



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

CANADAPOST.CA

POSTES CANADA
2701 PROM RIVERSIDE BUREAU N0820
OTTAWA ON K1A 0B1

POSTESCANADA.CA

February 2, 2021

Rob Nykyforchyn

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 to Amend the Official Plan and Zoning By-Law
GREAT GULF
(for BRAMPTON G&A HOLDINGS INC., BRAMPTON G&A HOLDINGS II INC.
(21T-04008B) and
SCOTTISH HEATHER DEVELOPMENTS INC. (21T-06024B)
Part of Lots 4, 5 and 6, Concession 5 W.H.S.
Located West of Mississauga Road, between Embleton Road and Lionhead Golf Club
Road
City File Number: **OZS-2020-0011**

Canada Post Corporation appreciates the opportunity to comment on the above noted application and has no objections to its approval.

Though our comments relative to 21T-06024B and 21T-04008B remain unchanged, we have no comments relative to this amendment application.

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

Public Works

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

peelregion.ca

May 21, 2021

Rob Nykyforchyn
Development Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Rob.Nykyforchyn@brampton.ca

RE: Region of Peel Comments
Official Plan Amendment and Rezoning Application
Heritage Road, Mississauga Road, and Embleton Road
Scottish Heather Development Inc./ Brampton G&A Holdings Inc./ and
Brampton H&A Holdings Inc.
OZS-2020-0011
Regional File: OZ-20-011B

Dear Mr. Nykyforchyn,

Region of Peel staff have reviewed the second formal submission for the above noted Official Plan Amendment and Rezoning application. It is noted that the proposal has been revised to remove the medium/high density block, leaving Block 931 as service commercial and a total number of 1376 units for the lands. The Region is pleased to offer Regional clearance based on the following:

Prior to Official Plan Amendment and Rezoning Approval:

The following requirements shall be completed by the applicant to the satisfaction of the Region prior to Official Plan Amendment and Rezoning approval:

Development Services Planning

- There are ongoing subdivision applications on the subject lands (Regional file no. 21T-06024B and 21T-04008B).
- The Region understands that the purpose of the official plan amendment and rezoning application is to confirm there is adequate capacity to support the increased density. As such, formal Regional comments are only with respect to the updated functional servicing report and traffic impact study submitted to confirm there is adequate water/wastewater to service the site and that Regional roads can support the increased density.
- Following approval of this application the Region understands that the applicant will be resubmitting red lined draft plans to reflect the revised proposal. Upon formal circulation of the revised subdivision applications, the Region will provide updated draft plan conditions reflecting the revised proposals and most current Regional standards.

Site Servicing Requirements

- The Region is in receipt of the Addendum to the Environmental

Implementation Report (dated April 1, 2021) prepared by RJ Burnside & Associates Limited. The Report is satisfactory based on the following:

- The Updated FSR is proposing 1376 units (6048 people) for Scottish Heather and 133 units (552 people) for G&A Holdings. The updated population is 791 more people for Scottish Heather and 170 more people for G&A Holdings.
- All outstanding site servicing requirements will be addressed upon receipt of the red-lined draft plans in the form of draft plan conditions prior to Regional clearance for registration.

Regional Traffic Requirements

- The Region has reviewed the traffic brief (dated April 8, 2021) prepared by RJ Burnside & Associates Limited. The site layout has been revised and shows an internal road that can provide an internal connection to the existing hold out lots. As such, the brief is satisfactory.
- Updated land conveyance requirements will be confirmed upon receipt of the red-lined draft plans in the form of draft plan conditions prior to Regional clearance for registration.

Waste Collection

- Regional waste collection requirements will be confirmed after receipt of red-lined draft plans through the associated subdivision applications.

If you have any questions or concerns, please contact me (Alex.Martino@peelregion.ca 905.791.7800 x4645) at your earliest convenience.

Yours truly,



Alex Martino
Planner, Development Services
Region of Peel

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca



**Credit Valley
Conservation**
inspired by nature

May 4, 2021

VIA EMAIL

City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Attention: Rob Nykyforchyn, Planning and Development Services

**Re: Official Plan Amendment and Zoning By-law Amendment
City File OZS-2020-0011 (CVC File OZ 20/011)
Associated with 21T-04008B and 21T-06024B
Part of Lots 3, 4 and 5, Concession 5 WHS
City of Brampton**

Credit Valley Conservation (CVC) staff have had the opportunity to review the above-noted application and the following comments are provided for your consideration.

SITE CHARACTERISTICS:

The subject properties are within Draft Plan of Subdivision 21T-04008B and 21T-06024B. They are located within Sub-Area 40-3 of the Bramwest Secondary Plan (Riverview Heights) and as such are subject to the Riverview Heights Environmental Implementation Report (EIR) and Functional Servicing Report (FSR).

A portion of the subject properties are regulated by CVC due to wetlands, Embleton Pond, the slope valley associated with Credit River and its tributaries, and the slope valley and floodplain associated with Levi Creek and its tributaries.

PROPOSAL:

It is my understanding that the proposal is for an Official Plan Amendment and Zoning By-law Amendment to re-designate Executive Residential lands south of Embleton Road and west of Mississauga Road to Low/Medium Density Residential and to add a servicing block (Block 1084).

COMMENTS:

These sites are part of Draft Plan of Subdivision 21T-04008B and 21T-06024B, which were both draft plan approved. Based on our review of the redlined draft plans provided for each application, this proposed Official Plan Amendment and Zoning By-law Amendment will not change the limits of development around natural heritage feature/natural hazard blocks. The setbacks and block limits previously established are maintained.

The submission of the Addendum to the Environmental Implementation Report provided for Scottish Heather Development Inc., Brampton G&A Holdings Inc., and Brampton G&A Holdings II Inc. (Burnside, April 2021), and responses to our previous comments (Burnside, April 5, 2021) are generally acceptable.

As such, CVC staff have **no objection** to the proposed Official Plan Amendment and Zoning by-law Amendment. We will review the detailed plans, including erosion and sediment control plans and restoration plans for the buffers, through subsequent submissions, and will provide further comments at that time.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at trisha.hughes@cvc.ca or 905-670-1615 (ext. 325) should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Trisha Hughes". The signature is written in a cursive, flowing style.

Trisha Hughes
Planner

c.c. Wei Guo, Great Gulf
Alex Martino, Region of Peel

Subject: OZS-2020-0011 Notice of Application and Request for Comments DUE AUG 20/2020

From: GTAW New Area <gtaw.newarea@rci.rogers.com>

Sent: 2020/08/11 12:46 PM

To: Nykyforchyn, Rob <Rob.Nykyforchyn@brampton.ca>

Cc: GTAW New Area <gtaw.newarea@rci.rogers.com>

Subject: [EXTERNAL]FW: OZS-2020-0011 Notice of Application and Request for Comments DUE AUG 20/2020

Hi Rob

Rogers Communications Canada Inc. has no objections.

Thank you

From: Trdoslavic, Shawntelle [<mailto:Shawntelle.Trdoslavic@brampton.ca>]

Sent: Tuesday, July 28, 2020 4:07 PM

To: circulations@mmm.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@electrautilities.com>; Dennis De Rango <landuseplanning@hydroone.com>; GTAW New Area <gtaw.newarea@rci.rogers.com>; christopher.fearon@canadapost.ca; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; Vidovic, Branko <branko.vidovic@peelsb.com>; planification@csvgamonde.ca

Cc: Nykyforchyn, Rob <Rob.Nykyforchyn@brampton.ca>

Subject: OZS-2020-0011 Notice of Application and Request for Comments DUE AUG 20/2020

Good Afternoon,

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,** Rob Nykyforchyn at Rob.Nykyforchyn@brampton.ca

Please note comments are due to Rob **by August 20, 2020**

Thank you 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>

August 10, 2020

Rob Nykyforchyn
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Nykyforchyn:

Re: Notice of Application and Request for Comments
Application to Amend the Official Plan and Zoning By-law
West of Mississauga Road, between Embleton Road and Lionhead Golf Club Road
File: OZS-2020-0011
Related files: 21T-06024B & 21T-04008B
City of Brampton – Ward 6

The Dufferin-Peel Catholic District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposes the development of 843 detached, 350 semi-detached, 316 townhouse and approximately 420 apartment units which are anticipated to yield:

- 257 Junior Kindergarten to Grade 8 Students; and
- 166 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	Host School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Alphonsa	365	553	0
Secondary School	St Augustine SS	970	1320	3

The Dufferin-Peel Catholic District School Board is committed to the phasing of residential development coincidental with the adequate provision and distribution of educational facilities. Therefore, the Board requests that the City of Brampton include the following school accommodation condition:

"Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan."

The Board requests that the following conditions be incorporated in the development agreement:

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.
2. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
 - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
 - (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Yours sincerely,

K. Koops

Krystina Koops, MCIP, RPP
Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext. 24407
krystina.koops@dpcdsb.org

c: N. Hanson, Peel District School Board (via email)

August 28th, 2020

Rob Nykyforchyn
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Nykyforchyn:

**RE: Application to Amend the Official Plan and Zoning By-law
OZS-2020-0011 & 21T-06024B & 21T-04008B
Great Gulf (for Brampton G&A Holdings Inc., Brampton G&A Holdings II Inc.
(21T-04008B) and Scottish Heather Development Inc. (21T-06024B))
To redesignate lands from Executive Residential to Low/Medium Density
Residential, and from Service Commercial to High Density Residential, and to
rezone the lands to permit 669 single detached, semi-detached, townhouse
dwellings and up to 420 apartment dwelling units within two draft approved plans
of subdivision) Part of Lots 4, 5, and 6, Concession 5, WHS
Located west of Mississauga Road, between Embleton Road and Lionhead
Golf Club Road
City of Brampton (Ward 6)**

The Peel District School Board has reviewed the above-noted application (383 residential single detached units, 136 semi-detached units, 150 townhouse units and 420 apartment units, for a total of 1,089 units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows: 393 K-8
113 9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Huttonville P.S.	266	715	0
Jean Augustine S.S.	983	1,533	0

Trustees

Brad MacDonald, Chair
David Green, Vice-Chair
Carrie Andrews
Susan Benjamin
Stan Cameron
Robert Crocker

Nokha Dakroub
Will Davies
Sue Lawton
John Marchant
Kathy McDonald
Balbir Sohi

Interim Director of Education and Secretary
Jaspal Gill

Associate Director, Instructional & Equity Support Services
Poleen Grewal

Associate Director, Operational Support Services
Jaspal Gill

Associate Director, School Support Services
Mark Haarmann

The Board requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Development Agreement:

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan
2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
 - a) “Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.”
 - b) “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board.”
3. The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchases that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board’s Transportation Policy.

The Board wishes to be notified of the decision of Council with respect to this proposed application.

If you require any further information please contact me at nicole.hanson@peelsb.com or 905-890-1010, ext. 2217.

Yours truly,

Nicole N. Hanson, MES(Pl.), RPP, MCIP
Planning Officer - Development
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board (email only)
OZS-2020-0011 comment.doc