto: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](http://enbridge.com)  
Safety. Integrity. Respect. Inclusion.

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**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** Monday, May 27, 2024 4:58 PM  
**To:** ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; 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@csmiamonde.ca>; Hughes, Trisha <trisha.hughes@cvc.ca>; Pakulski, Beata <beata.pakulski@cvc.ca>; Bhatt, Stuti <stuti.bhatt@cvc.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Dave A. Robinson <DaveA.Robinson@alecrautilities.com>; max.watters@alecrautilities.com; Dennis De Rango <landuseplanning@hydroone.com>; gtaw.newarea@rci.rogers.com; CA - Circulations <CA.Circulations@wsp.com>; christopher.fearon@canadapost.ca; RAI, Nirmaljit <nirmaljit.rai@canadapost.postescanada.ca>; TALUSAN, Nikki <Nikki.Talusan@canadapost.postescanada.ca>  
**Cc:** Mahmood, Nasir <Nasir.Mahmood@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>; Adshead,

Janice <Janice.Adshead@brampton.ca>; Hans, Shawnica <Shawnica.Hans@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>

**Subject:** [External] [OZS-2024-0031] Notice of Application and Request for Comments DUE: JUN 10/2024

**CAUTION! EXTERNAL SENDER**

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

DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good Afternoon,

An application for **8331 Heritage Road** with an assigned file number of **OZS-2024-0031** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

As part of our commitment to improving our development application processes, timely reviews are crucial due to compressed timelines.

Please submit your comments to both our general inbox at [planningcomments@brampton.ca](mailto:planningcomments@brampton.ca) and the assigned planner by **June 10, 2024**

If you have any concerns, please contact the assigned planner at [nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca)

*Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.*

**How to Access Applicant Submitted Documents**

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great evening!

**Shawntelle Trdoslavic**

Development Services Clerk

Planning, Building and Growth Management

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

Our Focus Is People 



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June 10, 2024

VIA EMAIL

City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**Attention: Nasir Mahmood**

**Re: City File OZS-2024-0031  
CVC File OZ 24/031  
840966 ONTARIO LIMITED  
8331 Heritage Road  
Part of Lot 2, Concession 5 WHS  
City of Brampton**

Credit Valley Conservation (CVC) staff have had the opportunity to review the submission for the above-noted Official Plan and Zoning By-law Amendment application, to enable development of a proposed retail commercial plaza.

**CVC REGULATED AREA:**

Based on information available, the property is located adjacent to the Levi Creek and Heritage Creek valleys and partially regulated due to the associated natural hazards (erosion, slope and floodplain). As such, this site is subject to the Prohibited Activities, Exemptions, and Permits Regulation (Ontario Regulation 41/24). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

**Comments**

CVC staff have reviewed the submission, including the Functional Servicing & Stormwater Management Report (SKIRA & Associates Ltd., April 9, 2024), Conceptual Site Grading Plan and Conceptual Site Servicing Plan (SKIRA, last revised April 25, 2024). Based on our review, the proposed plans are generally acceptable.

In this regard, CVC staff have **no objection** to the proposed Official Plan and Zoning By-law Amendment application.

We will continue to review the proposed development through the detailed design stage (e.g., site plan application), and a permit from CVC will be required prior to

any development within the regulated area. Please circulate CVC on future applications regarding this property.

We trust this is satisfactory, however should you have any questions feel free to contact the undersigned at trisha.hughes@cvc.ca or 905-670-1615 ext. 3250.

Sincerely,

A handwritten signature in black ink that reads "Trisha Hughes". The signature is written in a cursive, flowing style.

Trisha Hughes  
Acting Senior Planner

c.c. Glen Schnarr & Associates Inc., c/o Jennifer Staden (agent)  
840966 ONTARIO LIMITED, c/o Drago Vuckovic (owner)

## Mike Jozwik

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**From:** Hughes, Trisha <trisha.hughes@cvc.ca>  
**Sent:** November 29, 2023 5:43 PM  
**To:** dvuckovic@ashleyoakshomes.com; Mike Jozwik  
**Subject:** CVC Permit FF 23/300 - 8331 Heritage Road in Brampton  
**Attachments:** lgl\_ff23300permit\_br\_20231129.pdf; lgl\_ff23300dwgs\_br\_20231128.pdf

222B134/135

Hello Drago and Roman,

Please find attached a copy of CVC permit FF 23/300 for development in the Regulated Area for topsoil stripping and earthworks to facilitate subdivisions 21T-10001B Phase 2 and 21T-19015B at 8331 Heritage Rd in Brampton. Please note that this email together with the associated attachments serves as your permit from CVC.

Should you have any questions about the above, please contact the undersigned to discuss.

Sincerely,

**Trisha Hughes** | RPP | she/her/hers

Acting Senior Planner, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext 325 | M: 437-855-4056

[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca) | [cvc.ca](https://cvc.ca)



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**Credit Valley  
Conservation**  
inspired by nature

## Credit Valley Conservation Authority

Date of Issuance: November 29, 2023

**PERMIT 23/300**

IN ACCORDANCE WITH:

ONTARIO REGULATION 160/06, PURSUANT TO SECTION 28 OF THE CONSERVATION AUTHORITIES ACT (R.S.O. 1990 Chapter C.27).

PERMISSION HAS BEEN GRANTED TO:

**Owner Name:** Ashley Oaks Homes Inc. (Drago Vuckovic) **Tel:** 905 276-9980

**Address:** 918 Dundas St E, Unit 500, Mississauga ON L4Y 4H9

**Agent Name:** Skira & Associates (Roman Kerkusz) **Tel:** 416 938-9053

**Address:** 3464 Semenyk Crt, Mississauga ON L5C 4P8

**Property Location:** 8331 Heritage Road  
Part Lot 2, Concession 5 WHS  
City of Brampton

This permit is issued for the above noted property for the purpose of:

**Development in the Regulated Area for topsoil stripping and earthworks to facilitate subdivisions 21T-10001B Phase 2 and 21T-19015B.**

This permit is valid for 2 (two) years and is  
subject to the following conditions:

**Expiry Date: November 29, 2025**

### CONDITIONS:

1. That the work be carried out in accordance with the following plans which are marked: **23/300**
  - **Erosion and Sediment Control Plan – Stage 1 (Dwg 18), prepared by SKIRA & Associates Ltd., last revised November 10, 2023 and stamped by CVC on November 28, 2023**
  - **Erosion and Sediment Control Plan – Stage 1 (Dwg 13), prepared by SKIRA & Associates Ltd., last revised November 17, 2023 and stamped by CVC on November 28, 2023**
2. That permission granted herein shall lapse on the above noted expiry date, unless the work for which the permission has been given has been completed. If the work has not been completed by the aforementioned date, this permit is invalid and all on-going and future work must cease and a new application be submitted to the Credit Valley Conservation Authority. New applications will be assessed in accordance with information, policies and practices in place as of the date of receipt of the new submission. What shall be deemed as "complete" is within the sole discretion of the Credit Valley Conservation Authority.
3. That the Credit Valley Conservation Authority be notified 48 hours prior to the commencement of any works and be notified of the completion of the project.
4. That appropriate erosion and sediment control measures must be installed prior to construction and maintained until all disturbed areas have been stabilized.
5. That all disturbed areas be stabilized and restored to existing conditions or better immediately upon completion of the works.

### INSPECTIONS MAY BE CARRIED OUT BY CVC STAFF MEMBERS TO ENSURE THAT THE WORK IS UNDERTAKEN AND COMPLETED ACCORDING TO THE APPROVED PLANS.

Be advised that the Credit Valley Conservation Authority may, at any time, withdraw this permission, if, in the opinion of the Authority, the conditions of the permit are not being complied with. This approval does not exempt the property owner/applicant/agent from the provisions of any other Federal, Provincial or Municipal statutes, regulations or by-laws, or any rights under common law.

  
Regulations Officer

## Public Works

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

peelregion.ca

June 28, 2024

Nasir Mahmood  
Planner  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca)

**RE: Region of Peel Comments**  
**Zoning By-law Amendment**  
**8331 Heritage Road**  
**Glen Schnarr & Associates Inc on behalf of 840966 Ontario Limited**  
**City File: OZS-2024-0031**  
**Regional File: RZ-24-031B**

Dear Nasir,

Region of Peel staff have reviewed the first formal submission for the above-noted rezoning application (received May 27, 2024), which includes a site plan, servicing plan, grading plan, and FSR. The application proposes the development of a retail commercial plaza with six 1-storey retail building and two 2-storey retail/office buildings across three blocks (total GFA: 5,972 sq.m.). Our comments are as follows:

### Public Health Recommendations:

- We acknowledge sustainable features including defined pedestrian pathways between buildings, pedestrian walkways to future transit stops, seating areas and bicycle racks.
- The development received a score of 43 which is a bronze level. The development is on the path to contributing to a sustainable community.
- Public Health has no further comments on this development.

### Waste Management Requirements:

- The subject development is not within the vicinity of a landfill site.
- For commercial retail developments, private waste collection is required.

### Servicing Connections Comments

- Regional Staff have reviewed the FSR dated April 9, 2024, which had the same numbers as the FSR dated March 31, 2024, which was already modelled:

Requested Population: 1614  
(Wastewater) PWWF-L/s: 21.1

Water MDD L/s: 7.8  
Requested Fireflow L/s: 283.4  
ADD=5.6L/s  
MDD=7.8L/s  
PHD=16.8L/s

## Public Works

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

[peelregion.ca](http://peelregion.ca)

- The proposed commercial development will be serviced to the future 300mm watermain on the future Brasstown Valley Trail. Each block will be provided with a 200mm fire line and a 100mm domestic connection to the property line. Individual water service connections will be provided to the proposed commercial buildings. The proposed commercial development will be serviced by the future 600mm sanitary sewer on the future Brasstown Valley Trail. Two (2) 250mm sanitary connections will be constructed for the proposed commercial development. Individual sanitary connections will be provided to the proposed commercial buildings.
- Based on what has been provided in the FSR, there are no capacity constraints for servicing this site.
- Servicing drawings will be assigned & reviewed at Site Plan stage.

Given the above, Peel has no objections to the rezoning application to allow for the current proposed use of the subject lands. We look forward to receiving the future site plan application and addressing any outstanding comments.

If you have any questions or concerns, please contact the undersigned at ([Michelle.Hui@peelregion.ca](mailto:Michelle.Hui@peelregion.ca) or 905.791.7800 x 3043).

Thank you,

*Michelle Hui*

**Michelle Hui**  
Planner  
Planning and Development Services  
Region of Peel

April 30, 2025

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

Re: Notice of Application and Request for Comments – 8331 Heritage Road  
COB File: OZS-2024-0031

Dear Nasir,

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 grant all necessary aerial or underground easements, as may be required.
- 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 26 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/ The Developer/Customer/Engineering Firm must adhere to all the Alectra Utilities Corporation Distribution Standards. You must register online, in order to gain access to our Alectra Construction Standards. The link to access Alectra standards can be found here: [Distribution Standards & Materials Registration \(office.com\)](https://office.com)

F/ 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 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 905-866-4377 if there are any questions.

Yours Truly,

Rodnne Ferry, C.E.T.  
Supervisor, Distribution Design – ICI & Layouts  
Alectra Utilities