

Mahmood, Nasir

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 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 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.



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

CANADAPOST.CA

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

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

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

Mahmood, Nasir

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.

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.

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@csviamonde.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 and the assigned planner by **June 10, 2024**

If you have any concerns, please contact the assigned planner at 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

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,



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

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 | cvc.ca



[View our privacy statement](#)



**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:

- 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**
- 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.
- 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.
- That appropriate erosion and sediment control measures must be installed prior to construction and maintained until all disturbed areas have been stabilized.
- 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

June 28, 2024

Nasir Mahmood
Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Nasir.Mahmood@brampton.ca

Public Works

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

peelregion.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

- 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 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 \(office.com\)](#)

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,

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