



NON-RESIDENTIAL DEVELOPMENT ADJACENT TO THE RAILWAY RIGHT-OF-WAY (Main Lines)

CN recommends the following protective measures for non-residential uses adjacent Main Lines (note some are requirements):

- A minimum 30 metre building setback, from the railway right-of-way, in conjunction with a 2.5 metre high earthen berm or 2.0 metres for a secondary main line, is recommended for institutional, commercial (ie. office, retail, hotel, restaurants, shopping centres, warehouse retail outlets, and other places of public assembly) and recreational facilities (i.e. parks, outdoor assembly, sports area).
- A minimum 15 metre building setback, from the railway right-of-way, is recommended for heavy industrial, warehouse, manufacturing and repair use (i.e. factories, workshops, automobile repair and service shops).
- A minimum 30 metre setback is **required** for vehicular property access points from at-grade railway crossings. If not feasible, restricted directional access designed to prevent traffic congestion from fouling the crossing may be a suitable alternative.
- A chain link fence of minimum 1.83 metre height is **required** to be installed and maintained along the mutual property line. With respect to schools and other community facilities, parks and trails, CN has experienced trespass problems with these uses located adjacent to the railway right-of-way and therefore increased safety/security measures must be considered along the mutual property line, beyond the minimum 1.83 m high chain link fence.
- Any proposed alterations to the existing drainage pattern affecting Railway property **require** prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.
- While CN has no noise and vibration guidelines that are applicable to non-residential uses, it is recommended the proponent assess whether railway noise and vibration could adversely impact the future use being contemplated (hotel, laboratory, precision manufacturing). It may be desirable to retain a qualified acoustic consultant to undertake an analysis of noise and vibration, and make recommendations for mitigation to reduce the potential for any adverse impact on future use of the property.
- For sensitive land uses such as schools, daycares, hotels etc, the application of CN's residential development criteria is **required**.
- There are no applicable noise, vibration and safety measures for unoccupied buildings, but chain link fencing, access and drainage requirements would still apply.

From: Municipal Planning <MunicipalPlanning@enbridge.com>

Sent: 2022/04/21 10:42 AM

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

Subject: [EXTERNAL]RE: [OZS-2022-0022] Notice of Application and Request for Comments: DUE MAY 10/2022

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

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

—

Archived: 2022/06/07 9:25:07 AM

From: [GTAW New Area](#)

Sent: 2022/04/21 9:31:17 AM

To: [Demelo, Emma](#)

Subject: [EXTERNAL]RE: [OZS-2022-0022] Notice of Application and Request for Comments: DUE MAY 10/2022

Importance: Normal

Sensitivity: None

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Rogers Communications Canada Inc. has no objections.

Thank you

Monica LaPointe

Coordinator

gtaw.newarea@rci.rogers.com

Outside Plant Engineering GTAW

3573 Wolfedale Road.

Mississauga ON L5C 3T6

From: CA - Circulations <CA.Circulations@wsp.com>

Sent: 2022/04/19 3:28 PM

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

Subject: [EXTERNAL]RE: [OZS-2022-0022] Notice of Application and Request for Comments: DUE MAY 10/2022

Importance: Low

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Thank you for your circulation on [OZS-2022-0022] Notice of Application and Request for Comments: DUE MAY 10/2022. Your email has been received and relayed to Bell staff for review. The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure. Bell Canada also appreciates the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments/input be required on the information included in the circulation. Bell Canada kindly requests to always be circulated on any future materials related to this development project or infrastructure/policy initiative. Please note that Bell Canada does not generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

If you have any questions, please contact planninganddevelopment@bell.ca directly. *Please note that this circulations email account is managed by WSP on behalf of Bell Canada. All reviews and responses are always undertaken by Bell Canada.*

Public Works

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

peelregion.ca

June 14, 2022

Emma Demelo
Planner I
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
emma.demelo@brampton.ca

**RE: Region of Peel Clearance
Zoning By-law Amendment
3420 Queen Street East
2458171 Ontario Incorporated
OZS-2022-0022
Regional File: RZ-22-022B**

Dear Ms. Demelo,

Region of Peel staff have reviewed the most recent submission of materials for the above noted temporary Zoning By-Law Amendment Application including a planning justification report, concept plan, and draft zoning by-law amendment, (April 19, 2022) proposing the temporary use (3 years) of the subject lands for truck and trailer parking (63 truck parking bays and 186 trailer parking bays), and have no objections at this time.

Please note the Region requires circulation of the forthcoming associated site plan application where the Region will provide comments as appropriate.

If you have any questions or concerns, please contact me at your earliest convenience at 905-791-7800 ext. 3558, or by email at: megan.meldrum@peelregion.ca

Best,



Megan Meldrum
Junior Planner
Planning and Development Services
Region of Peel

COMMENTS & CONDITIONS MEMO

Date: April 28, 2022

File: OZS-2022-0022

To: E. Demelo, Development Services Division

From: S. Massah, Park Planning & Development

Subject: **REQUIREMENTS FOR TEMPORARY *OUTDOOR STORAGE***
Application to Amend the Zoning By-Law
(To permit Temporary use for *63 Truck Parking Bays measured and 186 Trailer Parking Bays*)
Conditions from the Park Planning & Development Section

Consultant: **BLACKTHORN DEVELOPMENT CORP.**

Applicant: **2458171 ONTARIO INC.**

Location: 3420 E Queen St
Circulation Date: April 12, 2022
Ward: 8

In response to the Accela circulation of the above noted Amend the Zoning By-Law dated April 12, 2022, the following represents a summation of conditions from the **Park Planning and Development Section** and general comments from the **Park Planning Unit**. The **Open Space Development Unit** may also provide their own general comments through the Accela workflow.

A. PRIOR TO BY-LAW (and/or) OPA APPROVAL

1. *NIL*

B. PRIOR TO SITE PLAN APPROVAL

The following should be addressed prior to the execution of the Site Plan Agreement.

Tableland Vegetation:

2. Prior to By-Law Approval, a **Tree Evaluation Report** will be provided completed in accordance with the City's [Tableland Tree Assessment Guidelines](#) and to the satisfaction of the City.

N.B. The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Development Services and Public Works & Engineering Departments.

Tableland Tree Compensation:

3. The Owner shall provide restoration planting drawings detailing compensation plantings for table land trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards outlined in the City's *Tableland Tree Assessment Guidelines*. Compensation plantings shall be provided by the Owner at no cost to the City.

C. PRIOR TO BUILDING PERMIT ISSUANCE

4. NIL

D. GENERAL COMMENTS

5. *NIL*

If you have any questions or require further clarification with respect to these comments, please contact the undersigned.

Saghar Massah

Park Planner, Park Planning & Development Section
Parks Maintenance & Forestry Division
Community Services Department
saghar.massah@brampton.ca

cc. (via email only):

J. Mete, R. da Cunha, W. Kuemmling, C. Daneliak, P. Cooper

(Note: A digital copy has also been uploaded to Accela.)