

May 26th, 2020

Tejinder Sidhu
Planning, Design & Development Department
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Public Works

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

peelregion.ca

RE: Application for Zoning By-law Amendment
Region of Peel
3024 Countryside Drive
City of Brampton
City File: C07E16.010
Region File: RZ-187E16-10B

Dear Tejinder Sidhu,

Region of Peel staff have reviewed the above noted Zoning By-law Amendment application and offer no objection to the approval of the proposed Zoning By-law Amendment.

The following comments are to assist in the preparation of the Site Plan Application:

Traffic Development

- There are trees proposed within the Region's right-of-way which shall be removed to the satisfaction to the Region, all at the owner's cost. There should be no works proposed within the Region's right-of-way limits. Any proposed works within the Region's right-of-way will be subject to an encroachment review and potential Encroachment Agreement.
- Land dedications are correctly shown on the draft concept plan. Prior to Site Plan Approval, a Draft Reference Plan will be required for review and approval. The plan shall show the following:
 - Along the frontage of the subjected lands, the right-of-way requirement is 50.5 metres. 25.25 metres measure from centre line of Airport Road is required. A 15 metre by 15 metre daylight triangle shall be reinstated at the intersection of Airport Road and Countryside Road. A 0.3 metre reserve is required along the frontage of Airport Road behind the property line and the daylight triangle.
 - 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.

Public Works

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

peelregion.ca

Development Servicing and Engineering

- The Functional Servicing Report dated January 2020 and prepared by C.F Crozier & Associates has been received for review and modelled. Upon review the Functional Servicing Report is deemed to be satisfactory

Peel Public Health

- Public Health acknowledges that there are several healthy design features already proposed including bicycle racks at entrance, seating area near the east entrance of the building and pedestrian scaled lighting. In addition to the above noted features proposed the following is also recommended to consider providing parking for carpool and carshare vehicles.

If you have any questions or concerns, please contact me at your earliest convenience at 905-791-7800 ext. 4401, or by email at: Alex.Sepe@peelregion.ca

Yours truly,



Alex Sepe
Junior Planner, Development Services



April 15, 2020

CFN 59094.03

BY EMAIL: Tejinder.sidhu@brampton.ca

Tejinder Sidhu
Planner I
Planning and Development Department
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Tejinder Sidhu,

**Re: Application for Zoning By-Law Amendment C07E16.010
3024 Countryside Drive
City of Brampton
Clonard Group Inc.
Agent: Glen Schnarr & Associates Inc.**

This letter will acknowledge receipt of the above noted application. As per the "Living City Policies for Planning and Development within the Watersheds of the Toronto and Region Conservation Authority (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, 2014); TRCA's Regulatory Authority under the *Conservation Authorities Act* and Ontario Regulation 166/06, *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses* (as amended); 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 application is to permit the redevelopment of the site to support a dental office use. The property backs onto a moderately steep slope associated with a tributary of the Humber River.

Applicable Policies

Ontario Regulation 166/06:

The subject property is regulated by the TRCA as it contains a valley corridor associated with the Humber River Watershed. In accordance with Ontario Regulation 166/06, as amended (*Development, Interference with Wetlands and Alteration to Shorelines and Watercourses*), a permit is required from the TRCA prior to any of the following works taking place:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b) development, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

Development is defined as:

- i) the construction, reconstruction, erection or placing of a building or structure of any kind;
- ii) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- iii) site grading, including the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere.

TRCA's Living City Policies:

As noted above, the subject lands are traversed by a valley corridor associated with the Humber River Watershed. To ensure development is appropriately setback from the limit of natural features and their associated hazards, TRCA typically requires a minimum 10 metre buffer, which is considered part of the stream corridor, be established from the greater of the following constraints:

- The physical top of slope (TOS);
- The Regulatory Floodplain (i.e. greater of the Regional Storm or 100 Year Flood event standards);
- The limit of the Long Term Stable Top of Slope (LTSTOS); or,
- The limit of contiguous vegetation associated with the valley corridor.

Permitting

As noted above, the subject property is located within TRCA's Regulated Area. On this basis, a TRCA permit is required from this Authority prior to the proposed works commencing on the subject site, pursuant to Ontario Regulation 166/06, as amended. Details with respect to permit submission requirements are available at our website (<https://trca.ca/planning-permits/apply-for-a-permit/>).

Recommendation

TRCA staff have completed their review of the submitted materials and have **no objection** to the approval of C07E16.010. TRCA staff looks forward to reviewing detailed designs at future planning stages.

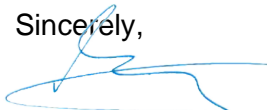
Application Review Fee

TRCA thanks the applicant for the prompt submission of the required review fee.

Conclusion

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Anthony Syhlonyk
Planner
Planning and Development
Extension 5272

APPENDIX 'A' – Detail Design Comments

Geotechnical:

The submitted materials were reviewed for the subject site in response to the previous TRCA geotechnical comments (recommendation as well as comment items 1 to 4 within the response matrix submitted by GSAI).

1. All previous geotechnical comments have been addressed within this submission. Regarding the comment item 3 for the design of the retaining wall, the comment was noted by the Proponent and to be reviewed at site plan stage. The response is satisfactory, and no further action is required for this comment at this stage and the review will be continued at the site plan stage.

Ecology:

For the Zoning By-Law Amendment, it is recommended that the Development Concept, dated Dec. 5, 2019 by GSAI be revised to relocate the proposed chain link fence to the limit of development, rather than the property limit. This way, the Natural Heritage system will be contiguous without any barriers.

All other previous Ecology comments can be addressed at detailed design/site plan stage.

February 16, 2021

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

Re: Application to Zoning By-law Amendment – 3024 Countryside Drive - COB File:
C07E16.010

Dear Tejinder:

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.

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

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 20 weeks.

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 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

Alectra Utilities Corporation

175 Sandalwood Pkwy West, Brampton, ON L7A 1E8 | t 905 840 6300

alectrautilities.com

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



CANADA POST
2701 RIVERSIDE DRIVE SUITE N0820
OTTAWA ON K1A 0B1

CANADAPOST.CA

Appendix 11 - Results of Application Circulation

2701 PROM RIVERSIDE BUREAU N0820
OTTAWA ON K1A 0B1

POSTESCANADA.CA

February 2, 2021

Tejinder Sidhu

Development Planner
The City of Brampton
Planning & Development Services
2 Wellington St W
Brampton ON L6Y 4R2

Reference: **Notice of Application and Request for Comments**
Application for Zoning By-law Amendment – 2nd Resubmission
GLEN SCHNARR & ASSOCIATES INC.
CLONARD GROUP INC.
3024 Countryside Drive
City File Number: **C07E16.010**

Canada Post Corporation appreciates the opportunity to comment on the above noted site plan application and it is requested that the developer be notified of the following:
This **commercial development** project will be serviced by centralized mail delivery provided via a **Lockbox Assembly**.

In order to establish mail service:

- ⇒ The development will require centralized mail receiving facilities provided and maintained by the Developer to facilitate delivery by Canada Post. Since the building will contain less than one hundred units, the mail receiving facility may be installed in the '**front loading lockbox assembly**' configuration. Our national Postal Delivery Standards Manual provides detailed specifications for construction that must be adhered to;
- ⇒ Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project

The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned

Regards,

Christopher Fearon
Delivery Services Officer | Delivery Planning
200-5210 Bradco Blvd
Mississauga ON L4W 1G7
416-433-6271
christopher.fearon@canadapost.ca

Sidhu, Tejinder

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2021/02/18 2:55 PM
To: Sidhu, Tejinder
Subject: [EXTERNAL]RE: C07E16.010 Revision 2 : DUE ASAP

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,

Casey O'Neil

Sr Analyst Municipal Planning
Long Range Distribution Planning

ENBRIDGE GAS INC.
TEL: 416-495-5180
500 Consumers Rd. North York, Ontario, M2J 1P8

enbridge.com
Safety. Integrity. Respect.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Tuesday, February 2, 2021 10:37 AM
To: christopher.fearon@canadapost.ca; Municipal Planning <MunicipalPlanning@enbridge.com>
Cc: Sidhu, Tejinder <Tejinder.Sidhu@brampton.ca>
Subject: [External] C07E16.010 Revision 2 : DUE ASAP

EXTERNAL: PLEASE PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Good Morning,

Please find below the FTP Site login for the **C07E16.010 Revision 2** applicant submitted documents for **3024 Countryside Drive**.

If you have any concerns please contact the assigned planner, Tejinder Sidhu at Tejinder.Sidhu@brampton.ca
Please note comments are due to Tejinder ASAP.

FTP Log in instructions below:

For External Commenters:

<https://ftp.brampton.ca/ThinClient/Transfer.aspx>

- 1) Sign-in with username and password:

Username: cobguestx

Password: tru3&Hyt2593

- 2) Navigate to file folder named: **C07E16.010 Revision 2 (December 2020)**

Note: Files will remain on the FTP only until the due date.

Thanks 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

Our Focus Is People 



Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

Sidhu, Tejinder

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2021/02/18 2:55 PM
To: Sidhu, Tejinder
Subject: [EXTERNAL]RE: C07E16.010 Revision 2 : DUE ASAP

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,

Casey O'Neil
Sr Analyst Municipal Planning
Long Range Distribution Planning

—
ENBRIDGE GAS INC.
TEL: 416-495-5180
500 Consumers Rd. North York, Ontario, M2J 1P8

enbridge.com
Safety. Integrity. Respect.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Tuesday, February 2, 2021 10:37 AM
To: christopher.fearon@canadapost.ca; Municipal Planning <MunicipalPlanning@enbridge.com>
Cc: Sidhu, Tejinder <Tejinder.Sidhu@brampton.ca>
Subject: [External] C07E16.010 Revision 2 : DUE ASAP

EXTERNAL: PLEASE PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Good Morning,

Please find below the FTP Site login for the **C07E16.010 Revision 2** applicant submitted documents for **3024 Countryside Drive**.

If you have any concerns please contact the assigned planner, Tejinder Sidhu at Tejinder.Sidhu@brampton.ca
Please note comments are due to Tejinder ASAP.

FTP Log in instructions below:

For External Commenters:

<https://ftp.brampton.ca/ThinClient/Transfer.aspx>

- 1) Sign-in with username and password:

Username: cobguestx

Password: tru3&Hyt2593

- 2) Navigate to file folder named: **C07E16.010 Revision 2 (December 2020)**

Note: Files will remain on the FTP only until the due date.

Thanks 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

Our Focus Is People 



Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

Sidhu, Tejinder

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2021/02/08 12:59 PM
To: Sidhu, Tejinder
Subject: RE: [EXTERNAL]21T-09012B_M210616_ C07E16.010 Revision 2 : DUE ASAP

My apologies
We don't have comments related to the application.

Thank you

Monica LaPointe
Coordinator
gtaw.newarea@rci.rogers.com
Outside Plant Engineering GTAW
3573 Wolfedale Road.
Mississauga ON L5C 3T6
416 913 0693/ 647 643 1446

From: Sidhu, Tejinder <Tejinder.Sidhu@brampton.ca>
Sent: 29-Jan-21 9:14 AM
To: GTAW New Area <gtaw.newarea@rci.rogers.com>
Subject: RE: [EXTERNAL]21T-09012B_M210616_ C07E16.010 Revision 2 : DUE ASAP

Hi Monica,

Thanks for the quick turnaround.

This application is for a zoning by-law amendment application.

Does Rogers have any comments relating to applications of that scope?

Thank you,

Tejinder

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2021/01/28 11:57 AM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Cc: Sidhu, Tejinder <Tejinder.Sidhu@brampton.ca>; GTAW New Area <gtaw.newarea@rci.rogers.com>
Subject: [EXTERNAL]21T-09012B_M210616_ C07E16.010 Revision 2 : DUE ASAP

Good morning
Please see attached comment letter.

Thank you

Monica LaPointe

Coordinator

gtaw.newarea@rci.rogers.com

Outside Plant Engineering GTAW

3573 Wolfedale Road.

Mississauga ON L5C 3T6

416 913 0693/ 647 643 1446

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

Sent: 27-Jan-21 4:36 PM

To: GTAW New Area <gtaw.newarea@rci.rogers.com>; circulations@mmm.ca; Henry Gamboa <henry.gamboa@alectrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alectrautilities.com>

Cc: Sidhu, Tejinder <Tejinder.Sidhu@brampton.ca>

Subject: C07E16.010 Revision 2 : DUE ASAP

Good Afternoon,

Please find below the FTP Site login for the **C07E16.010 Revision 2** applicant submitted documents for **3024 Countryside Drive**.

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

Tejinder.Sidhu@brampton.ca

Please note comments are due to Tejinder ASAP.

FTP Log in instructions below:

<p>For External Commenters:</p>	<p>https://ftp.brampton.ca/ThinClient/Transfer.aspx</p> <p>1) Sign-in with username and password:</p> <p style="text-align: center;">Username: cobguestx</p> <p style="text-align: center;">Password: tru3&Hyt2593</p> <p>2) Navigate to file folder named: C07E16.010 Revision 2 (December 2020)</p> <p><i>Note: Files will remain on the FTP only until the due date.</i></p>
--	--

Thanks and have a great afternoon!

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

Our Focus Is People 



Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

This communication is confidential. We only send and receive email on the basis of the terms set out at www.rogers.com/web/content/emailnotice

Ce message est confidentiel. Notre transmission et réception de courriels se fait strictement suivant les modalités énoncées dans l'avis publié à www.rogers.com/aviscourriel

Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

This communication is confidential. We only send and receive email on the basis of the terms set out at www.rogers.com/web/content/emailnotice

Ce message est confidentiel. Notre transmission et réception de courriels se fait strictement suivant les modalités énoncées dans l'avis publié à www.rogers.com/aviscourriel
