

**Results of Application Circulation
OZS-2020-0002**

Public Works

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

peelregion.ca

August 24, 2020

Tejinder Sidhu
Planner, Development Services
City of Brampton
2 Wellington Street West, L6Y 4R2
City of Brampton

**Re: Application for Site Plan Approval & Zoning By-law Amendment
Gagnon Walker Domes Ltd. (Marc De Nardis)
50 Wentworth Court
City of Brampton
City File: SPA-2019-0075, OZS-2020-0002
Region File: SP-2019-075B, RZ-20-002B**

Regional staff have reviewed the above noted Site Plan application Zoning By-law application and offer the following comments:

- Prior to Site Plan Approval, 4 physical copies of the revised site plan, landscape plan, site servicing and site grading drawings and 4 copies of any reports required for review and approval. Please also provide a digital copy of all drawings and reports (CD, USB or Dropbox link are acceptable).

Regional Requirements for Zoning By-law Amendment

- The Region of Peel offers no objection or further comments pertaining to the approval of the Zoning By-law amendment application. All issues pertaining to Zoning shall be to the satisfaction of the City of Brampton and Toronto Region Conservation Authority Staff.

Regional Requirements for Site Plan Approval

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

Development Engineering

- Prior to Site Servicing approval, please include the non-refundable First Submission Application fee of \$410.00 as per fee by-law 67-2019 (all connections must conform to Regional standards and specifications and design criteria). All fees may be subject to change on an annual basis pending Council approval. Site Servicing approvals are required prior to issuance of a building permit. Payment can be made to:

*Development Services
Public Works, Region of Peel
10 Peel Centre Drive, Suite B, 4th Floor
Brampton, On L6T 4B9*

We will not be able to accept or process the payment without the following information:

1. Person or company name, phone number, and full registered municipal address providing the funds.
 2. The associated Planning File (SP-2019-075B) and Regional Servicing File (C# C600343)
- A satisfactory Site Servicing Submission is required prior to site plan approval. Final site servicing approvals are required prior to the local municipality issuing a building permit.
 - The site servicing drawings have been received and assigned to a site servicing technician for review. Detailed engineering comments will be sent directly to the consultant.
 - The subject land is to be serviced according to the Ontario Building Code (OBC) and current Region of Peel standards.
 - Confirmation of approval by the City of Brampton for fire protection is required prior to site servicing approvals.
 - Should the tenure of the proposed development change to a multiple and or phased condominium, the Region of Peel will require that the servicing drawings be revised to reflect the local municipality's requirements for the Ontario Building code and the Region of Peel may have additional comments and requirements.
 - There is an existing 250 mm diameter water main on Wentworth Court. There is an existing 250 mm diameter sanitary sewer located on Wentworth Court.

Waste Design

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

Transportation Demand Management

- The applicant is encouraged to consider incorporating the following recommendations in their site plan application:
 - The Peel Health Development Assessment User Guide suggests evaluating reduced vehicle parking ratios for buildings within 400m of high order transit stops. The proposed development is within 400 metres of six Brampton Transit stops, therefore the applicant should consider reducing parking to the required minimum.

Helpful Links

- Please refer to Section 3 of our Site Plan Process for Site Servicing Submission Requirements found at the following link:

Public Works

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

<http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>

- 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
- For Underground Locate Requests please go to the following link: <https://www.peelregion.ca/pw/locaterequest/>
- Please refer to our Standard Drawings to determine which standards are applicable to your project found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/drawings/>
- For Information on site servicing application submission requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973.
- Please refer to the Latest Fees Bylaw found on-line at <http://www.peelregion.ca/council/bylaws/2010s/2019/bl-67-2019.pdf>

Concluding Comments

If there are 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
Development Services

Public Works

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

February 24, 2020

CF N 62591.05

BY EMAIL: Cynthia.OwusuGyimah@brampton.ca

Ms. Cynthia Owusu-Gyimah
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Owusu-Gyimah:

**Re: Zoning By-law Amendment OZS-2020-002
50 Wentworth Court
Owner: 2487557 Ontario Inc. – Agent: Gagnon Walker Domes Ltd.**

This letter will acknowledge receipt of the above noted application (received February 13, 2019). Toronto and Region Conservation Authority (TRCA) staff have reviewed the submitted materials related to the above noted application and offer the following comments.

Purpose of the Application

It is our understanding that the purpose of this application is to permit a ready-mix concrete batching plant on the subject property.

Application Specific Comments

TRCA has previously reviewed this proposal under the associated Site Plan Application and indicated we had no concerns with the proposal subject to the payment of required fees. From our review of the currently submitted materials, we continue to have no objection to the proposed change in use.

Application Review Fee

By copy of this letter, we advise the owner that this application is subject to an \$830.00 *Zoning By-law Amendment/Rezoning – Screening Assessment* review fee per our current fee schedule. The applicant is responsible for fee payment and should forward the required fee amount to this office as soon as possible.

Recommendation

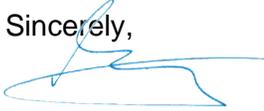
On the basis of the above comments, TRCA staff have **no objection** to the approval of OZS-2020-002 subject to the following condition:

- 1) That the applicant provides the required \$830.00 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

Sidhu, Tejinder

From: Owusu-Gyimah, Cynthia
Sent: 2020/08/07 9:09 AM
To: Anthony Syhlonyk
Cc: Sidhu, Tejinder
Subject: RE: [EXTERNAL]RE: OZS-2020-002 - 50 Wentworth Court TRCA Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Anthony,

I am copying Tejinder from our office who now has carriage of this file. Please correspond with her going forward.

I will send you an email shortly related to another file.

Thanks,

Cynthia Owusu-Gyimah, MCIP, RPP
Acting Manager, Development Services
Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
T: 905.874.2064 E: Cynthia.OwusuGyimah@brampton.ca



From: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Sent: 2020/08/07 9:05 AM
To: Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>
Subject: [EXTERNAL]RE: OZS-2020-002 - 50 Wentworth Court TRCA Comments

Good morning.

This email is to advise that the applicant has now provided the required review fee. As such, all TRCA conditions on this application have now been met and we have no further objections.

Please let me know if you require anything further.

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: Anthony Syhlonyk

Sent: Monday, February 24, 2020 1:50 PM

To: Cynthia.OwusuGyimah@brampton.ca

Subject: OZS-2020-002 - 50 Wentworth Court TRCA Comments

Good afternoon,

Attached are TRCA's comments for the above application.

Please let me know if you require anything further.

Thank you,

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

March 17, 2020

City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
Att'n: Cynthia Owusu-Gyimah

Re: Application to Zoning By-law Amendment
50 Wentworth Court
Ward: 8
COB File: OZS-2020-0002

Dear Cynthia,

We are in receipt of your request for comments regarding the above noted application. 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 (formerly Brampton Hydro) is 1,500 kVA if connected to 27.6kV and 500kVA if connected to 13.8kV distribution circuit.

B/ The above comments are preliminary and do not guarantee a supply to the proposed new buildings. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities (formerly Brampton Hydro) regarding permanent electrical supply to the proposed new buildings as soon as possible. Equipment delivery times may take up to 20 weeks.

C/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities (formerly Brampton Hydro) Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://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, P.Eng
Supervisor, Distribution Design – ICI & Layouts
Alectra Utilities Corporation

Alectra Utilities Corporation

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