

Public Works

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

peelregion.ca

January 17, 2022

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

**RE: Application for Official Plan and Zoning By-Law Amendment
8680 Chinguacousy Road
Brampton
City File: OZS-2021-0044**

Dear Rob Nykyforchyn,

Region of Peel Development Staff have reviewed the above noted application proposing 108 Standard Condominium 3-Storey Back-to-Back Stacked Townhouses and offer the following comments:

Regional Requirements

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

Development Services Engineering

- Single Use Demand Table remains a requirement as identified through application PRE-21-083. Regional staff will review upon receipt.
- All materials must meet the Region's standards upon submission.

Waste Management

Prior to recommending approval, an approved Waste Management Plan is required. Regional staff require clarification about the functionality of the submitted plan.

Easements

- Prior to Site Plan Approval the Region will require copies of the most current PINS and all easement documents for the subject lands.
 - After review of the most current PINS the Region will advise if a PIN consolidation or a S118 will be required at the future site plan stage.
- There is an easement on site (PR2392951) in the south westerly corner of the site. Prior to recommending approval, easement documents need to be provided for review as restrictions may need to be considered in the preparation of the concept plan which is showing building encroachments. Additionally, an encroachment review application may be required upon review.

Additional Notes and Links

The following are to be considered in preparing of future applications.

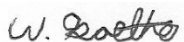
Development Services Engineering

- Prior to future Site Plan Approval, the Region will require copies of the most current PINS and all easement documents for the subject lands.
 - After review of the most current PINS the Region will advise if a PIN consolidation or a S118 will be required at the future site plan stage.
- Due to the proximity of the Region of Peel services in the right-of-way, review of shoring drawings may be required prior to site plan approval/building permit.
- 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/
- Please refer to Section 3 of our Site Plan Process for Site Servicing Submission requirements found on-line at: <http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>
- If you have questions regarding the Site Servicing Application Submission Requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973 or email siteplanservicing@peelregion.ca

Concluding Comments

If you have any questions or concerns, please contact me at your earliest convenience at 905-791-7800 ext. 4710, or by email at: wayne.koethe@peelregion.ca

Sincerely,



Wayne Koethe, RPP, MCIP
A/Principal Planner
Development Services

Public Works

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

November 10, 2021

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

Dear Mr. Nykyforchyn:

**Re: Notice of Application and Request for Comments
Application to Amend the Official Plan and Zoning By-law
Umbria Developers Inc. – Dulsco Construction Inc.
West side of Chinguacousy Rd, south of Queen St W
File: OZS 2021-0044
City of Brampton – Ward 4**

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 108 townhouse units which are anticipated to yield:

- 13 Junior Kindergarten to Grade 8 Students; and
- 8 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 | Our Lady of Peace | 356 | 309 | 5 |
| 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,

Krystina Koops, MCIP, RPP
Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext. 24407
krystina.koops@dpcdsb.org

c: N. Hanson, Peel District School Board (via email)

November 11th, 2021

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

Dear Mr. Nykyforchyn:

RE: **Application to Amend the Official Plan and Amend the Zoning By-law
OZS-2021-0044
Umbria Developers Inc. c/o Dulco Construction Incorporated
8680 Chinguacousy Road
South west corner of Chinguacousy Road and Bonnie Braes Drive
City of Brampton (Ward 4)**

The Peel District School Board has reviewed the above-noted application (108 townhouse units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

| Kindergarten to Grade 8 | Grade 9 to Grade 12 |
|-------------------------|---------------------|
| 36 | 11 |

The students are presently within the following attendance areas:

| Public School | School Enrolment | School Capacity | Number of Portables |
|--|------------------|-----------------|---------------------|
| Churchville P.S. (Kindergarten to Grade 8) Enrolment Cap * | 926 | 804 | 12 |
| Brampton S.S. (Grade 9 to Grade 12) | 1,450 | 1,380 | 0 |

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

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.
2. 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."
3. The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchases that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board's Transportation Policy.

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 nicole.hanson@peelsb.com or 905-890-1010, ext. 2217.

Yours truly,

Nicole N. Hanson, B.A(Hons.), MES(Pl.), RPP, MCIP
Planning Officer - Development
Planning and Accommodation Dept.

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

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2021/12/15 12:13 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: RE: [External] [OZS-2021-0044] Notice of Application and Request for Comments: DUE NOV 25/2021

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

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ENBRIDGE

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

Safety. Integrity. Respect. Inclusion.

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2021/12/21 4:39 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]RE: [OZS-2021-0044] Notice of Application and Request for Comments: DUE NOV 25/2021

Rogers Communications Canada Inc. has no objections.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: 4-Nov-21 10:27 AM
To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; planninganddevelopment <planninganddevelopment@bell.ca>; circulations@wsp.com; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; GTAW New Area <gtaw.newarea@rci.rogers.com>; Trisha Hughes (<trisha.hughes@cvc.ca>) <trisha.hughes@cvc.ca>
Cc: Nykyforchyn, Rob <Rob.Nykyforchyn@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>
Subject: [OZS-2021-0044] Notice of Application and Request for Comments: DUE NOV 25/2021

Good Morning,

Please find attached the **Notice of Application and Request for Comments**. An application for **8680 Chinguacousy Road** with an assigned file number of **OZS-2021-0044** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Rob Nykyforchyn** by **November 25, 2021**

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

How to Access Applicant Submitted Documents

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great day!

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 



November 18, 2021

City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
Att'n: Rob Nykyforchyn

Re: Application for Zoning by-Law Amendment – 8680 Cinguacousy Rd
COB File: OZS-2021-0044

Dear Rob:

We are in receipt of your request for comments regarding the above project. We respond as follows.

A/ The proposed location of the transformer cannot be guaranteed by Alectra Utilities Brampton. The transformer location will be finalized when Alectra completes designing the project. The applicant shall provide the required clearances and space for the transformer or switchgear according to Alectra Utilities Brampton standards.

B/ 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 Brampton is 3,000 kVA.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 20-26 weeks.

D/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://alectrautilities.com/conditions-service>.

E/ 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

Alectra Utilities Corporation

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
Supervisor, Distribution Design – ICI & Layouts
Alectra Utilities