

July 28, 2022

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

Re: Application for Zoning by-Law Amendment – 9445 Clarkway Dr

COB File: OZS-2022-0019

Dear Alex,

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/ 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 905-452-5541 if there are any questions.

Yours Truly,

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

July 25, 2022

Alex Sepe
Development Planner
Planning, Building & Economic Development Services
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Alex,

Re: Official Plan Amendment, Zoning By-Law Amendment
Brampton and Regional Islamic Centre (BARIC)
9445 Clarkway Drive
City of Brampton
File No.: OZS-2022-0019

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

Sincerely,



Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

August 15, 2022

Alex Sepe
Planner III, Development Services
City of Brampton
2 Wellington Street West
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Alex.Sepe@brampton.ca

Public Works

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Suite A
Brampton, ON
L6T 4B9
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peelregion.ca

**RE: Region of Peel Comments
Official Plan Amendment & Zoning By-law Amendment
9445 Clarkway Drive, City of Brampton
OZS-2022-0019
Regional File: OZ-22-019B**

Dear Mr. Sepe,

Regional staff has reviewed the above noted Official Plan Amendment and Zoning By-Law Amendment application to redesignate the lands from “Open Space” to “Mixed Use Commercial Institutional” and the Zoning designation from “Agricultural” to “Institutional One Zone” to accommodate a place of worship including religious and cultural uses. The Region has reviewed the submitted material and offer the following comments to assist future submission.

Servicing

There is an ongoing Miscellaneous Project B17.301 in the vicinity, please reach out to the adjacent owner to discuss a possible connection to it, RJ Burnside is the consultant.

Water Servicing

- There is an existing 300 mm diameter water main is located on (New) Clarkway Dr.
- This proposal requires connection to a minimum municipal watermain size of 300mm. (Watermain Design Criteria 2.1)
- 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.
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.

Sewer Servicing

- There is an existing 750mm diameter and 1200mm diameter sanitary sewer located on Hwy 50.
- Proposed connection to the 750mm will have to be investigated and confirmed as it is a major sanitary sewer trunk and connection may not be permitted. There is also a flow monitor on the MH.
- 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.
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.

Regional Roads and Storm Water Requirements

- The Region of Peel has an Environmental Compliance Approval in draft (CLI ECA # 009-S701), for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no additional flows are permitted and no new connections are made to Regional Roads.
- Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the Region of Peel, the local Conservation Authority and all concerned departments and agencies. Alternatively, flows can be mitigated using Low Impact Development Technologies. Developers are required to demonstrate how this will be achieved through a Stormwater Management Report.
- No grading will be permitted within any Region of Peel ROW to support adjacent developments.
- Grading and Drainage approval by the Region of Peel is required prior to Site Plan Approval.
- A copy of the draft reference plan satisfactory to Traffic and Legal will be required prior to site plan approval.
- We have received the SWMR dated 2022-03-11 and prepared by Ram Engineering/Ram Dharamdial, M.E., M. Eng., P. Eng. The Report will be reviewed and preliminary comments will be provided.
- The Region will require a satisfactory Stormwater Management Report prior to Site Plan Approval.
- Prior to Site Plan approval, Grading and Drainage drawings are required for Review by Servicing Connections.
- Please refer to the Region's Storm Water Management Report Criteria within the Functional Servicing and Stormwater Management Report document found on-line.
- The non-refundable Stormwater Management Report Fee of \$515 is required as per the current Fees By-law prior to Official Plan Amendment and Zoning By-Law Amendment approval.

Functional Servicing Report

- A satisfactory Functional Servicing Report is required prior to OZ/RZ Approval.
- Please refer to the Region's Functional Servicing Report Criteria within the Functional Servicing and Stormwater Management Report document found on-line.

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- The consultant is required to complete and submit the Single-Use Demand table for the Region to fulfil our modelling requirements and determine the proposal's impact to the existing system. The table shall be accompanied by the Supporting graphs for the hydrant flow tests and shall be stamped and signed by the Professional Consulting Engineer. This table will be required prior to RZ/OZ Approval
- For the design flow calculations, please use your site specific estimated population or the most current Ontario Building Code Occupant Load determination.
- A FSR dated 2022-03-11 and prepared by Ram Engineering/Ram Dharamdial, M.E., M. Eng., P. Eng was received. The Report is incomplete and outstanding information/revisions will be provided to the consultant.

Site Servicing Requirements

- A satisfactory site servicing submission and the 1st (\$410) submission fee as per the latest fee by-law are required prior to site plan approval (C603144).
- All Servicing and Grading drawings shall reflect the Region's and Local Municipality's road widening requirements.
- Please indicate if Developer will be pursuing LEED certification.
- The Region will not accept property line chambers and maintenance holes within foundation walls and in the road allowance. These appurtenances shall be to Region standards, accessible, separated from the foundation and accommodated with a notch out in the foundation wall.
- 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.
- Regional site servicing connection approvals will not be issued until preliminary acceptance is granted by the Region of Peel for any external project required to facilitate the proposal.
- 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 asset 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, provide us with your name, name of your agency/company and your email address and we will request access on your behalf. Once access has been requested, instructions will be provided in the welcome email. Please contact Iwona Frandsen at iwona.frandsen@peelregion.ca , to request access.
- If you require assistance in addition to the information found in EPAL, please contact Records at PWServiceRequests@peelregion.ca
- Please be advised that 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

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accept Electronic Fund Transfers (EFT). Please contact Servicing Connection at siteplanservicing@peelregion.ca for the process to submit an Electronic Fund Transfer for your servicing application fees.

Traffic Development and Permits

- The Region of Peel will require the gratuitous dedication of lands to meet the Official Plan requirement of $45 + 5.5 = 50.5$ metre, 25.25 metre from the centreline of the right-of-way of Highway 50.
- The Region of Peel will require the gratuitous dedication of a 0.3 metre reserve along the frontage of the property along Highway 50.
- The applicant is required to gratuitously dedicate this land to the Region, free and clear of all encumbrances. The applicant must provide the Region with the necessary transfer documents and deposited reference plan(s) to confirm the Region's ownership. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.

Waste Management

- Not within a vicinity of a landfill.
- Front-end collection of garbage and/or Semi-automated collection of recyclable materials will be provided by the Region of Peel subject to the following conditions being met and labelled on the Site Plan on the site plan:
- Front-end waste collection within the development and must adhere to WCDSM Section 2.0, 6.0 and 6.3.
- Eligible Places of Worship must comply with the following requirements for waste collection services by the Region:
 - Places of Worship designed to accommodate less than 450 persons must set-out Front-End Bins for Garbage and one Recycling Carts for Recyclable Materials for every 75 persons.
 - Please refer to WCDSM Appendix 8 for cart Dimensions – BIA Garbage and BIA Recycling Carts.
 - Places of Worship designed to accommodate more than 450 persons must Set-out Front-end Bins for both Garbage and Recyclable Materials. WCDSM Table 13 and Table 14 can be used to calculate the number of Front-end Bins for Garbage and Recyclable Materials at Places of Worship.
 - In the garbage room and garbage staging area, the type of receptacles (garbage or recycling) must be clearly labelled and shown on the drawings.
 - Access route must be met if the proposed collection is within the site and all roads must be min. 6m in width and all turns must be min. 13m from the centreline.
 - A minimum 18 metre straight head-on approach to the concealed collection point is required. This approach is to be level and solid (+/- 2%) and the same width as the collection point. This must be shown and labelled on subsequent revised drawings.
 - If the waste collection vehicle is required to drive onto or over a supported structure (such as an air grate, transformer cover, or underground parking garage) the Region must be provided with a letter from a professional engineer (licensed by Professional Engineers Ontario) certifying that the structure can safely support a fully loaded Waste Collection Vehicle weighing 35 tonnes.

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- For more information, please consult the Region of Peel Waste Collection Design Standards Manual (WCDSM) available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>

Public Health

- Through ROPA 27, the Region of Peel has implemented the Healthy Development Framework, 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. In Brampton, the Sustainability Assessment integrates healthy design standards, while also incorporating other components of sustainability within a single, streamlined tool.
- A key policy of ROPA 27 is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, the Region and the City of Brampton are working collaboratively to ensure health is considered as part of the review of development applications, and where warranted, communicated to local Council.
- In order to achieve closer alignment with the vision of a pedestrian friendly mixed-use community, there is an opportunity to integrate design features that facilitate pedestrian circulation, connectivity and minimize impact on the environment.
- Should the Official Plan Amendment and Zoning By-law Amendment be approved, the following are our recommendations:
 - Recommend visitor bicycle parking spaces near building entrance.
 - Consider providing a pedestrian walkway connection to road.
 - If feasible, explore potential for a pedestrian walkway within the site and/or outdoor amenity area which provides opportunities for exercise and social interaction.
 - Recommend incorporating permeable or light-coloured paving instead of black asphalt paving to minimize negative aesthetic and environmental impacts.
 - Walkways should incorporate landscaping with shading and pedestrian scaled lighting.

Sustainable Transportation

- Sustainable Transportation Strategy recognizes and identifies Peel's role to build awareness relating to sustainable modes of commuting, such as carpooling, transit, telework, walking and cycling. TDM/AT has a vital role in the design of urban environments and its influence on travel choices. Some of the outcomes that the Region of Peel – STSI (Sustainable Transportation and Strategic Initiatives) aims to achieve by integrating TDM/AT and development to provide more attractive streetscapes that are inclusive and inviting for everyone: motorists, pedestrians, and cyclists; and promotes a healthy and active lifestyle.
 - It is recommended that sidewalks are of smooth, well-drained walking surfaces of contrasting materials or treatments to differentiate pedestrian areas from vehicle areas and provide marked pedestrian crosswalks at intersection sidewalks.
 - Sidewalks to be standard width of 1.5 m.
 - Make sidewalks and open space areas easily accessible through features such as gradual grade transition, depressed curbs (cut curbs) throughout property.
 - Ensure that walking routes to transit stops are secure, visible, lighted, shaded and wind-protected wherever possible.

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- Provide lighting, landscaping and benches along walking and cycling routes between building entrances and streets, sidewalks, and trails.
- Provide wayfinding signage for site access (where required) to help provide directions to reach transit stops/stations, trails, or other common destinations.
- Provide bicycle parking in a highly visible and lighted area, near main entrance of building. Bicycle parking should be sheltered from weather whenever possible.
- Provide bicycle parking spaces equivalent to the expected number of commuter and visitor cyclists, plus an additional buffer of 25% to encourage other cyclists and ensure adequate capacity in peak cycling season.
- Provide shower and change facilities for the use of active commuters.
- Provide a permanent bike repair station with commonly used tools and an air pump adjacent to the main bicycle parking area (or secured bicycle parking area, if provided)
- Provide carshare parking spaces of up to two vehicles and work with a local carshare company.
- Suggestion providing EV charging stations for residents to accommodate various EV vehicle types (E-bike, E-Car, E-Scooters)

Notes

Traffic

- Below link also contains additional links.
 - Traffic impact study - Region of Peel (peelregion.ca) - <https://www.peelregion.ca/pw/transportation/business/traffic-impact-study.asp>
 - Controlled Access By-law - <https://www.peelregion.ca/council/bylaws/2010s/2013/by62-2013.htm>
 - Road Characterization - <https://peelregion.ca/pw/transportation/business/peel-road-characters.asp>
- Please reach out to the below staff for other relevant data:
 - Damian Jamroz (damian.jamroz@peelregion.ca) – Traffic Operations for TMC information
 - Rebecca Caughey (Rebecca.caughry@peelregion.ca) – Traffic Signals and Systems for signal timing information
- The Region of Peel will require one (1) copy to be in electronic format and one (1) hard copy complete with the appropriate supporting documentation. This shall be submitted to the Traffic and Transportation Engineering section of Public Works Department for our review, comment and approval.

Servicing

- 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 the Latest Fees Bylaw. All fees may be subject to change on annual basis pending Council approval.

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- 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 (reference file # C603144)
- 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.

Legal Requirements

- Private Servicing Easements may be required prior to Region of Peel Site Servicing connection approval. This will be determined once the Legal Review has been completed and the site servicing proposal is reviewed.
- The applicant is required to provide to the Region with copies of the most current PINS prior to Site Plan Approval Further comments/requirements will be provided once the PINS are reviewed by a Regional Law Clerk.

Helpful Links

- Please refer to Section 3 of our Site Plan Process for Site Servicing Submission Requirements found at the following link:
<http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>
- For questions related to site servicing application submission requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973 or email siteplanservicing@peelregion.ca
- For the location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at PWServiceRequests@peelregion.ca
- For Underground Locate Requests please go to the following link:
<https://www.peelregion.ca/pw/locaterequest/>
- Please refer to our Standard Drawings to determine which standards are applicable to your project found at the following link:
<http://www.peelregion.ca/pw/other/standards/linear/drawings/>
- For Information on site servicing application submission requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973.
- Please refer to the Latest Fees Bylaw found on-line at
<http://www.peelregion.ca/council/bylaws/2010s/2019/bl-67-2019.pdf>
- Please refer to the Region's Functional Servicing Report Criteria found at the following link:
<http://www.peelregion.ca/pw/other/standards/linear/reports/pdfs/swm-fsr-final-july2009.pdf>
- Please review the Region's Water Design Criteria for more information found at the following link:
<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/water-design.pdf>

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If you have any questions or concerns, please contact me (Herman.Wessels@peelregion.ca 905.791.7800 X4209) at your earliest convenience.

Yours truly,

A handwritten signature in black ink that reads "Herman Wessels". The signature is written in a cursive style with a large, stylized initial "H".

Herman Wessels
Intermediate Planner, Development Services
Region of Peel

Public Works

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May 7, 2024

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

Public Works

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**RE: Application for Official Plan Amendment & Zoning By-law Amendment
Brampton and Religious Islamic Centre (BARIC)
9445 Clarkway Drive
City of Brampton
City File: OZS-2022-0019
Regional File: OZ-22-019B**

Dear Chinoye,

Region of Peel Development Staff have reviewed the above noted Official Plan Amendment Application and zoning bylaw amendment application to facilitate the development of a place of worship including religious and cultural uses on the subject lands and offer the following:

Regional Requirements prior to Official Plan and Zoning By-law Amendment Approval

Development Planning Requirements

- Peel Region By-law 1-2000 states that local Official Plan amendments are exempt from Regional Approval where they do not require an amendment to the Regional Official Plan; where they have regard to the Provincial Policy Statement and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the Planning Act and where the Region has advised that no Regional Official Plan amendment is required to accommodate the local Official Plan amendment.
- It is acknowledged that the required application review fee has been received by Development Services.

Site Servicing Requirements

- The Miscellaneous project B17.301 is back on track, revised FSR should be submitted taking that into consideration, applicant shall reach out to the developer of 9416 Hwy 50 to obtain detailed drawings, sanitary sewer connection can be made to future MH1A.
- Submitted FSR, last revised March 2024 shall be revised to reflect the above and details that have been provided to engineering consultant for changed servicing scenario.

- FSR fee has not been received and has increased to \$1025 as per Bylaw 30-2023.
- Further details have been provided to engineering consultant by Servicing Connections to be used in the revisions of the FSR.

Traffic Engineering Requirements

Access/Study Requirements

- The Region is in receipt of the Traffic Impact Study (TIS) and would like to offer the following comments:
 - It should be noted that The Region of Peel will support a single internal access located off Clarkway Drive.

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 licence has been granted.

Waste Management Requirements

- There is no landfill site within the vicinity of the subject property.
- For this non-residential development, private waste collection is required.

Stormwater Management Requirements

- Please use the Region of Peel's Public Works Stormwater Design Criteria and Procedural Manual for the intensity of rainfall calculations. See section 6 – Design Flows – Hydrologic & Hydraulic Models of the document linked here: <https://www.peelregion.ca/public-works/design-standards/pdf/stormwater-design-criteria-201906.pdf>
- Refer to the above noted document for orifice controls. For orifice greater than 100mm, an orifice tube should be implemented.
- Please explain how the site constraints use of a treatment train approach for quality control where flows from the OGS are further treated downstream. Refer to Region's stormwater management guidelines.
- For erosion control, 5mm retention at full build out is required and runoff is to be detained from a 25mm storm event over 24 to 48 hours.
- Water balance criteria is not met. Please consider the implementation of Low Impact Development technologies to meet this criterion. Refer to the Region's stormwater management guidelines.
- Please comment on the hydrogeological findings in the report in relation with the Water Balance criteria and the uplift pressure on SWM tank.

Concluding Comments:

Please note that following the approval of the above noted amendment applications, additional comments will be provided upon the submission of a formal site plan application. If you have any questions or concerns, please contact me (emily.nix@peelregion.ca 905.791.7800 x2620) at your earliest convenience.

Public Works

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Yours truly,



Emily Nix
Planning and Development Services
Region of Peel

Cc Manni Chauhan, MCIP, RPP, G-Force Urban Planners

Public Works

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May 5, 2025

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

**RE: Application for Official Plan Amendment & Zoning By-law Amendment
Brampton and Religious Islamic Centre (BARIC)
9445 Clarkway Drive
City of Brampton
City File: OZS-2022-0019
Regional File: OZ-22-019B**

Dear Chinoye,

Region of Peel Development Staff have reviewed the above noted Official Plan Amendment Application and zoning bylaw amendment application to facilitate the development of a place of worship including religious and cultural uses on the subject lands

The Region has no objections to the proposed official plan and zoning bylaw amendment and offer clearance for the advancement of the application. The following comments on this basis to support the future site plan application.

Regional Requirements prior to Site Plan Approval

Development Planning Requirements

- It is acknowledged that the required OZ application review fee has been received by Development Services.
- Please note that a request will be made for the payment of the Site Plan review fee during the site plan application review process. Payment will be required prior to Site Plan approval.

Site Servicing Requirements

- Servicing connections confirms the receipt of payment for the require FSR fee.
- Satisfactory revisions have been made to the site servicing drawing and FSR with respect to the proposed connections to the new Clarkway watermain and the Highway 50 sanitary sewer.
- The submitted FSR last revised Feb 20,2025 by Ram Engineering /Ram Dharamdial, M.E., M. Eng., P. Eng. Is satisfactory (water and sani portion).

Traffic Engineering Requirements

Access/Study Requirements

- The Region is in receipt of the Traffic Impact Study (TIS) and would like to offer the following comments:
 - It should be noted that The Region of Peel will support a single internal access located off Clarkway Drive.
 - To reiterate, an access from Highway 50 will not be supported.

Land Dedication Requirements

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 50 (Highway 50) which has a right of way of 50.5 metres, 25.25 metres from the centreline of the road allowance, within 245 metres of an intersection to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 50 (Highway 50) behind the property line, except at any approved access point;
- The applicant is required to gratuitously dedicate the 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;
- Reference plan(s) and transfer document(s) must be completed prior to granting execution of the site plan agreement and/or final site plan approval.

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 licence has been granted.

Stormwater Management Requirements

- Please label the orifice tube with correct size in Dwg No. SSG-2 as per FSR&SWM report.
- Provide missing planview label for Stormceptor (STC EFO 4) in Dwg No. SSG-2.
- Provide a servicing cross section from the pond to the Hwy 50 ditch tie-in elevation.
- End treatment (including rip-rap) of outlet pipe from the pond should be within private property limits. Please revise.
- Provide a maintenance plan and letter for the site, signed by the property owner to commit to regular maintenance and inspection of the quantity and quality control measures on site.

Concluding Comments:

Please note that following the approval of the above noted amendment applications, additional comments will be provided upon the submission of a formal site plan application. If you have any questions or concerns, please contact me (emily.nix@peelregion.ca) at your earliest convenience.

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Yours truly,



Emily Nix
Planning and Development Services
Region of Peel

Cc Manni Chauhan, MCIP, RPP, G-Force Urban Planners

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