

Results of Application Circulation

External Departments & Agencies

- Town of Halton Hills
- Halton Region
- Credit Valley conservation
- Region of Peel

CONSOLIDATED COMMENTS FROM TOWN OF HALTON HILLS:

From: Ruth Conard <rconard@haltonhills.ca>

Sent: 2021/03/10 12:27 PM

To: Nykyforchyn, Rob <Rob.Nykyforchyn@brampton.ca>; Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Cc: Jeff Markowiak <JeffMa@haltonhills.ca>

Subject: [EXTERNAL]FW: C06W01.005 Revision 1 : DUE ASAP

Hi Rob,

The Zoning By-law Amendment submitted for the property at 8175 Winston Churchill Blvd. has been circulated to internal departments at the Town of Halton Hills and the following comments have been provided:

Recreation & Parks

- The amenity area and patio proposed at the front of the building may cause some noise concerns for the residents across the street. Please consider some additional landscaping/buffering to alleviate any resident concerns.

Development Engineering

- Development Engineering staff have reviewed the provided material and generally have no concerns as stormwater, grading, drainage and other engineering related matters fall under the City of Brampton's jurisdiction and transportation/access matters fall under the Region of Peel's jurisdiction.

Transportation

- As the proposal abuts a Regional Road which is bounded by both Peel Region and Halton Region, Transportation staff have no comments.
- It appears that the applicant has submitted a Traffic Impact Study to support the application which includes a proposed access from Winston Churchill Blvd. The proposed access should be reviewed by Halton Region to ensure that it aligns with any future opportunities for development on the west side of Winston Churchill Blvd.

Planning and Development – Policy

- The proposal is very similar to what will be permitted on the west side of Winston Churchill once the lands are developed (Premier Gateway Phase 2b).

Planning and Development – Heritage

- No comments.

Planning and Development – Development Review

- Staff have reviewed the material submitted including the draft zoning by-law and urban design brief and have no concerns. The urban design/built form proposed is compatible with the current residential uses on the west side of Winston Churchill Blvd. and as mentioned in Policy comments, the proposal is similar to what will be permitted in the future (Premier Gateway Phase 2b).
- Please ensure that all future submissions are circulated to the Town for review and comments.

I trust this information is of assistance.

Thanks,

Ruth Conard, Planner – Development Review
Planning & Development Department
Town of Halton Hills | 1 Halton Hills Drive, Halton Hills, L7G 5G2
Office: 905-873-2600 x2214
rconard@haltonhills.ca | haltonhills.ca

From: Partridge, Shelley <Shelley.Partridge@halton.ca>
Sent: 2021/06/09 5:09 PM
To: Nykyforchyn, Rob <Rob.Nykyforchyn@brampton.ca>
Cc: 'Marc DeNardis' <mdenardis@gwdplanners.com>
Subject: Halton Region Comments - File C06W01.005 Revision 1

Hello Rob:

I sincerely apologize for the time it has taken to provide comments on the above-noted file for 8175 Winston Churchill Boulevard.

There are no objections to this application from a Region of Halton perspective. We have been provided the Region of Peel comments as they relate to Winston Churchill Boulevard, being a shared jurisdiction road with Halton Region.

The one potential concern that we raised with the applicant's representative related to whether there was any anticipated excavation in or near the water table that would generate the need for any dewatering. The reason this concern was raised was because there are residents on the west side of Winston Churchill, close to the subject property, that rely on private wells for their potable water. Some residents in this area have had both water quality and quantity issues in the past that have been brought to Halton Region's attention. Additional information has been provided to Halton Region through the applicant's planning consultant confirming that no deep excavation is required and that no groundwater pumping is required. For the purposes of the subject zoning amendment, this information addresses the concern raised.

We are of the understanding that a Site Plan will be required to facilitate this development. Region of Halton staff would like to be circulated on this file, when the time comes, to ensure that any potential impacts to Halton residents are addressed.

Please let me know if you have any questions on the provided information.

Regards,

Shelley

Shelley Partridge

Senior Planner

Planning Services

Legislative & Planning Services

Halton Region

905-825-6000, ext. 7180 | 1-866-442-5866



**Credit Valley
Conservation**
inspired by nature

September 20, 2021

VIA EMAIL

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

Attention: Rob Nykyforchyn, Development Planner

**Re: Application to Amend the Zoning By-law
City File C06W01.005 (CVC File OZ 19/001)
8175 Winston Churchill Boulevard
Part of Lot 1, Concession 6 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:

Based on information available in our office, the property is traversed by a watercourse (Mullett Creek), and the associated floodplain and slope valley hazards. Wetlands are also present on the property. As such, a portion of the property is regulated by CVC and subject to Ontario Regulation 160/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. A permit will be required from CVC for any development proposed within the regulated area.

PROPOSAL:

It is my understanding that the proposal is to rezone the subject site to facilitate the development of the new Maple Lodge Farm's Chicken Shop and Factory Outlet and Special Event Team Storage Building.

COMMENTS:

CVC staff have recently reviewed the fourth submission (September 2021), including the responses to our previous comments, the Functional Servicing and Stormwater Management Report (GM BluePlan Engineering, revised September 2021) and associated engineering plans. Based on our review of the fourth submission, our previous comments have been satisfactorily addressed at this stage. We will review the detailed plans through subsequent applications (i.e. site plan), and will provide further comments at that time.

In this regard, CVC staff have **no objection** to the proposed Zoning by-law Amendment.

Please be advised that a permit from CVC pursuant to Ontario Regulation 160/06 will be required prior to any development proposed within the regulated area.

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 further questions or concerns.

Kind regards,

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

Trisha Hughes
Planner

c.c. Marc DeNardis, GWD Planners
Alex Martino, Region of Peel

Public Works

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

peelregion.ca

February 19, 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
 Rezoning Application
 8175 Winston Churchill Boulevard
 Maple Lodge Farms Ltd.
 C06W01.005B
 Regional File: RZ-18-6W1-005B**

Dear Mr. Nykyforchyn,

Region of Peel staff have reviewed the second formal submission for the above noted rezoning application to permit a new Maple Lodge Farm chicken shop and factory outlet and special event team storage building and are pleased to offer Regional clearance based on the following:

Prior to Rezoning Approval:

The following requirements shall be completed by the applicant to the satisfaction of the Region prior to rezoning approval:

Regional Traffic Requirements

- The Region has reviewed the revised Traffic Impact Study (dated November 2020) prepared by BA Group and finds the report satisfactory.
- The Region is in support of the proposed interim access at the northerly limits of the property until such time that the permanent access via the private east-west roadway is constructed. The Region will require that provisions be put in place via an access agreement that address the closure of the interim access at such time that access becomes available via the private east-west roadway. The following improvements are required at the proposed access:
 - A northbound right turn lane with 30 metres storage and taper as per TAC.
 - This stretch of Winston Churchill Boulevard is equipped with a centre turn lane that will accommodate left turning vehicles.
- The two existing accesses must be closed, and boulevard reinstated. This is to be included in the forthcoming engineering submission as part of the future site plan application.

Site Servicing Requirements

- The Region is in receipt of the revised Functional Servicing Report and Stormwater Management Report (dated November 2020) prepared by GM Blueplan. The FSR notes that fire demands will be provided through the future site plan application, and that wastewater is being managed through a private storage/treatment system attached to the main facility. The stormwater management component notes that no flows are proposed to the future Regional right-of-way. As such, the FSR and SWMR are satisfactory.

Prior to Site Plan Approval:

The following requirements shall be completed by the applicant to the satisfaction of the Region prior to Site Plan approval:

Development Services Planning Requirements

- As of January 1, 2020, a new non-refundable Site Plan Review Fee is in effect. As part of the formal Site Plan Application the Region will require the Site Plan Review Fee in the form of a certified cheque made payable to the "Region of Peel".
 - All fees are currently being processed through an EFT system. Upon circulation of the formal application, the Regional planner will coordinate payment details and next steps.
- The Region of Peel may be a participant in the Site Plan Agreement. If it is determined we will be a party, we will require a processing fee prior to its execution (as per By-law 67-2019) in the form of a certified cheque made payable to the "Region of Peel".
- The Region will require 5 full sized folded copies of the Site Plan, Landscape Plan, Site Servicing Plan, Site Grading Plan, Streetscape Plan, and Drainage Plan.
 - Prior to Site Plan approval, Grading and Drainage approval is required by the Region of Peel.
- Prior to Site Plan Approval the Region will require 3 paper copies of the most current PINS and all easement documents for the subject lands.
- All plans must be updated to reflect Regional road widening requirements as well as properly label any easements on the subject site.

Site Servicing Requirements

- Prior to site plan approval the Consultant is required to complete and submit a Single-Use Demand table for the Region to fulfil our modelling requirements and determine the proposal's impact to the existing system.
 - The demand table shall be in digital format and accompanied by the supporting graphs for the hydrant flow tests and shall be stamped and signed by the Professional Consulting Engineer.

Regional Traffic Requirements

- Prior to site plan approval, property dedication will be required as per Section 7.7 of the Region of Peel Official Plan. Property dedication will be 50.5 metres (25.25 metres from the centerline) of Winston Churchill Boulevard within 245 metres of an intersection.

Public Works

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

- A draft Reference Plan will be required showing property dedication and a new 0.3m reserve established behind the new property line. The Region is in receipt of the draft R-Plan provided as part of this rezoning submission. Please note that property dedication must be shown along the entire frontage of the site, specifically to the southern limits. The 0.3m reserve is shown correctly, lifted over the access.
 - The applicant is advised that lands must be transferred to the Region prior to Site Plan Approval in order to clear this condition
- A detailed engineering submission of road and access works will be required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer.
 - The engineering submission must include the removals, new construction and grading, typical sections and pavement markings and signing drawings.
 - All works within Region of Peel's right of way must be designed in accordance to the Public Works, "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual".
- The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right of way.
- Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Road 19 (Winston Churchill Boulevard).
- A 7% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.41).

Additional Notes and Links

Development Services Planning Notes

- For more information about Development Services submission requirements and applicable fees please visit <https://www.peelregion.ca/planning/about/devservices.htm>

Site Servicing Notes

- Servicing for the proposed development must comply with the local municipality's requirements for the Ontario Building Code and most current Region of Peel Standards. Final site servicing approvals are required prior to the issuance of Building Permit.
- Fire protection approval from the local municipality is required prior to Site Servicing Approval.
- For location of existing water and sanitary sewer infrastructure please contact Records at 905-791-7800 extension 7882 or by email at PWServiceRequests@peelregion.ca
- For Underground Locate Requests please go to the following link: <https://www.peelregion.ca/pw/locaterequest/>
- Please refer to the Latest User Fee By-law: <http://www.peelregion.ca/council/bylaws/2010s/2019/bl-18-2019.pdf>
- Please refer to our standard drawings to determine which standards are applicable to your project: www.peelregion.ca/pw/other/standards/linear/drawings/
- Complete Public Works Design, Standards Specification & Procedures Manual: <http://www.peelregion.ca/pw/other/standards/>
- Sanitary Sewer Design Criteria: <http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sani-sewer.pdf>
- Water Design Criteria: <http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/water-design.pdf>

Public Works

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

- Please refer to the Region's Public Works Stormwater Design Criteria and Procedural Manual:
<https://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sewer-design-update.pdf>
- Please refer to Section 3 of our Site Plan Process for Site Servicing Submission Requirements found online at:
<http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>

Regional Traffic Notes

- Landscaping, signs, fences, gateway features, and any other encroachment are not permitted within the Region's easements and/or right-of-way limits.
- Please review the Public Works Design, Specifications & Procedures Manuals, and the Region of Peel's Standard Drawings which can be found at the following links. Digital copies can be provided upon request.
 - Linear Infrastructure – Site Plan Process:
<http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>
 - Public Works Design, Specifications and Procedures Manual – Linear Infrastructure:
<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/designroads-july2009.pdf>
 - Public Works CAD Submission Requirements – Development
<http://www.brampton.ca/EN/residents/Roads/engineering-construction/Pages/digital-submissions.aspx>
 - Standard Drawings - Roads & Traffic:
<http://www.peelregion.ca/pw/other/standards/linear/drawings/roads-index.htm>

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