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# RESULTS OF EXTERNAL CIRCULATION

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June 27, 2025

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

Re: Notice of Application and Request for Comments – 0-220 Sun Pac Boulevard  
COB File: OZS-2025-0025

Dear Charles,

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

**Ng, Charles**

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**From:** Pathak, Jahnvi <Jahnvi.Pathak@dpcdsb.org>  
**Sent:** 2025/07/08 9:34 AM  
**To:** Planningcomments; Ng, Charles  
**Cc:** zach.tessaro@peelsb.com  
**Subject:** [EXTERNAL]Comments OZS-2025-0025

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

**RE: Application to Amend the Zoning By-law  
0-220 Sun Pac Blvd  
West of Goreway Dr, north of Queen St E  
OZS-2025-0025**

The Dufferin-Peel Catholic District School Board (DPCDSB) has reviewed the above-noted application and since the proposed development is for parking and storage of trucks and trailers, no students are anticipated from this development.

DPCDSB has no comments or objection to the further processing of this application.

Regards,

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**Jahnvi Pathak**

Planner - Planning Department

Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga ON L5R 1C5

Tel: 905-890-0708 ext. 24161 | Email: [jahnvi.pathak@dpcdsb.org](mailto:jahnvi.pathak@dpcdsb.org)

Website: [www.dpcdsb.org](http://www.dpcdsb.org) | X: [@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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**Ng, Charles**

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** 2025/07/02 3:40 PM  
**To:** Planningcomments; Ng, Charles  
**Cc:** Trdoslavic, Shawntelle  
**Subject:** [EXTERNAL]RE: [OZS-2025-0025] Notice of Application and Request for Comments  
DUE: JUL 15/2025

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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 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  
**Safety. Integrity. Respect. Inclusion.**

**Ng, Charles**

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**From:** Jenna Auger <Jenna.Auger@metrolinx.com>  
**Sent:** 2025/06/24 1:51 PM  
**To:** Trdoslavic, Shawntelle; Ng, Charles  
**Subject:** [EXTERNAL]RE: [OZS-2025-0025] Notice of Application and Request for Comments  
DUE: JUL 15/2025

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Good afternoon,

Please be advised that the subject lands 0-220 Sun Pac Blvd falls outside of the designated Metrolinx review zones. Metrolinx therefore has no comments and / or concerns. For future reference, please consult the webpage and mapping portal provided below, in order to determine when Metrolinx should be circulated.

Development Projects near Metrolinx Rail Corridors (GO/LRT):

<https://www.metrolinx.com/en/about-us/doing-business-with-metrolinx/development-opportunities/adjacent-development-review>

Metrolinx Zone of Influence Mapping Portal:

[https://maps.metrolinx.com/Third\\_Party\\_Coordination\\_Permitting/](https://maps.metrolinx.com/Third_Party_Coordination_Permitting/)

Metrolinx may also be removed from future circulations of this site.

Thank you,

**Jenna Auger (She/Her)**

Project Analyst, Adjacent Construction Review (ACR)

Development & Real Estate Management

T: (416)-881-0579

20 Bay Street | Toronto | Ontario | M5J 2W3



*\*\*Adjacent Construction Review (ACR) was formerly Third-Party Projects Review (TPPR)\*\**

## Ng, Charles

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**From:** Tessaro, Zach <zach.tessaro@peelsb.com>  
**Sent:** 2025/07/16 1:56 PM  
**To:** Ng, Charles; Planningcomments  
**Cc:** Gooding, Nick; Wigle, Julian; Pathak, Jahnvi  
**Subject:** RE: [EXTERNAL] [OZS-2025-0025] Notice of Application and Request for Comments  
DUE: JUL 15/2025

Hi Charles,

PDSB has no comments for the above-noted application as it is non-residential.

All the best,

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**Zach Tessaro, BES**

Planner - Development  
Planning & Accommodation Support Services

905-890-1010 ext. 2217  
5650 Hurontario Street, Mississauga, ON L5R 1C6



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## Public Works

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

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

Tuesday July 15, 2025

Charles Ng  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[charles.ng@brampton.ca](mailto:charles.ng@brampton.ca)

**RE:      Region of Peel Comments  
         Temporary Zoning By-law Amendment  
         0, 210, & 220 Sun Pac Boulevard  
         2437859 Ontario Inc. & 2758383 Ontario Inc.  
         City File Number: OZS-2025-0025  
         Regional File Number: RZ-25-025B  
         Related File Number: SPA-2022-0094 / SP-22-094B**

Dear Mr. Ng,

Region of Peel staff have reviewed the first submission temporary zoning by-law amendment received on June 24, 2025, proposing to develop the subject lands for approximately 193 truck and trailer spaces for a period of three years.

It is noted that this temporary zoning by-law amendment is submitted for 0, 210, and 220 Sun Pac Boulevard, and that there is a separate active Site Plan Application, SP-22-094B / SPA-2022-0094, *solely* for 0 Sun Pac Boulevard.

### Development Services Requirements

- The Region is in receipt of the required Zoning By-law Amendment Application fee, in accordance with Regional Fees By-law 03-2025, as amended, in the amount of \$4,937.94, paid on May 23<sup>rd</sup>, 2025.

### Servicing Connections

- Servicing staff have reviewed the above-noted application and would like to offer the following comments. Please note that all comments are based solely on the temporary truck parking portion.
- Based on the preliminary information that was provided to us; ***the basis of this review is that no servicing for this site will be required.***
- Please confirm if the City of Brampton will be requesting upgrades of the services to accommodate any onsite fire protection.
- This site was pre-serviced via Miscellaneous Project B19.307.
- As evidenced on AS Built 46953\_D; the site was pre-serviced with a 200mm w/s to P/L.
- There is a 150mm sanitary lateral stubbed to the P/L as well.



### **Regional Road and Stormwater Requirements**

- A copy of the draft reference plan satisfactory to Traffic and Legal will be required prior to site plan approval for related file SPA-2022-0094 / SP-22-094B.

### **Site Servicing Requirements**

- The basis of this review and comments provided on this first submission is that no servicing for the site will be required.
- Please be advised that should this proposal change to include servicing for the site, then a site servicing submission, as well as associated site servicing submission fees in accordance with Regional Fees By-law 03-2025 shall be required.
  - All application and engineering fees are subject to change on an annual basis pending the approval of Regional Council.

### **Transportation Development**

#### **Property Dedication (Prior to Site Plan Approval through SP-22-094B / SPA-2022-0094).**

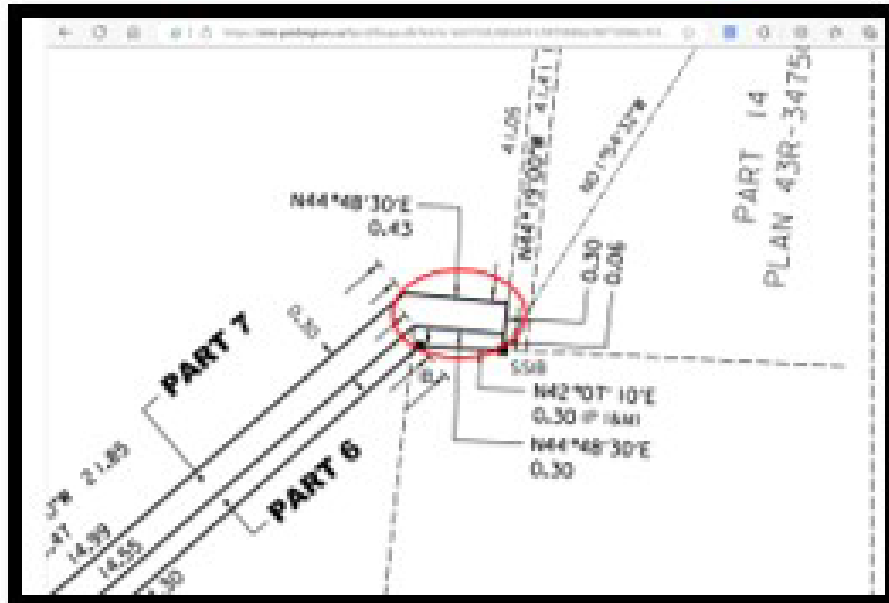
- The Region requests supporting documentation of the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 107 (Queen Street E), which has a right-of-way of 45.0 metres, 22.5 metres from the centreline of the road allowance.
- Additional property over and above the Official Plan required within 245 metres of intersections will be required to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters, which will be 50.5 metres, 25.25 metres from the centreline of the road allowance for a single left-turn lane configuration.
- A 15 metres X 15 metres daylight triangle at the corner of the intersection of Queen Street E and Sun Pac Boulevard.
- The Region will require the gratuitous dedication of a 0.3 metre reserve behind the property line along the frontage of Regional Road 107 (Queen Street E) and behind the daylight triangle.
- The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances and any contamination. All costs associated with the transfer are the responsibility of the applicant.
- All lands dedicated to the Region must be free of any contamination, an Environmental Site Assessment Report (ESAR) must be provided and completed to the Region and City's satisfaction. A Phase I ESAR is required for review and approval, a Phase II soil investigation may subsequently be required, based on the results of the Phase I.
- The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way;

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### **Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

- The submitted draft reference plan dated June 13, 2024, prepared by OLS Foo Yip Ng / Nanfara & Ng Surveyors Inc. has been reviewed.
- Please clarify why there is a bend depicted at the base of the Day Light Triangle (Part 7) at the corner of Sun Pac Blvd & Queen Street E. Please see the screenshot included below for more context.



### Concluding Comments

Regional staff look forward to working with City staff and the applicant team in addressing Regional matters of interest for this Temporary Zoning By-law Amendment Application and the related Site Plan Application. If you have any questions or concerns, please contact me ([marzuq.shamsi@peelregion.ca](mailto:marzuq.shamsi@peelregion.ca) 905.791.7800 x3361) at your earliest convenience. Thank you.

Regards,

*Marzuq Shamsi*

**Marzuq Shamsi, BURPI**

Junior Planner  
Development Services  
Region of Peel

cc: **John Hardcastle**, MCIP, RPP, Manager, Development Services, Region of Peel

**Sebastian Alzamora**, MCIP, RPP, Planner, Glen Schnarr & Associates Inc.

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### **Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)



**Jul 02, 2025**

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

**Re: OZS-2025-0025 - 0-220 Sun Pac Blvd**  
**Reference #: M253692A01**

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Dear **Shawntelle**,

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](mailto: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,

Anuradha P

GTAW New Area  
Outside Plant Engineering  
[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)  
Rogers Communications Canada Inc.  
3573 Wolfedale Rd, Mississauga Ontario