

Results of Application Circulation

File: OZS-2021-0006

External Departments & Agencies

- Region of Peel comments dated March 10, 2022
- Enbridge comments, dated March 22, 2021
- Peel District School Board comments dated March 31, 2021
- Dufferin-Peel Catholic District School Board comments dated March 24, 2021
- Hydro One Networks Inc. comments dated March 16, 2021
- Conseil seolaire Viamonde comments dated March 17, 2021
- Rogers comments dated March 17, 2021

Public Works

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

peelregion.ca

March 10, 2022

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

**RE: Region of Peel Comments
 Rezoning Application
 58 and 60 Jessie Street
 Sukhman Raj
 OZS-2021-0006
 Regional File: RZ-21-006B**

Dear Mr. Nykyforchyn,

Region of Peel staff have reviewed the above noted Rezoning Application proposing amendments to the Zoning By-Law to permit six 3-storey townhouse units and please 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:

Site Servicing Requirements

- The Region is in receipt of the FSR (dated November 2020) prepared by Maydan Municipal Engineering. The report is satisfactory.

Waste Management Requirements

- The Region of Peel will provide curbside collection of garbage, recyclable materials, organics material subject to the applicant satisfying Section 3.0 and 4.0 of the Waste Collections Design Standards Manual.

If you have any questions or concerns, please contact me
(abiral.homagain@peelregion.ca 905 791 7800 x8730) at your earliest convenience.

Yours truly,



Abiral Homagain
Planner, Planning and Development Services
Region of Peel

March 31st, 2021

Nicholas Deibler
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Deibler:

**RE: Application to Amend the Zoning By-law
OZS-2021-0006
Sukhman Raj – CORBETT LAND STRATEGIES INC
58 Jessie St West
Northeast corner of Haggert Avenue South and Jessie Street
City of Brampton (Ward 3)**

The Peel District School Board has reviewed the above-noted application (6 townhouse units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

2	K-5
1	6-8
1	9-12

The students are presently within the following attendance areas:

<u>School</u>	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
McHugh P.S.	154	317	0
Centennial Sr. P.S.	746	855	0
Brampton Centennial S.S.	1,356	1,380	0

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

Trustees

Carrie Andrews
Susan Benjamin
Stan Cameron
Robert Crocker
Nokha Dakroub
Will Davies

David Green
Sue Lawton
Brad MacDonald
John Marchant
Kathy McDonald
Balbir Sohi

Director of Education and Secretary to the Board
Colleen Russell-Rawlins

Associate Director – Operations & Equity of Access
Jaspal Gill

Associate Director – Instruction & Equity
Poleen Grewal

Associate Director – School Improvement & Equity
Camille Logan

Associate Director– School Improvement & Equity
Lynn Strangway

1. 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."

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 julian.wigle@peelsb.com or 905-890-1010, ext. 2214.

Yours truly,



Julian Wigle
Planning Officer - Enrolment
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board (email only)

March 24, 2021

Nicholas Deibler
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Deibler:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law
Sukhman Raj – Corbett Land Strategies Inc.
58 Jessie Street West
File: OZS 2021-0006
City of Brampton – Ward 3**

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 6 townhouse units which are anticipated to yield:

- 1 Junior Kindergarten to Grade 8 Students; and
- 1 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	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Joseph, Brampton	207	245	2
Secondary School	St. Augustine	968	1320	3

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

1. That the applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential lots.
 - (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: P. Sousa, Peel District School Board (via email)

March 17, 2021

City of Brampton
Planning Department

Attention: Shawntelle Trdoslavic

APPLICATION NO OZS-2021-0006
APPLICATION TYPE Zoning By-law to permit the development
ADDRESS 58 Jessie St W

GENERAL LOCATION northeast corner of Haggert Avenue South and Jessie Street. It is municipally known as 58 Jessie St Wes

DESCRIPTION Six (6) three (3) storey townhouse units fronting onto Haggert Avenue South with rear-garage access via a private laneway off of Jessie Street and egress towards Haggert Avenue South.

Rogers Reference Number M211286

Prior to registration of the plan of Subdivision, the Developer/Owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Subdivision (collectively, the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the Developer/Owner will cause these documents to be registered on title.

Prior to registration of the plan of Subdivision, the Developer/Owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

Yours truly

Monica LaPointe

Monica LaPointe
Coordinator
gtaw.newarea@rci.rogers.com
Rogers Communications, Wireline Access Network
3573 Wolfedale Rd, Mississauga Ontario

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2021/03/22 9:30 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [OZS-2021-0006] Notice of Application and Request for Comments : DUE MAR 31/2021

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE
TEL: 416-495-5386 | MunicipalPlanning@Enbridge.com
500 Consumers Road, North York, Ontario M2J 1P8

enbridge.com
Safety. Integrity. Respect.

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From: planification <planification@csvgiamonde.ca>
Sent: 2021/03/17 9:23 AM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Cc: Deibler, Nicholas <Nicholas.Deibler@brampton.ca>
Subject: [EXTERNAL]RE: [EXTERNE] - [OZS-2021-0006] Notice of Application and Request for Comments : DUE MAR 31/2021

Good Morning,

The Conseil scolaire Viamonde has no comment regarding Zoning By-law Amendment application (File no. OZS-2021-0006) to permit the development of a total of six residential units comprised of three-storey street townhouse dwelling.

Best regards and have a great day,

Kenny Lamizana
Agente 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

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From: Dolly.Shetty@HydroOne.com <Dolly.Shetty@HydroOne.com> **On Behalf Of**
LandUsePlanning@HydroOne.com

Sent: 2021/03/19 10:25 AM

To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Subject: [EXTERNAL]Brampton - 58 Jessie Street - OZS-2021-0006

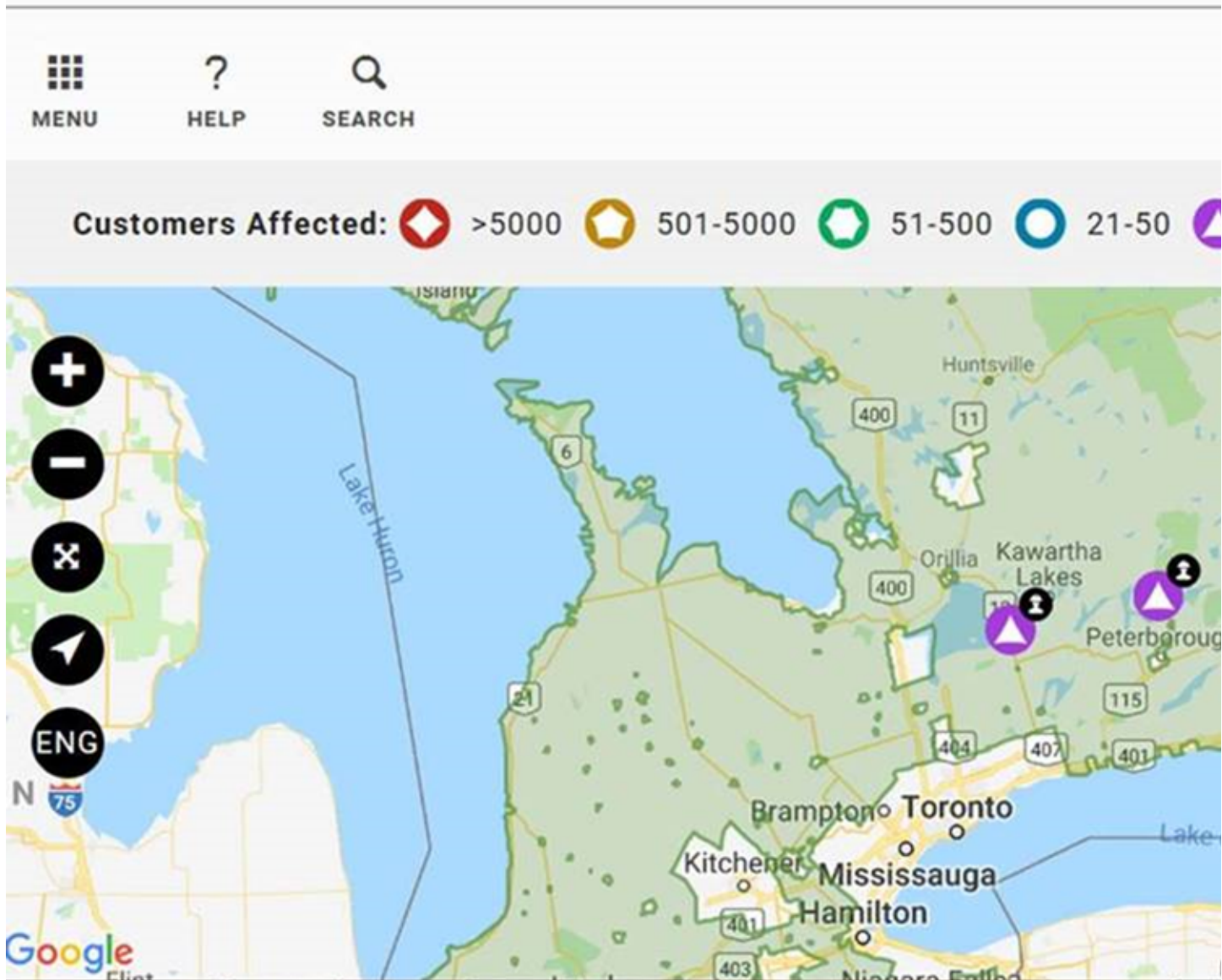
Hello,

We are in receipt of Application OZS-2021-0006 dated March 16, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Best Wishes,

Dolly Shetty

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: Dolly.Shetty@HydroOne.com

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From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Sent: Tuesday, March 16, 2021 4:54 PM

To: Henry Gamboa <henry.gamboa@alectrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alectrautilities.com>; Chris Kafel <Chris.Kafel@alectrautilities.com>; Emily Pelleja <Emily.Pelleja@alectrautilities.com>; Koops, Krystina <krystina.koops@dpcdsb.org>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; planification@csviamonde.ca; christopher.fearon@canadapost.ca; circulations@mmm.ca; gtaw.newarea@rci.rogers.com; Municipal Planning <MunicipalPlanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; Pedano, Vito <vito.pedano@peelpolice.ca>
Cc: Deibler, Nicholas <Nicholas.Deibler@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail@brampton.ca>
Subject: [External] [OZS-2021-0006] Notice of Application and Request for Comments : DUE MAR 31/2021

EXTERNAL: PLEASE PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** and **Applicant Submitted Documents** for **OZS-2021-0006** for **58 Jessie Street**.

If you have any concerns please contact the assigned planner, Nicholas Deibler at Nicholas.Deibler@brampton.ca

Please note comments are due to Nicholas by **March 31, 2021**.

Thanks and have a great evening!

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 

