

**Results of Application Circulation  
Prologis & Orlando File: C11E15.002**

**External Departments & Agencies**

- Alectra comments, dated January 2, 2020
- Toronto Region Conservation Authority comments dated October 9, 2020
- Region of Peel comments dated November 26, 2020
- Region of Peel comments dated January 27, 2022

January 2, 2020

City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Attn: Rob Nykyforchyn

Re: Notice of Application and Request for Comments  
Glen Schnarr & Associates Inc – Quarre Properties Inc & Heartland (Seven) Ltd  
City File Number: C11E15.002  
Subdivision File Number: 21T-19013B  
Alectra EP File: Q2-54

Dear Rob,

As per your request for comments regarding the above project, we respond as follows:

A) Please include the following as conditions of approval:

- The owner/developer shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. These will be confirmed during the final design of the roads and subdivision.
- The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s).
- 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.

B) The owner/developer shall contact Alectra Utilities Subdivisions and ICI & Layouts Departments for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule. The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.

C) The owner/developer or their representative is strongly advised to consult Alectra Utilities' Conditions of Service, as they must adhere to all the conditions.

If you have any questions or concerns, feel free to contact me at 416.819.4975.

Yours Truly,  
Henry Gamboa, CET  
Supervisor, Distribution Design – Subdivisions

October 9, 2020

CFN 62265, CFN 50353.03

**BY EMAIL: [rob.nykyforchyn@brampton.ca](mailto:rob.nykyforchyn@brampton.ca)**

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

Dear Mr. Nykyforchyn:

**Re: Draft Plan of Subdivision – 21T-19013B  
Official Plan Amendment & Zoning By-law Amendment – C11E15.02  
Local Planning Appeal Tribunal (LPAT) Appeal – Case #PL171478 & PL171479  
10690 Highway 50, 10700 Highway 50, 10900 Coleraine Drive & 10916 Coleraine Drive  
City of Brampton  
Quarre Properties Inc. & Heartland (Seven) Ltd. (Agent: Glen Schnarr & Associates Inc.)**

It is the understanding of Toronto and Region Conservation Authority (TRCA) staff that the above noted Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) applications have been appealed to the Local Planning Appeal Tribunal (LPAT) by the applicant because City Council failed to make a decision within the prescribed time period under the *Planning Act*. However, we understand the Draft Plan of Subdivision application has not been appealed and is currently not before the Tribunal.

We understand the appellant seeks to develop the subject lands in two phases and the current OPA and ZBLA apply to each proposed phase. The proposed Phase I lands are located between Highway 50 and Coleraine Drive. The Phase II lands are located west of Coleraine Drive. Minutes of Settlement (MOS) between TRCA and the appellant were executed in support of the Phase I applications. At the December 16, 2019 Case Management Conference (CMC), the appellant presented a partial settlement to the ZBLA appeal as it relates to the Phase I lands. At a subsequent settlement hearing on January 29, 2020, the balance of the ZBLA for the Phase I lands was approved.

A CMC was initially scheduled for May 1, 2020, for the Phase II lands. However, due to the Tribunal's Emergency Order dated March 24, 2020, the hearing was adjourned and rescheduled for October 13, 2020.

The Phase II lands are traversed by Rainbow Creek, a tributary of the Humber River Watershed. Also, a significant portion of the site is located within the Regulatory Floodplain. As such, a significant portion of the Phase II lands are located within TRCA's Regulated Area and are subject to O. Reg. 166/06 (as amended) and TRCA's "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP). As such, TRCA requested and obtained Party status.

Given the above, TRCA has an interest in several issues associated with the OPA and ZBLA. TRCA's issues relate to the proposed realignment of Rainbow Creek; natural hazards, natural heritage protection and restoration; natural heritage compensation; stormwater management; and water balance. TRCA's issues are identified in our letter dated April 7, 2020. To resolve TRCA's issues, TRCA staff have been working with the appellant and their consulting team. TRCA staff is now in receipt of the appellant's

resubmission (received on August 27, 2020), which includes the following documents, intended to formally respond to our previous concerns:

- Response Matrix to TRCA Comments, dated August 2020, prepared by TMIG;
- Response Matrix to City Comments, dated August 2020, prepared by TMIG;
- Draft Plan, dated September 25, 2019, prepared by Glen Schnarr & Associates Inc.;
- Concept Plan, Drawing No. A-1, dated September 10, 2019, prepared by Orlando Corporation;
- Draft Official Plan Amendment (OPA) and Schedule;
- Draft Zoning By-law and Schedule;
- Final Scoped Environmental Impact Study (EIS): Block 47-2 Phase 2, dated July 2020, prepared by Savanta;
- Functional Servicing Report (FSR), dated August 2020, prepared by TMIG;
- Region of Peel Greenlands System and City of Brampton Environmental Policy Response Letter, dated April 21, 2020, prepared by Glen Schnarr & Associates Inc.;
- Hydrologic Model, dated August 2020, prepared by TMIG.

Given TRCA staff's review of the updates plans and technical documents submitted on August 27, 2020, the key priority issues that were identified in our letter dated April 7, 2020, have in-principle been adequately addressed. As such, TRCA staff supports in-principle the OPA and ZBLA as currently submitted. Should the Tribunal decide to approve the OPA and ZBLA applications as currently submitted or with revisions, we request the opportunity to provide TRCA's conditions to be included in the Tribunal's final Order.

I trust these comments are of assistance. Should you have any further questions or comments, please do not hesitate to contact the undersigned.

Yours truly,



Adam Miller, BES, MCIP, RPP  
Senior Manager  
Development Planning & Permits  
Extension 5244  
/am

cc: Tim Duncan, Fogler Rubino LLP: [tduncan@foglers.com](mailto:tduncan@foglers.com)  
Rob Nykyforchyn, City of Brampton: [rob.nykyforchyn@brampton.ca](mailto:rob.nykyforchyn@brampton.ca)  
Michael Hoy, City of Brampton: [michael.hoy@brampton.ca](mailto:michael.hoy@brampton.ca)  
Maggie Liu, City of Brampton: [maggie.liu@brampton.ca](mailto:maggie.liu@brampton.ca)  
Lana Russell, TMIG: [lrussell@tmig.ca](mailto:lrussell@tmig.ca)  
Melanie Randolph, Savanta: [melanierandolph@savanta.ca](mailto:melanierandolph@savanta.ca)  
Carl Brawley, GSAI: [carlb@gsai.ca](mailto:carlb@gsai.ca)  
Brennan Paul, TRCA  
Dilnesaw Chekol, TRCA

## Public Works

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November 26, 2020

Rob Nykyforchyn  
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City of Brampton  
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[Rob.Nykyforchyn@brampton.ca](mailto:Rob.Nykyforchyn@brampton.ca)

**RE:      Region of Peel Comments  
Draft Plan of Subdivision and Rezoning Application  
10690 and 10700 Highway 50 and 10916 Coleraine Drive  
Quarre Properties Inc. & Heartland (Seven) Limited  
C11E15.002 and 21T-19013  
Regional File: 21T-19013B**

Dear Mr. Nykyforchyn,

Region of Peel staff are in receipt of and have reviewed the revised Functional Servicing Report (dated August 2020) prepared by The Municipal Infrastructure Group Ltd. The FSR is satisfactory based on the following:

### **Section 5, Municipal Services**

The report indicates that future infrastructure within the proposed Arterial A2 right of way is scheduled for 2020. This is not correct. At present, the Class EA process for the proposed A2 Arterial Road is anticipated to be completed sometime in spring of 2021. Given ongoing requirements included but not limited to land acquisition, road design, and infrastructure design, it is anticipated that the construction of the A2 road will not commence until at least 2026. As such, temporary access and site servicing will be required for the proposed lands located west of Rainbow Creek to proceed.

### **Watermain**

The proposed development is situated within Pressure Zone 5. The existing infrastructure in the vicinity of the subject site consists of a 300mm diameter watermain along Countryside Drive, a 300mm diameter watermain along Coleraine Drive, and a 400mm diameter watermain on Highway 50 south of Coleraine Drive.

Based on internal modelling, construction of a 600mm diameter watermain along Mayfield Road easterly to Coleraine Drive is required. It is anticipated that this watermain will be completed in late 2022. Furthermore, a 400mm diameter watermain on Coleraine Drive needs to be extended from Mayfield Road south of Countryside Drive.

Phase 1 will need to connect to the 400mm diameter watermain to have adequate supply for fire demands. In the interim scenario, the 400mm watermain will connect back into the existing 300mm watermain on Coleraine Drive at the south end of the Orlando site. Once the EA (Arterial A2 / Coleraine widening) is complete and the

road alignment is in place, the 400mm watermain will connect back to Highway 50 as originally planned.

The 400mm diameter watermain on Coleraine cannot proceed until the 600mm watermain on Mayfield Road is in service. It is important to note that currently the 400mm watermain on Coleraine Drive is scheduled (in the Region's budget) for 2025. Should the Developer wish to proceed with servicing for the proposed development ahead of the scheduled 2025 year, the Developer will need to enter into a front-end financing agreement with the Region to design and construct the required watermain.

Based on Region's modelling, in the absence of the proposed A2 arterial road, a temporary 300mm diameter watermain looping from Countryside Drive to Coleraine Drive along the westerly and southerly limits of the property (within an easement) will be required. The cost of constructing and abandonment of the temporary watermain infrastructure will be at the sole responsibility of the Developer. A Letter of Credit will be required from the Developer to ensure that transfer of temporary services into the ultimate system is properly completed for buildings located west of Rainbow Creek.

### **Sanitary Sewer**

The proposed site is located within the Coleraine and Clarkway trunk sewer drainage sheds that ultimately drain to the G.E. Booth wastewater treatment facility. Existing municipal infrastructure in the vicinity of the subject development consists of a 750mm diameter wastewater sewer on Coleraine Drive, a 750/825mm diameter wastewater sewer on Clarkway Drive, and a 975mm diameter wastewater sewer on Highway 50.

The proposed development will include 7 industrial buildings which totals approximately 3,000,000ft<sup>2</sup> of building area, with a total proposed flow of 71.12L/s. A flow of 22.75L/s is designed to discharge towards Coleraine Drive and 48.37L/s is designed to discharged towards Clarkway Drive. In the interim, the proposed flow from the development located west of Rainbow Creek will discharge towards Coleraine Drive until such time as the permanent outlet is available.

Given the current EA schedule and anticipated timing for design and construction of the proposed A2 roadway and water and wastewater infrastructure, the proposed Option 1 is not feasible. Should the applicant decide to proceed in advance of the ultimate sanitary sewer, watermain and A2 road construction Option 2 is the only feasible solution to proceed with.

In the interim, the Region's wastewater system has capacity to convey the requested flow of 49L/s within the 750mm diameter sewer on Coleraine Drive. The cost of constructing and abandonment of the temporary wastewater infrastructure and will be at the sole responsibility of the Developer. A Letter of Credit will be required from the Developer to ensure that transfer of temporary services into the ultimate system is properly completed for buildings located west of Rainbow Creek.

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

Yours truly,

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### **Public Works**

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Alex Martino  
Planner, Development Services  
Region of Peel

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January 27, 2022

Rob Nykyforchyn  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Rob.nykyforchyn@brampton.ca](mailto:Rob.nykyforchyn@brampton.ca)

**RE:      Zoning Bylaw Amendment Application**  
**0 Highway 50**  
**AMB Highway BP 1 Canco, Inc., AMB Highway BP 2 Canco, Inc. & AMB**  
**Highway BP 3 Canco, Inc.**  
**Region File: OZ-14-11E15.2B**  
**Related Regional File: SP-21-209B**  
**City File: C11E15.002**


Dear Mr. Nykyforchyn,

Further to recent correspondence with City of Brampton planning staff, the Region of Peel herein provides Regional clearance for the purposes of taking a report to the Planning and Development Committee recommending: i) approval-in-principle of the above-noted zoning application, and ii) withholding of the enactment of the implementing zoning by-law amendment pending approval of a Functional Servicing Report completed to the satisfaction of the Region of Peel and City of Brampton in support of the servicing of the subject lands.

As communicated to the applicant in correspondence dated December 23, 2021 and January 21, 2022, attached for reference, Region staff identified a number of outstanding technical issues based on review of the first Site Plan submission (SP-21-209B), including those related to traffic and stormwater management. The basis for the Region's support for the approval in principle of the rezoning application, as articulated above, is the assurance and expectation that outstanding technical issues can be addressed as part of the ongoing Site Plan application, and prior to Site Plan Approval.

If you have any questions or concerns, please contact me  
([jason.deluca@peelregion.ca](mailto:jason.deluca@peelregion.ca) 905.791.7800 x7727) at your earliest convenience.

Yours truly,



Jason De Luca  
Principal Planner, Development Services  
Region of Peel

Attachment: Region comments on first Site Plan submission, SP-21-209B (December 23, 2021 & January 21, 2022)



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December 23, 2021

Rob Nykyforchyn  
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City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Rob.nykyforchyn@brampton.ca](mailto:Rob.nykyforchyn@brampton.ca)

**RE:      Region of Peel Comments  
         Site Plan Application  
         0 Highway 50  
         AMB Highway BP 1 Canco, Inc., AMB Highway BP 2 Canco, Inc. & AMB  
         Highway BP 3 Canco, Inc.  
         City File: SPA-2021-029  
         Regional File: SP-21-209B**

Dear Mr. Nykyforchyn,

Region of Peel Development Staff have reviewed the first formal submission for the above noted site plan application proposing to permit the construction of two industrial buildings and a stormwater management pond and offer the following comments:

### **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**

- The Region of Peel will be a participant in the Site Plan Agreement. Prior to Regional execution, we will require the Region of Peel Site Plan Agreement Processing Fee (as per By-law 67-2019).
  - The Region is currently processing all fees through an EFT system. At the time of agreement circulation, the Regional planner will confirm payment details and next steps to process payment.
- 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 both Regional road widening and Capital Project requirements as well as properly label any easements on the subject site.

#### **Site Servicing Requirements**

##### **Water Servicing**

An existing 300 mm diameter water main is located on Coleraine Drive

- Due to the size and function of the 50 mm diameter watermain on Countryside Drive, connection will not be permitted (Watermain Design Criteria 6.1)
- This proposal requires connection to a minimum municipal watermain size of 300mm (Watermain Design Criteria 2.1)
- Servicing of this site may require municipal and/or private easements and the construction extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this 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 this site.
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.
- Please review the Region's Water Design Criteria found on-line.

#### Sanitary Sewer Servicing

An existing 750 mm diameter sanitary sewer is located on Coleraine Drive and an existing 900 mm diameter sanitary sewer is located on Highway 50.

- Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this 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 this site.
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.
- Please review the Region's Sanitary Sewer Design Criteria found on-line.

#### Regional Roads and Storm Water Requirements

The Region of Peel has an Environmental Compliance Approval (9582-B9TRLW) for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no additional flows are permitted and no new connections are made to Regional Roads.

- Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the Region of Peel, the local Conservation Authority and all concerned departments and agencies. Alternatively, flows can be mitigated using Low Impact Development Technologies. Developers are required to demonstrate how this will be achieved through a Stormwater Management Report.
- No grading will be permitted within any Region of Peel ROW to support adjacent developments.
- Grading and Drainage approval by the Region of Peel is required 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
- We have received the SWMR dated 2021-09-01 and prepared by C. F, Crozier & Associates. The Report will be assigned and comments will be provided to the Engineering Consultant.
- The Region will require a satisfactory Stormwater Management Report prior to Site Plan Approval.
- Prior to Site Plan approval, Grading and Drainage drawings are required for Review by Servicing Connections

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- Please refer to the Region's Storm Water Management Report Criteria within the Functional Servicing and Stormwater Management Report document found on-line.

#### Stormwater Management Report Comments

We reviewed the stormwater management report prepared by Crozier Consulting Engineers dated September 2021, and have the following comments:

- The site location in the Introduction should be updated accordingly.
- The report must be very specific in identifying the status of each drainage areas (developed or undeveloped) and the type of quantity and quality control provided.
- The discharge flows must be calculated using Region of Peel IDF curves. The report must present how the post-development discharge is limited to the pre-development levels for all the storms, including the regional storm.
- Are the discharge flows more conservative than the TRCA unit flow rate? The report must present both consider the most conservative of them.
- It is understood that the storage volume is calculated as per TRCA requirement using the 6-hour and 12-hour AES storm distribution. However, the stormwater management analysis should be done using 24 h Chicago and SCS Type II storm distribution and choose the most conservative storage volume.
- The Stormwater management Pond Sections (C201A) must include the water level (HWL) for the regional storm and the regional road profile in cross sections.
- What is the inspection and maintenance plan for the stormwater management measures provided on site?
- Limit the pipe outlet as per Region of Peel design criteria to 250mm and specify the maximum velocity of the discharge leaving the outlet pipe.
- The erosion and sediment control must be inspected once a week and after each significant rainfall event. Please update section 6 accordingly.
- What are the erosion and sediment control measures for the infiltration galleries during the construction?
- Provide post to pre-development annual infiltration match.
- The proposed discharge rate of 759l/s is exceeding the downstream ditch capacity. Therefore, the proposed discharge is not acceptable.
- As per the SP47 EA Stormwater Management Report a portion of Coleraine Drive drainage (1.15ha) is to be managed by the proposed pond within this property. This aspect was not included in this proposal.
- The Hwy. 50 storm sewer system proposed has not accounted for drainage from the external lands. Can alternative solution be found in collaboration with adjacent property to the south?
- If the proposed drainage will not be accommodated by the regional storm system, upsizing of the regional system will be required.

#### Functional Servicing Review Requirements

We contacted the applicant's planning consultant to obtain the contact information for the engineering consultants on this file . We advised the planner applicant's that we can issue the Region's modelling report. However, we recommend that prior to finalizing and issuing the Region's modelling report, the engineering consultant add information pertaining to the proposed phase 2 to ensure that phase 2 servicing requirements can be met. We are awaiting a response from the applicant's consulting team at this time.

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- A satisfactory Functional Servicing Report is required prior to Site Plan Approval.
- Please refer to the Region's Functional Servicing Report Criteria within the Functional Servicing and Stormwater Management Report document found on-line.
- We have received the FSR dated 2021-09-01 and prepared by C. F, Crozier & Associates. The Report is complete and will be sent for modelling
- The non-refundable Report Fee of \$515 is required (as adjusted by the current Fees By-law) prior to Site Plan Approval.

#### Site Servicing Requirements

- The applicant shall verify the location of the existing service connections to the subject site. Please contact Records at [PWServiceRequests@peelregion.ca](mailto:PWServiceRequests@peelregion.ca). In addition, requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- 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
- A satisfactory Servicing Submission is required prior to site plan approval
- Final Regional Site Servicing connection approvals are required prior to the local municipality issuing Building Permit
- Fire Protection approval from the local municipality is required prior to Region of Peel Site Servicing connection approval
- 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 Servicing Connection at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca) for the process to submit an Electronic Fund Transfer for your servicing application fees.

#### General Servicing Comments

- All our design criteria, standards, specifications, procedures and report and submission requirements are found on-line at <https://www.peelregion.ca/public-works/design-standards/#procedures>
- Please refer to Section 3 of our Site Plan Procedure document found on-line
- Please refer and adhere to the Regional by-laws that are applicable to your proposal, such as but not limited to the Water, Wastewater and Backflow Prevention by-laws <https://www.peelregion.ca/council/bylaws/archive.asp>
- Please refer to the Latest Fees Bylaw. All fees may be subject to change on annual basis pending Council approval.
- Please refer to our Standard Drawings on-line to determine which standards are applicable to your project.
- 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
- The Site Servicing drawings have been received and they will be assigned for review. Detailed engineering comments will be sent directly to the consultant

#### Legal Requirements

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#### **Public Works**

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Is the applicant intending to consolidate the different PINS and ownership of the subject lands. If so, what is the applicant's timing to achieve this?

### **Regional Traffic Requirements**

Traffic Development and Permit staff have reviewed the above noted Site Plan application and would like to offer the following comments;

#### Study/Access Requirements

- We are in receipt of the TIS dated November 2021, received by the Region on December 20, 2021. Comments on the TIS will be provided under a separate cover;
- The Region acknowledges and accepts the letter provided to the Region within the current submission dated October 21, 2021 RE: Site Access Confirmations.
- Direct access via Highway 50 will not be supported or provided to the lands at any point in time. Currently there appears to be an internal "dead end" indicated on the plan at the southern limits along Highway 50; the Region will not support this being converted into a connection to Highway 50 at any time in the future.
- The Region can provide high level support of the proposed right in/right out access to the subject lands subject to it be aligned with the access to the lands on the west side of the road. In addition a centre median will be required to facilitate this access.
- The provided tertiary plan is to be updated in terms of proposed access to Coleraine Drive.

#### Property Dedication

- The Region requests supporting documentation of the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 50 (Highway 50) which has a right of way of 45.0 metres, 22.5 metres from the centreline of the road allowance. Additional property over and above the baseline Official Plan requirement will be required within 245 metres of intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters: 50.5 metres, 25.25 metres from the centreline for a single left turn lane intersection configuration;
- The Region requests supporting documentation of the gratuitous dedication of lands to meet the baseline Regional Official Plan requirement for Regional Road 150 (Coleraine Drive) which has a right of way of 36.0 metres, 18.0 metres from the centreline of the road allowance. Additional property over and above the baseline Official Plan requirement will be required within 245 metres of intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters: 41.5 metres, 20.75 metres from the centreline for a single left turn lane intersection configuration;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 50 (Highway 50) behind the property line;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 150 (Coleraine Drive) behind the property line except at any approved access point;
- **It must also be noted that, as per the on-going SP 47 Environmental Assessment, a 36m mid-block ROW on Coleraine Drive and up to an approximate 47.4m ROW at its intersection with Countryside Drive is currently being proposed. Finalization of the**

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### **Public Works**

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**proposed ROW is subject to completion of the EA. The project manager for the on-going EA is Sonya Bubas and can be contacted for the most up to date information at [Sonya.bubas@peelregion.ca](mailto:Sonya.bubas@peelregion.ca);**

- The applicant is required to gratuitously dedicate these 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 Regions right-of-way;
- A draft reference plan will be required for our review and approval prior to the plans being deposited. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.

#### Landscaping/Encroachments

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

#### Engineering Requirements

- 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 150 (Coleraine);
- An 8.91% 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);
- The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:
  1. Completed [Road Occupancy Permit](#) and fee of \$980.00, as per the Region's User Fees and Charges By-law;
  2. Completed [Notice to Commence Work](#);
  3. Provide proof of insurance with the Region of Peel added to the [Certificate of Insurance](#) as an additional insured with \$5 million minimum from the Contractor;
- Please note that any proposed construction within the Region of Peel's right of way is pending PUCC approval (minimum six week process);
- All costs associated with the design and construction of road and access works will be 100% paid by the Owner;

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#### **Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

If you have any questions or concerns, please contact me ([jason.deluca@peelregion.ca](mailto:jason.deluca@peelregion.ca) 905.791.7800 x7727) at your earliest convenience.

Yours truly,

A handwritten signature in blue ink that reads "J. De Luca". The signature is stylized, with a large "J" and "L".

Jason De Luca  
Principal Planner, Development Services  
Region of Peel

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**From:** De Luca, Jason

**Sent:** January 21, 2022 11:27 AM

**To:** Naeem Lakhani <NLakhani@mainlineplanning.com>; Nykyforchyn, Rob <Rob.Nykyforchyn@brampton.ca>

**Cc:** Adiga, Smeeta <Smeeta.Adiga@brampton.ca>; Cronkwright, Ross <RCronkwr@prologis.com>; Kol, Rani <Rani.Kol@peelregion.ca>

**Subject:** RE: Request for Comments: [Prologis site plan file: SPA-2021-0209]

Hi Rob,

In addition to the comments we provided to you on December 23 (attached again for reference), we have reviewed the TIS and can provide the following comments at this time:

The Traffic Development and Permits section are in receipt of the TIS dated November 2021, received on December 23, 2021, and wish to provide the below;

- With regards to the shared access along Coleraine drive, it is to be noted that a taper to TAC standards is to be provided.
- We are in high level support of the proposed right in/right out access via Coleraine Drive subject to the tertiary plan being updated to confirm the exact location.
- With regards to the shared access along Coleraine Drive as well as the right in/right out access, a right turn lane is required at each access. This roadway is classified as an Industrial Connector, and as such a right turn lane is required to facilitate each of the access points.
- Clarification of the trip generation to and from the right in/right out access is needed as the turning movement diagrams indicate very low volume of vehicles utilizing this access, which questions the need and justification for having an additional access here. This information is also required in order to determining the storage and taper requirements of the right turn lane.

Regards,



**Jason De Luca RPP MCIP**

**Principal Planner**

Development Services, Public Works  
10 Peel Centre Drive, Suite A, 6<sup>th</sup> Floor  
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