

## Public Works

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

[peelregion.ca](http://peelregion.ca)

June 16, 2022

Emma De Melo  
Planner 1  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Emma.Demelo@brampton.ca](mailto:Emma.Demelo@brampton.ca)

**RE:      Region of Peel Comments  
         Zoning By-Law Amendment Application  
         10417 Airport Road, City of Brampton  
         Korsiak Urban Planning  
         OZS-2022-0006  
         Regional File: RZ-22-006B**

Dear Ms. De Melo,

Region of Peel staff have reviewed the above noted Zoning By-Law Amendment Application proposing the Rezoning to facilitate the development of the subject lands for single detached dwellings (Agricultural to Residential) and have no objection to the Zoning By-Law Amendment Application.

If you have any questions or concerns, please contact me ([Herman.Wessels@peelregion.ca](mailto:Herman.Wessels@peelregion.ca) 905.791.7800 X4209) at your earliest convenience.

Yours truly,



Herman Wessels  
Intermediate Planner, Development Services  
Region of Peel



Authorized commenting Agency for



KITCHENER  
WOODBRIDGE  
LONDON  
KINGSTON  
BARRIE  
BURLINGTON

May 18, 2022

Emma De Melo, MSc  
Planner 1, Development Services  
Planning, Building and Economic Development

City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Via email: [emma.demelo@brampton.ca](mailto:emma.demelo@brampton.ca)

Dear Emma De Melo:

**Re: Notice of Zoning By-law Amendment Application  
10417 Airport Road, City of Brampton**

Mattamy (Castlemore) Limited (Harjinder & Viran Singh)  
Your File: OZS-2022-0006  
Our File: PAR 44208

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MacNaughton Hermesen Britton Clarkson (MHBC) are the planning consultants for TransCanada PipeLines Limited (TCPL). This letter is in response to notification of the consent application outlined above. We understand that the purpose of this application is to rezone two parcels of land previously severed from 10417 Airport Road Applicant (B2021-0018/0019) from Agricultural to R1A-1711 to facilitate their addition to adjacent Blocks 174 and 177, 43M-1449 to create 2 full lots for residential purposes. TCPL has one high pressure natural gas pipeline contained within an easement (right-of-way) abutting the southern edge of the two parcels.

TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER) – formerly the National Energy Board. As such, certain activities must comply with the Canadian Energy Regulator Act (Act) and the National Energy Board Damage Prevention Regulations (Regulations). The Act and the Regulations noted can be accessed from the CER's website at [www.cer-rec.gc.ca](http://www.cer-rec.gc.ca).

TCPL requests as a condition of approval that the landowner be required to enter into an agreement with TCPL and same be registered on title. The recommended wording for the condition is:

The conditions, restrictions or covenants specified by TransCanada PipeLines Limited (TCPL) shall be registered against title (by agreement) in relation to the "Lands" by way of application to register conditions, restrictions or covenants as applicable, pursuant to the Land Titles Act, or any amendments thereto.

The agreement set out in the recommended condition shall contain the following items:

1. Written consent from TCPL must be obtained before any of the following:
  - Constructing or installing a facility across, on, along or under a TCPL pipeline right-of-way (easement). A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts and noise walls;
  - Conducting ground disturbance (excavation or digging) on TCPL's right-of-way or within 30 metres of the centreline of TCPL's pipeline (the "Prescribed Area");
  - Driving a vehicle, mobile equipment or machinery across a TCPL right-of-way outside the travelled portion of a highway or public road;
  - Using any explosives within 300 metres of TCPL's right-of-way; and
  - Use of TCPL's Prescribed Area for storage purposes.

How to apply for written consent:

- Determine the location of your work relative to TCPL's facilities.
    - When planning, and before any of the work or activities, listed above, can begin, a request for written consent must be submitted to TCPL through our online application form
    - We no longer accept applications through email
    - Location of the work is required, along with the proximity to TCPL's right-of-way
    - This information can be obtained through survey plans, or through a locate request
  - **Make a locate request** either online ([ClickBeforeYouDig.com](http://ClickBeforeYouDig.com)) or by calling your [local One-Call Centre](#).
    - The One-Call Centre will notify owners of buried utilities in your area, who will send representatives to mark these facilities with flags, paint or other marks, helping you avoid damaging them. Often written consent for minor activities can be obtained directly from a regional TCPL representative through a locate request.
  - **Apply for written consent** using TCPL's [online application form](#) or call [1-877-872-5177](tel:1-877-872-5177).
  - **Application assessment and consent.** Once your information has been assessed and potential impacts have been evaluated, TCPL may:
    - Grant consent without any conditions
    - Grant consent that requires certain conditions to be met to assure safety, or
    - Not grant consent
2. During any construction activities in proximity of the right-of-way, the owner must install and maintain temporary fencing along the limits of TCPL's right-of-way to prevent unauthorized access onto the pipeline right-of-way with heavy equipment. The fence must meet TCPL's specifications concerning type, height and location and must be maintained by the owner for the duration of construction.
  3. No buildings or structures shall be installed anywhere on TCPL's right-of-way. Permanent buildings and structures (i.e., an installation that cannot be moved without demolition; on piles, foundations, anchored and/or affixed to the ground) are to be located a minimum of 7 metres from the edge of

the right-of-way. Temporary or accessory structures (i.e., an installation that is not affixed to the ground) are to be located a minimum of 3 metres from the edge of the right-of-way.

4. A minimum setback of 7 metres from the nearest portion of a TCPL right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway.
5. Storage of materials and/or equipment on TCPL's right-of-way is not permitted.
6. Any landscaping of TCPL's right-of-way is to be approved in writing by TCPL and done in accordance with TCPL's Landscaping Guidelines:
  - a. TCPL's Right-of-way is to be seeded with Canada #1 seed.
  - b. Grantee shall ensure a 5 metre continuous access way is maintained over, through and within the right-of-way to facilitate access for future pipeline operation and maintenance activities.
  - c. No portion of trees or shrubs at the time of maturity shall be permitted to encroach within 5 metres of the edge of the TCPL pipeline within the right-of-way.
  - d. No trees or shrubs at the time of maturity that will reach a height greater than 4 metres shall be planted within the right-of-way.
  - e. Tree roots must not interfere with the pipeline.
  - f. A minimum of 5 metres between all groups of trees/shrubs will be established. A group is defined as 3-5 trees/shrubs.
  - g. Irrigation systems are not permitted within TCPL's right-of-way.
7. In the event that TCPL's pipelines suffer contact damage or other damage as a result of an Owner's operations, work shall stop immediately and TCPL shall be notified at once.
8. The Owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

Enclosed is a copy of TC Energy's Work Safely Handbook for additional information on constructing near TCPL's pipelines. Information can also be found on TC Energy's website:

<https://www.tcenergy.com/sustainability/landowners/>

Thank you for the opportunity to comment. Kindly forward a copy of the Decision of the Director of Planning and future Development Applications to [TCEnergy@mhbcplan.com](mailto:TCEnergy@mhbcplan.com). If you have any questions, please do not hesitate to contact our office.

Sincerely,



Kaitlin Webber,  
Planner

on behalf of TransCanada PipeLines Limited

May 16, 2022

Emma De Melo  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Ms. De Melo:

**Re: Notice of Application and Request for Comments  
Application to Amend the Zoning By-law  
Korsiak Urban Planning – Harjinder & Viran Singh  
Eastside of Airport Rd and north of Sandalwood Pkwy E  
File: OZS 2022-0006  
City of Brampton – Ward 10**

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 2 detached dwellings which are anticipated to yield:

- 1 Junior Kindergarten to Grade 8 Students; and
- 0 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	Holy Spirit	218	510	0
Secondary School	Cardinal Ambrozic	1518	1245	12

**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,

A handwritten signature in blue ink, appearing to read 'K. Koops', is positioned above the typed name.

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)

**Archived:** 2022/08/17 3:19:56 PM

**From:** [Municipal Planning](#)

**Sent:** 2022/05/12 4:01:17 PM

**To:** [Demelo, Emma](#)

**Subject:** [EXTERNAL]RE: [OZS-2022-0006] Notice of Application and Request for Comments: DUE MAY 25/2022

**Importance:** Normal

**Sensitivity:** None

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**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](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Casey O'Neil** (she/her)

Sr Analyst Municipal Planning

**Engineering**

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**ENBRIDGE**

TEL: 416-495-5180

500 Consumers Rd, North York, ON M2J1P8

[enbridge.com](http://enbridge.com)

**Safety. Integrity. Respect. Inclusion.**

May 19, 2022

Emma De Melo  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Emma:

RE: **Application to Amend the Zoning By-law**  
**OZS-2022-0006**  
**Catherine Mcewan – Harjinder & Viran Singh**  
**10417 Airport Road**  
**East side of Airport Road, south of Sparta Drive, north of Castlemore Road**  
**City of Brampton (Ward 10)**

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The Peel District School Board has reviewed the above-noted application (2 single family detached lots) 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
2	1

The students generated from this development will attend the following schools:

Public School	School Enrolment	School Capacity	Number of Occupied Portables
Treeline P.S. (Kindergarten to Grade 8)	696	923	0
Sandalwood Heights S.S. (Grade 9 to Grade 12)	1,012	1,482	1



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, 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 #39. 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. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region’s Bus Stop Assessment procedure and process (STOPR012).”

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](mailto:nicole.hanson@peelsb.com) or 905-890-1010, ext. 2217.

Yours Truly,

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

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

**BY EMAIL: Emma.Demelo@brampton.ca**

CFN 66406.03

Emma Demelo  
Planner  
Planning, Building and Economic Development  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Dear Emma Demelo:

**Re: Official Plan Amendment Application – OZS 2022-0006**  
**10417 Airport Road**  
**Part Lot 13, Concession 7 N.D.**  
**City of Brampton**  
**Owner: Mattamy (Castlemore) Limited**

This letter acknowledges the receipt of the above noted applications circulated by the City of Brampton. The materials were received by Toronto and Region Conservation Authority (TRCA) on May 6, 2022 with additional materials uploaded after. TRCA staff has reviewed the above noted applications, and as per the “Living City Policies for Planning and Development within the Watersheds of the TRCA” (LCP), provides the following comments as part of TRCA’s commenting role under the *Planning Act*; the Authority’s delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement (PPS, 2020); TRCA’s Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

### **Purpose of the Applications**

It is the understanding of TRCA that the intent of the above noted application is to re-zone portions of the subject lands to residential to facilitate their development as part of two existing adjacent blocks for single detached dwellings.

### **Application Specific Comments**

TRCA staff have had the opportunity to review the submitted materials and are satisfied the proposed areas for conveyance are fully outside of TRCA’s Regulated Area and are sufficiently set back from the Natural System. As such, we have no objection to OZS-2022-0006 as currently proposed.

### **Recommendation**

Based on the comments noted above, TRCA have no objection to the approval of OZS-2022-0006 subject to the following conditions:

- 1) Submission of TRCA’s required \$3,100.00 review fee.

**Fees**

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a Zoning By-law Amendment – Minor review fee of \$3,100.00. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible. [TRCA Development Planning Fee Schedule- June 2021.](#)

We trust these comments are of assistance. Should you have any questions, please contact me at 416-661-6600 extension 5272 or at [Anthony.Syhlonyk@trca.ca](mailto:Anthony.Syhlonyk@trca.ca).

Sincerely,

Anthony Syhlonyk

Planner

Development Planning and Permits | Development and Engineering Services