

APPENDIX 9

OZS-2020-0024 – RESULTS OF APPLICATION CIRCULATION

November 12, 2020

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

Re: Application for Site Plan Approval – 0 Mayfield Road - COB File: OZS-2020-0024

Dear Mark:

We are in receipt of your request for comments regarding the above project. We respond as follows.

A/ 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 1,500 kVA if connected to 27.6kV and 500kVA if connected to 13.8kV.

B/ 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 20 weeks.

C/ The Developer/Customer/Engineering Firm is strongly advised to consult Brampton Hydro's Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at www.bramptonhydro.com.

D/ If there is any existing plant 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

Michniak, Mark

From: FEARON, Christopher <christopher.fearon@canadapost.postescanada.ca>
Sent: 2020/10/30 2:11 PM
To: Michniak, Mark
Subject: [EXTERNAL]RE: OZS-2020-0024 Notice of Application and Request for Comments DUE OCT 7/2020

Good afternoon Mark,

Upon review, this project will have no impact on mail delivery services to the area and therefore, Canada Post does not wish to impose any conditions on this development.

Please let me know if you require anything further.

Regards,

Christopher Fearon

Delivery Services Officer
Delivery Planning, West GTA
Canada Post Corporation
200 - 5210 Bradco Blvd
Mississauga, ON L4W 1G7

Ph: (416) 433-6271

From: Michniak, Mark <Mark.Michniak@brampton.ca>
Sent: October-23-20 4:25 PM
To: Alex Martino (alex.martino@peelregion.ca) <alex.martino@peelregion.ca>; circulations@mmm.ca; FEARON, Christopher <christopher.fearon@canadapost.postescanada.ca>; ted.lagakos@mto.gov.on.ca; Dennis De Rango <landuseplanning@hydroone.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>
Subject: FW: OZS-2020-0024 Notice of Application and Request for Comments DUE OCT 7/2020

Hello, I would like to follow up on the circulation below. Please advise if there are any comments.

Thank you

Mark Michniak, MCIP, RPP

Planner III

Planning, Building and Economic Development
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
T: 905.874.3882 F: 905.874.2099 E: mark.michniak@brampton.ca

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: 2020/09/17 10:34 AM
To: circulations@mmm.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca;

Michniak, Mark

From: Trdoslavic, Shawntelle
Sent: 2020/09/21 9:37 AM
To: Michniak, Mark
Subject: FW: [EXTERNAL]RE: [EXTERNE] - OZS-2020-0024 Notice of Application and Request for Comments DUE OCT 7/2020

FYI

Thanks

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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From: planification <planification@csviamonde.ca>
Sent: 2020/09/18 1:10 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]RE: [EXTERNE] - OZS-2020-0024 Notice of Application and Request for Comments DUE OCT 7/2020

Good Afternoon,

The Conseil scolaire Viamonde has no comment regarding application file no. OZS-2020-0024 for the property located south of Mayfield Road and between Clarkway Drive and Coleraine Drive.

Best regards,

Kenny Lamizana

Agent de Planification, Secteur de l'immobilisation, de l'entretien et de la planification

Planning Officer, Building, Maintenance and Planning Department

Conseil Scolaire Viamonde | 116 Cornelius Parkway, Toronto, ON M6L 2K5



De : Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Envoyé : 17 septembre 2020 10:34

À : circulations@mmm.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alectrautilities.com>; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; suzanne.blakeman@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; Dennis De Rango <landuseplanning@hydroone.com>; ted.lagakos@mto.gov.on.ca

Michniak, Mark

From: Trdoslavic, Shawntelle
Sent: 2020/09/24 9:22 AM
To: Michniak, Mark
Subject: FW: [EXTERNAL]RE: OZS-2020-0024 Notice of Application and Request for Comments DUE OCT 7/2020

FYI

Thanks,

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2020/09/23 8:03 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]RE: OZS-2020-0024 Notice of Application and Request for Comments DUE OCT 7/2020

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Alice Coleman

Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE GAS INC.

TEL: 416-495-5386

500 Consumers Road, North York, Ontario M2J 1P8

Enbridge.com

Safety. Integrity. Respect.

Michniak, Mark

From: Grobel, Lukasz (MTO) <Lukasz.Grobel@ontario.ca>
Sent: 2020/10/09 12:21 PM
To: Dave, Richa
Cc: Dier, Kirby (ENDM); McInnis, Cisca (ENDM); Detaramani, Tina; Choudhury, Fahmi (MTO)
Subject: RE: GTA West Corridor Circulation - Rezoning - 0 Mayfield Road

Hi Richa,

We have reviewed the property and have the below comments.

- This property is located partially within the GTA West Preferred Route and the 2020 Focused Analysis Area (FAA) and is still subject to the outcome of the study. See map below.
- It is recommended that approval contain a condition wherein the owner would acknowledge that a portion of the lands may be required for the Provincial transportation corridor and the evaluation of the value of the land will be based on the permitted uses of the land prior to the temporary use by-law being enacted.
- We recommend that the temporary use permissions be provided for not more than three years and advise the property owner against making substantial improvements to the property during this period of time.



You can contact me if you have questions regarding these comments.

Thanks,

Michniak, Mark

From: nicole.hanson@peelsb.com
Sent: 2020/09/23 8:19 AM
To: Michniak, Mark
Cc: suzanne.blakeman@peelsb.com; Koops, Krystina
Subject: [EXTERNAL]OZS-2020-0024 Notice of Application and Request for Comments DUE OCT 7/2020
Attachments: Notice of Application and Request for Comments (September 16, 2020).pdf; R0_Site Plan.pdf; R0_Registered Owner's Authorization.pdf

Dear Mark,

The Peel District School Board has reviewed the above noted application. The Board has no conditions to be included or amended as the application is for non-residential development, which will not impact schools and no students are anticipated.

Respectfully,

Nicole Natalie Hanson | B.A(Hons), MES(Pl.), RPP, MCIP
Planning Officer - Development
Planning and Accommodation Support Services
Peel District School Board
a 5650 Hurontario Street, Mississauga
t 905-890-1010 ext. 2217 | e nicole.hanson@peelsb.com

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Thursday, September 17, 2020 10:33 AM
To: circulations@mmm.ca <circulations@mmm.ca>; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; gtaw.newarea@rci.rogers.com <gtaw.newarea@rci.rogers.com>; christopher.fearon@canadapost.ca <christopher.fearon@canadapost.ca>; Blakeman, Suzanne <suzanne.blakeman@peelsb.com>; Cox, Stephanie <Stephanie.Cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification@csviamonde.ca <planification@csviamonde.ca>; Dennis De Rango <landuseplanning@hydroone.com>; ted.lagakos@mto.gov.on.ca <ted.lagakos@mto.gov.on.ca>
Cc: Michniak, Mark <Mark.Michniak@brampton.ca>
Subject: [EXTERNAL] OZS-2020-0024 Notice of Application and Request for Comments DUE OCT 7/2020

CAUTION: This email originated from outside of PDSB. Please do not click links or open attachments unless you recognize the email address and know the content is safe.

Good Morning,

Please find attached the **Notice of Application and Request for Comments** for the above noted file.

If you have any concerns please **contact the assigned Planner**, Mark Michniak at Mark.Michniak@brampton.ca

Please note comments are due to Mark by **October 7, 2020**

Michniak, Mark

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2020/09/22 11:22 AM
To: Michniak, Mark
Cc: GTAW New Area
Subject: [EXTERNAL]FW: OZS-2020-0024 Notice of Application and Request for Comments DUE OCT 7/2020
Attachments: Notice of Application and Request for Comments (September 16, 2020).pdf; R0_Site Plan.pdf; R0_Registered Owner's Authorization.pdf

Hi Mark

Rogers Communications Canada Inc. has no objections and no further interest in the application.

Thank you

From: Trdoslavic, Shawntelle [mailto:Shawntelle.Trdoslavic@brampton.ca]
Sent: Thursday, September 17, 2020 10:34 AM
To: circulations@mmm.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@electrautilities.com>; GTAW New Area <gtaw.newarea@rci.rogers.com>; christopher.fearon@canadapost.ca; suzanne.blakeman@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification@csviamonde.ca; Dennis De Rango <landuseplanning@hydroone.com>; ted.lagakos@mto.gov.on.ca
Cc: Michniak, Mark <Mark.Michniak@brampton.ca>
Subject: OZS-2020-0024 Notice of Application and Request for Comments DUE OCT 7/2020

Good Morning,

Please find attached the **Notice of Application and Request for Comments** for the above noted file.

If you have any concerns please **contact the assigned Planner**, Mark Michniak at Mark.Michniak@brampton.ca

Please note comments are due to Mark by **October 7, 2020**

Thank you and have a great day!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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December 15, 2020

CFN 62591.10

BY EMAIL: mark.michniak@brampton.ca

Mr. Mark Michniak, Development Planner
Planning and Development Services
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Dear Mr. Michniak:

**Re: Zoning By-law Amendment Application (Temporary Use) – OZS-2020-0024
0 Mayfield road
Lot 17, Concession 11, E.H.S.
City of Brampton
2538948 Ontario Inc. (Agent: Blackthorn Development Corp.)**

This letter will acknowledge receipt of the above noted Zoning By-law Amendment (ZBLA) application received on November 13, 2020. Thank you for the opportunity to review and provide comments. The following materials were received as part of the City's circulation:

- Cover Letter, dated August 17, 2020, prepared by Blackthorn Development Corp.;
- Notice of Application, dated September 16, 2020;
- Draft Zoning By-law & Schedule;
- Functional Servicing & Stormwater Management Report, dated August 2020, prepared by Urbanworks Engineering Corp.;
- Planning Rationale Report, dated August 2020, prepared by Design Plan Services Inc.;
- Site Plan, Drawing No. SP-01, dated August 22, 2020, prepared by Urbanworks Engineering Corp.;
- Grading Plan, Drawing No. GR-01, dated August 22, 2020, prepared by Urbanworks Engineering Corp.;
- Storm Outfall Details, Drawing No. D-02, dated August 22, 2020, prepared by Urbanworks Engineering Corp.;
- Landscape Cost Estimate, dated August 13, 2020, prepared by SBK;
- Landscape Concept Plan, Drawing No. L100, dated July 2020, prepared by SBK.

As per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), staff provides the following comments as part of TRCA's commenting role under the *Planning Act*, the Authority's delegated responsibility of representing the Provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement (PPS, 2020); TRCA's Regulatory Authority under O. Reg. 166/06 (as amended), *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

Purpose of the Application

It is our understanding that the purpose of the above noted ZBLA is to permit a temporary use for truck parking and outdoor storage of tractor trailers. We understand the use is proposed for a temporary period of three (3) years. We further understand that the proposal will include 485 truck/trailer parking spaces; mobile temporary office trailer; site access to Mayfield Road at the northeastern corner; vegetated buffer surrounding the parking area; stormwater management facility located at the southwestern corner; security fence; and acoustic berm at the northeastern corner.

O. Reg. 166/06

The subject property is near a stream corridor of the Clarkway Tributary, a tributary of the Humber River Watershed. As such, a portion of the subject lands are located within TRCA's Regulated Area. Based on our review, the proposed development is located within the regulated portion of the site. A TRCA permit will be required from TRCA prior to any works commencing within the regulated portion of the site. TRCA staff will discuss permit fees and requirements with the applicant at such time that the review and approvals have advanced and TRCA permits are required to facilitate the proposed development.

Background

The subject property is located within the boundaries of the Area 47 Secondary Plan (OPA 105) and Block 47-3. A Master Environmental Servicing Plan (MESP) was prepared and approved by the City and TRCA as part of the Secondary Plan review.

Comments

1. The adjacent watercourse associated with the stream corridor has been identified as a headwater drainage feature (HDF) in the MESP and is referred to as "Clarkway 15-3". TRCA's Evaluation, Classification and Management of HDFs Guidelines (dated January 2014) provides various tools to manage HDFs and provides direction on whether the HDF should be "protected" or "mitigated". The evaluation completed as part of the MESP recommends a management strategy of "Mitigation 2", which means that the HDF can be removed but its function replicated post-development through low impact development (LID) and innovative stormwater management. As such, we have no concerns with the proposed development adjacent to the HDF.
2. It is noted that under existing conditions, runoff from the site drains towards the west and southwest as sheet flow to the neighbouring property. Under the proposed conditions, runoff will be collected in the proposed stormwater management pond and later discharged to the adjacent property at the southwest corner of the subject lands. The concentrated flow coming out of the outlet of the stormwater management pond may cause erosion to the adjacent property. TRCA staff defer this comment to City staff, but we recommend that the applicant explore opportunities to discharge directly to the HDF to avoid the erosion impact to the adjacent property.

Recommendation

Based on the above noted comments, TRCA's staff key priority issues associated with this site and proposed development have been adequately addressed. As such, TRCA staff has **no objection** to the ZBLA application as currently submitted.

As noted above, a TRCA permit will be required for the proposed works pursuant to O. Reg. 166/06.

Fees

In addition to our regulatory role, TRCA has a role as a commenting agency for *Planning Act* applications circulated by member municipalities to assess whether a proposed development may be impacted by the TRCA. By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$2,950.00 (Zoning By-law Amendment – Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

We thank you for the opportunity to review the ZBLA application and provide our comments as per our commenting, regulatory, delegated authority and technical advisory roles. Further, we trust these comments are of assistance.

Yours truly,

A handwritten signature in black ink, appearing to read 'A. Miller', with a stylized flourish at the end.

Adam Miller, BES, MCIP, RPP
Senior Manager
Development Planning & Permits
Extension 5244
/am

cc: Maurizio Rogato, Blackthorn Development Corp.: mrogato@blackthorncorp.ca
Michael Hoy, City of Brampton: michael.hoy@brampton.ca
Maggie Liu, City of Brampton: maggie.liu@brampton.ca
Brennan Paul, TRCA
Dilnesaw Chekol, TRCA

Michniak, Mark

From: Rob Hughes <Rob.Hughes@caledon.ca>
Sent: 2021/02/23 8:35 AM
To: Michniak, Mark
Subject: [EXTERNAL]RE: OZS-2020-0024 Revision 1 : DUE FEB 24/2021

Hello Mark,

The Town of Caledon Planning Department and Engineering Department have no comments on the above referenced City of Brampton development application.

Rob Hughes, RPP
Manager, Planning Services
Planning Department

Office: [905.584.2272](tel:905.584.2272) x.4246
Cell: 416.346.8371
Fax: 905.584.4325
Email: rob.hughes@caledon.ca



Have Your Say | future.caledon.ca
Town of Caledon | www.caledon.ca | www.visitcaledon.ca | Follow us @YourCaledon

From: Michniak, Mark <Mark.Michniak@brampton.ca>
Sent: Monday, February 22, 2021 9:52 AM
To: Alex Martino (alex.martino@peelregion.ca) <alex.martino@peelregion.ca>; Laura Hall <laura.hall@caledon.ca>
Subject: RE: OZS-2020-0024 Revision 1 : DUE FEB 24/2021

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Hello, I would like to follow up on the circulation below. Please advise if there are any comments.

Thank you

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: 2021/02/10 10:46 AM
To: FarouqueAlthaf <althaf.farouque@peelregion.ca>; Alex Martino (alex.martino@peelregion.ca) <alex.martino@peelregion.ca>; Sepe, Alexander <alex.sepe@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; laura.hall@caledon.ca
Cc: Michniak, Mark <Mark.Michniak@brampton.ca>
Subject: OZS-2020-0024 Revision 1 : DUE FEB 24/2021

Good Morning

Please find below the FTP Site login for the **OZS-2020-0024 Revision 1** applicant submitted documents for **0 Mayfield Drive**.