

Results of Application Circulation

Public Works

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

peelregion.ca

March 3, 2021

Daniel Watchorn
Planner, Development Services
City of Brampton
2 Wellington Street West, L6Y 4R2

**RE: Application for Official Plan Amendment & Zoning By-law Amendment
 Lebosco Development Inc.
 10808 Airport Road
 City of Brampton
 City File: OZS-2020-0027
 Regional File: OZ-20-027B**

Dear Mr Watchorn,

Region of Peel Development Staff have reviewed the above noted Official Plan Amendment Application and offer the following:

Regional Requirements for Official Plan Amendment Approval

Development Planning

- Peel Region By-law 1-2000 states that local Official Plan amendments are exempt from Regional Approval where they do not require an amendment to the Regional Official Plan; where they have regard to the Provincial Policy Statement and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the Planning Act and where the Region has advised that no Regional Official Plan amendment is required to accommodate the local Official Plan amendment. We are Pleased to Advise that this proposed amendment is exempt from approval under the Planning Act by the Region of Peel.

Notes

For further assistance, please review the notes below:

Servicing Connections

- There is an existing 300 mm diameter watermain and a 250mm diameter sanitary sewer located on Yellow Avens Boulevard.
- Due to the size and function of the 1050mm and 500 mm diameter watermain on Airport Road, connection will not be permitted (Watermain Design Criteria 6.1).
- Due to the size and function of the 975mm sanitary sewer on Airport Road, connection will not be permitted (Sanitary Sewer Design Criteria 8.4).
- To service the site, additional easements (municipal or private) or upgrades to the existing municipal services may be required. All works associated with the servicing and development of the site will be at the applicant's expense. The applicant will also be responsible for the payment of

applicable fees, DC charges, legal costs and all other costs associated with the development of the site.

•

Regional Road and Storm Water Requirements

- Prior to Site Plan approval, a copy of the Draft Reference Plan satisfactory to Traffic and Legal will be required.
- Prior to Site Plan approval, Grading and Drainage drawings and approvals are required for review by Servicing Connections.
- We have received the SWMR dated 2020-12-14 and prepared by V.A. Piscione & Associates Inc. The Report will be forwarded to a Site Servicing Technician for review. Comments will be provided to the Engineering Consultant. The report will be sent with the servicing submission at the site plan stage.
- The Region of Peel has an Environmental Compliance Approval (9582-B9TRLW) for the Regional Municipality of Peel Stormwater Management System. Certain restrictions apply with respect to compliance with this approval and with respect to accepting drainage from external lands.

Site Servicing Requirements

- Prior to Site Plan approval, Site Servicing Drawings are required for Reviewed by Servicing Connections
- All Servicing and Grading Drawings shall reflect the Region's and Local Municipality's road widening Requirements
- Please indicate if Developer will be pursuing LEED certification
- Prior to Site Plan approval a satisfactory Servicing Submission is required.
- Final Site Servicing approvals are required prior to the local municipality issuing Building Permit
- Prior to Site Servicing approvals, confirmation of approval by the city of Brampton for fire protection is required.

Traffic Development Requirements

Property Dedication

- Prior to Site Plan Approval, a Draft Reference Plan will be required for review and approval. The plan shall show the following:
- The gratuitous dedication of lands to fulfil the Region's Right of Way Requirements as per Schedule F of the Regional Official Plan.
- Regional Road 7 (Airport Road) has a designated mid-block right-of-way of 45m, (22.5 metres from the centreline). In addition, an additional (5.5 metres) is required within 245 metres of intersections to protect for the provision of, but not limited to: turning lanes, utilities, sidewalks, multiuse pathways and transit bay/shelters.
- The intersection of Yellow Avens Boulevard and Airport Road has a single turn configuration, as so the property requirement along 245 meters from the intersection is 50.5 meters, 25.25 meters measured from the centreline of Airport Road.
 - A 0.3 metre reserve along the frontage of Airport Road behind the property line and the daylight triangles except at the approved access locations.
 - A 15 x 15 metres daylight triangle at intersection of Yellow Avens Boulevard and Airport Road.

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- Lands dedicated to the Region must be gratuitous and be free and clear of all encumbrances, and all costs associated with land conveyances are the responsibility of the developer. After Regional approval has been issued for the Draft Reference Plan, the applicant must register the transfer of lands prior to clearance.

Studies/ Accesses

- No Access is proposed onto Regional Road 7 (Airport Road).
- Traffic has no comments to the Traffic Impact Study.

Landscaping/Encroachments

- Landscaping, signs, fences, gateway features or any other encroachments are not permitted within the Region's easement and or Right of Way Limits.

Public Health

- Through ROPA 27, the Region is implementing the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.
- A key policy of ROPA 27 is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, City Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.
- We have no objections to the proposed Official Plan and Zoning By-law amendments. The Sustainability Assessment has reached 26 points, which falls below a passing score on the assessment. It is acknowledged that there are opportunities to increase the score through the detailed design at the future site plan stage. We therefore offer the following recommendations to increase the health promoting ability on site at the future site plan:
 - In order to support the proposed mix of uses and encourage walking and cycling as viable means of transportation, secure bike parking is recommended for both building A and B.
 - We also recommend a pedestrian pathway connection from Building A to the bus stop located on Airport Road.
 - Pedestrian amenities such as benches and pedestrian lighting along pathways.

Waste Design

- There is no landfill site within the vicinity of the subject property.
- Waste collection will be provided through a private waste hauler.

General Servicing Comments

- To service the site, additional easements (municipal or private) or upgrades to the existing municipal services may be required. All works associated with the servicing and development of this site will be at the applicant's expense.

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- The subject land is to be serviced according to the Ontario Building Code (OBC) and current Region of Peel standards.
- Should the Tenure change to condominium, please notify us if the servicing drawings are revised to reflect the Local Municipality's Requirements for the Ontario Building Code. We may have additional comments and requirements.
- Please be advised that due to the ongoing developments of the novel coronavirus outbreak, the Region of Peel is currently implementing various measures to ensure the safety of our customers, employees and the workplace. Our front counter is now closed to the public and our staff have been directed to work from home for the foreseeable future. Therefore, Servicing Connections cannot process any payments over the counter at this time, however, we will accept Electronic Fund Transfers (EFT). Please contact us at siteplanservicing@peelregion.ca for the process to submit an Electronic Fund Transfer for your servicing application fees.
- For questions related to site servicing application submission requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973 or email siteplanservicing@peelregion.ca
- For the location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at PWServiceRequests@peelregion.ca
- Storm Sewer Design Criteria
<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sewer-design.pdf>
- Please refer to Section 3 of our Site Plan Process for Site Servicing Submission Requirements found at the following link:
<http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>
- Please refer to the Region's Storm Water Management Report Criteria found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/reports/pdfs/swm-fsr-final-july2009.pdf>
- Please review the Region's engineering submission requirements found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/subdivision-process-july-2009-final.pdf>
- Please review the Region's Water Design Criteria for more information found at the following link:
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<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sani-sewer.pdf>
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- Please refer to the Region's Functional Servicing Report Criteria found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/reports/pdfs/swm-fsr-final-july2009.pdf>
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Best,



Abiral Homagain
Junior Planner
Development Services

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Public Works

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September 2, 2021

Alex Sepe
Planner 1, Development Services
City of Brampton
2 Wellington Street West, L6Y 4R2

**RE: Application for Official Plan Amendment & Zoning By-law Amendment
Lebosco Development Inc.
10808 Airport Road
City of Brampton
City File: OZS-2020-0027
Regional File: OZ-20-027B**

Dear Mr Sepe,

Region of Peel Development Staff have reviewed the 2nd submission above noted Official Plan Amendment Application dated August 19, 2021 and offer the following:

Regional Requirements for Official Plan Amendment Approval

Development Planning

- Peel Region By-law 1-2000 states that local Official Plan amendments are exempt from Regional Approval where they do not require an amendment to the Regional Official Plan; where they have regard to the Provincial Policy Statement and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the Planning Act and where the Region has advised that no Regional Official Plan amendment is required to accommodate the local Official Plan amendment. We are Pleased to Advise that this proposed amendment is exempt from approval under the Planning Act by the Region of Peel.

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Best,



Abiral Homagain
Junior Planner
Development Services

Public Works

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Sepe, Alex

From: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Sent: 2021/10/04 12:10 PM
To: Sepe, Alex
Subject: RE: [EXTERNAL]RE: OZS-2020-0027 - 10808 Airport Road

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Blue Category

Hi Alex,

Provided the applicant can acknowledge the TRCA SWM requirements will be met through detailed design I have no objection to deferral.

Thanks,

Anthony Syhlonyk, MPlan
Planner
Development Planning and Permits | Development and Engineering Services

T: 416-661-6600 ext. 5272
E: Anthony.Syhlonyk@trca.ca
A: 101 Exchange Avenue, Vaughan ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | trca.ca



Please note that TRCA's Offices are presently closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that development planning and permit applications and materials be submitted digitally in PDF format. Paper submissions are discouraged and may result in extended timeframes for review.

All digital submissions and documents can be submitted to the following e-mail addresses:

Enquiries/ applications within Peel Region municipalities – peelplan@trca.ca

Enquiries/ applications within York Region municipalities – yorkplan@trca.ca

We thank you for your cooperation as we respond to the current situation.

From: Sepe, Alex <Alex.Sepe@brampton.ca>
Sent: Monday, October 4, 2021 11:46 AM
To: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Subject: RE: [EXTERNAL]RE: OZS-2020-0027 - 10808 Airport Road

Hi Anthony,

Sepe, Alex

From: Hanson, Nicole <nicole.hanson@peelsb.com>
Sent: 2021/01/21 9:21 AM
To: Watchorn, Daniel
Cc: Blakeman, Suzanne; Sousa, Phillip; Koops, Krystina
Subject: Fw: OZS-2020-0027 Review : DUE DEC 28/2020 (EXTERNAL)
Attachments: R0_Concept Plan.pdf; R0_Application Form.pdf; External Circulation Letter (OZS-2020-0027).pdf

Dear Daniel,

The Peel District School Board has reviewed the above noted application based on its School Accommodation Criteria and has no comment, as this is for non-residential development 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: Monday, January 11, 2021 3:46 PM
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>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Koops, Krystina <krystina.koops@dpcdsb.org>; Cox, Stephanie <Stephanie.Cox@dpcdsb.org>; Blakeman, Suzanne <suzanne.blakeman@peelsb.com>; Hanson, Nicole <nicole.hanson@peelsb.com>; planification@csmiamonde.ca <planification@csmiamonde.ca>; christopher.fearon@canadapost.ca <christopher.fearon@canadapost.ca>; circulations@mmm.ca <circulations@mmm.ca>; gtaw.newarea@rci.rogers.com <gtaw.newarea@rci.rogers.com>; Municipal Planning <municipalplanning@enbridge.com>
Cc: Watchorn, Daniel <Daniel.Watchorn@brampton.ca>; Ganesh, Steve <Steve.Ganesh@brampton.ca>
Subject: OZS-2020-0027 Review : DUE DEC 28/2020 (EXTERNAL)

Good Afternoon,

Please find below the FTP Site login for more **OZS-2020-0027** applicant submitted documents for **10808 Airport Road**.

If you have any concerns please contact the assigned planner, Dan Watchorn at Daniel.Watchorn@brampton.ca

Please note comments are due to Dan by **February 5, 2021**.

FTP Log in instructions below:

Sepe, Alex

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2021/01/13 9:03 AM
To: Watchorn, Daniel
Cc: nicole.hanson@peelsb.com
Subject: [EXTERNAL]Comments OZS 2020-0027

**RE: Notice of Application and Request for Comments
Application to Amend the Official Plan and Zoning By-law
10808 Airport Road
West side of Airport Rd, south of Countryside Dr
OZS 2020-0027**

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application and since the proposed development is for commercial uses, no students are anticipated from this development.

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

Regards,

Krystina Koops, MCIP, RPP

Planner - Planning Department

Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga ON L5R 1C5

Tel: 905-890-0708 ext. 24407 | Email: krystina.koops@dpcdsb.org

Website: www.dpcdsb.org | Twitter: @DPCDSBSchools | YouTube: DPCDSBVideos

Extraordinary lives start with a great Catholic education.

Confidentiality Notice

This email (and attached material) is intended for the use of the individual or institution to which it is addressed and may not be distributed, copied or disclosed to other unauthorized persons. This material may contain confidential or personal information that may be subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act. If you receive this transmission in error, please notify the sender immediately and do not print, copy, distribute or disclose it further, and delete this message from your computer.

Sepe, Alex

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2021/01/12 8:45 AM
To: Watchorn, Daniel
Cc: GTAW New Area
Subject: FW: OZS-2020-0027 Review : DUE DEC 28/2020 (EXTERNAL)
Attachments: R0_Concept Plan.pdf; R0_Application Form.pdf; External Circulation Letter (OZS-2020-0027).pdf

Morning Daniel

Rogers Communications Canada Inc. has no objections or concerns.

Thank you,
Have a great day.

From: Trdoslavic, Shawntelle [mailto:Shawntelle.Trdoslavic@brampton.ca]
Sent: Monday, January 11, 2021 3:47 PM
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>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Koops, Krystina <krystina.koops@dpcdsb.org>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; planification@csvgamonde.ca; christopher.fearon@canadapost.ca; circulations@mmm.ca; GTAW New Area <gtaw.newarea@rci.rogers.com>; Municipal Planning <municipalplanning@enbridge.com>
Cc: Watchorn, Daniel <Daniel.Watchorn@brampton.ca>; Ganesh, Steve <Steve.Ganesh@brampton.ca>
Subject: OZS-2020-0027 Review : DUE DEC 28/2020 (EXTERNAL)

Good Afternoon,

Please find below the FTP Site login for more **OZS-2020-0027** applicant submitted documents for **10808 Airport Road**.

If you have any concerns please contact the assigned planner, Dan Watchorn at Daniel.Watchorn@brampton.ca

Please note comments are due to Dan by **February 5, 2021**.

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: Username: cobguestx Password: tru3&Hyt2593</p> <p>2) Navigate to file folder named: OZS-2020-0027</p> <p>Note: Files will remain on the FTP only until the due date.</p>
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Sepe, Alex

From: planification <planification@csviamonde.ca>
Sent: 2021/01/12 8:49 AM
To: Trdoslavic, Shawntelle
Cc: Watchorn, Daniel
Subject: RE: [EXTERNE] - OZS-2020-0027 Review : DUE DEC 28/2020 (EXTERNAL)

Good Morning,

The Conseil scolaire Viamonde has no comment regarding the Official Plan and Zoning By-law amendment applications for 10808 Airport Road (OZS-2020-0027).

Best regards and have a great day!

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 : 11 janvier 2021 15:47

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Cc : Watchorn, Daniel <Daniel.Watchorn@brampton.ca>; Ganesh, Steve <Steve.Ganesh@brampton.ca>

Objet : [EXTERNE] - OZS-2020-0027 Review : DUE DEC 28/2020 (EXTERNAL)

Good Afternoon,

Please find below the FTP Site login for more **OZS-2020-0027** applicant submitted documents for **10808 Airport Road**.

If you have any concerns please contact the assigned planner, Dan Watchorn at Daniel.Watchorn@brampton.ca

Please note comments are due to Dan by **February 5, 2021**.

FTP Log in instructions below: