

RESULTS OF APPLICATION CIRCULATION

City File Number: OZS-2022-0027

Consolidated Comment Report

Date: September 14, 2022

File: OZS-2022-0027

Applicant/Owner: Raymond Ziemba / Adesa Auctions Canada Corporation

Location: 0 Queen St E

Proposal: A Temporary Use Zoning By-law Amendment to permit the outdoor storage of motor vehicles on the southern portion of the lands

This report contains comments from the technical groups who have reviewed the proposal. Additional comments may be forthcoming pending the review of any revised drawings/reports/etc. The applicant/owner must address all of the comments by creating a “Comment Response Table” identifying how all comments have been addressed. In order to resubmit, please upload all revised drawings/reports/etc., and as a final step, upload the “Comment Response Table”. If you have any questions or concerns, please contact the planner assigned to your file: Andrew Ramsammy, (905) 874-3485 or Andrew.Ramsammy@brampton.ca.

Development Review		Cleared Comments
Andrew Ramsammy - andrew.ramsammy@brampton.ca		
<i>Final Comments</i>	<p>Staff understand the applicant is applying for an extension to the temporary use zoning by-law to permit the outdoor storage of motor vehicles.</p> <p>The subject site is located within the draft Goreway Drive ‘Planned’ Major Transit Station Area (MTSA) boundary along the Queen Street BRT.</p> <p>The applicant is encouraged to work with Staff towards a future development that aligns with the vision for the Queen Street Corridor (Primary Intensification Corridor), which is meant to attract permanent uses that generate employment and are of high caliber design and support transit.</p> <p>As discussed at the meeting held on September 12th, 2022. The submission of a Landscape Plan is required prior to advancing the Recommendation Report and By-law to Planning and Development Committee. The Landscape Plan can be submitted to the associated Site Plan application (SPA-2022-0167)</p>	
Accessibility Review		Cleared
Shant Goswami - shant.goswami@brampton.ca		
<i>Final Comments</i>	No comments	
Building Review		Cleared

Anthony Magnone - anthony.magnone@brampton.ca		
<i>Final Comments</i>	no comments or concerns at this time	
Capital Works Review		Cleared
Ricardo Scattolon - ricardo.scattolon@brampton.ca		
<i>Final Comments</i>	There are no issues to comment on at this time. Any changes to the site plan may require further review.	
Development Engineering Review		Cleared
Olti Mertiri - olti.mertiri@brampton.ca		
<i>Final Comments</i>	No Comments	
Environmental Engineering Review		Cleared
Reshma Fazlullah - reshma.fazlullah@brampton.ca		
<i>Conditions - ESA</i>	N/A	
<i>Conditions - FSR</i>	N/A	
<i>Final Comments</i>		
<i>Final Comments - ESA</i>	No comment.	
<i>Final Comments - FSR</i>	No comment	
Heritage Review		Cleared
Merissa Lompart - merissa.lompart@brampton.ca		
<i>Final Comments</i>	There are no issues to comment on at this time. Any changes to the site plan may require further review.	
Noise Review		Cleared
Daniel Tang - daniel.tang@brampton.ca		
<i>Final Comments</i>	No Noise Requirement	
Open Space Development Review		Cleared Comments
Corrie Daneliak - corrie.daneliak@brampton.ca		
<i>Final Comments</i>	<p>For site plan control stage:</p> <p>A three metre wide landscape buffer must be provided along all property lines to conform to the City's landscape guidelines.</p> <p>Include a separate landscape plan showing all proposed planting. The landscape plan must bear the signed Ontario Association of Landscape Architects (OALA) seal. Provide a dense mix of trees spaced 8-10 metres apart to adequately screen the site and to increase the urban tree canopy.</p>	
Peel Region Review		Cleared
Andrew Ramsammy - andrew.ramsammy@brampton.ca		
<i>Conditions</i>	No access be allowed from Queen Street	
<i>Final Comments</i>	Clearance Letter attached for application documents	
Planning Environment Review		Cleared
Pam Cooper - pam.cooper@brampton.ca		
<i>Final Comments</i>	Environmental Planning has no comment as the site does not contain and is not adjacent to the Natural Heritage System	
Plumbing Review		Cleared

Anthony Magnone - anthony.magnone@brampton.ca	
<i>Final Comments</i>	no comments or concerns at this time
Policy Review Cleared	
Andrew Ramsammy - andrew.ramsammy@brampton.ca	
<i>Final Comments</i>	<p>The property is designated "Employment", and along a "Primary Intensification Corridor" on Schedule 1 – City Concept; "Industrial" and "Business Corridor" on Schedule A – General Land Use Designations of the City of Brampton Official Plan.</p> <p>The property is designated "Highway & Service Commercial" and "Prestige Employment" in the Airport Intermodal Secondary Plan (Area 4).</p> <p>The proposal will be evaluated against the Temporary Use By-law policies under section 5.10 of the City of Brampton Official Plan. Section 5.10.3 of the Official Plan states Temporary Use By-laws may be passed without the necessity of amending the Official Plan.</p> <p>The City may enact temporary use by-laws for renewable periods of not more than 3 years, permitting the use of land, buildings or structures on a temporary basis. The provisions of Section 39 of the Planning Act, 1990, regarding the enactment and subsequent extensions to such by-laws shall apply (5.10.1)</p> <p>The City shall, in considering the enactment of a temporary use by-law, be satisfied that:</p> <ul style="list-style-type: none"> - The proposed temporary use does not create or aggravate any situation detrimental to adjacent complying uses; - The temporary use does not adversely affect surrounding uses in terms of air pollution, odour, noise, light or traffic generation; - The temporary use does not interfere with the development of adjacent areas that are developing in accordance with this Plan; - Adequate provision will be made for off-street parking and loading facilities; and, - The temporary use does not create a service demand that the City and other relevant public authorities cannot fulfill. <p>Temporary Use by-laws may be passed without the necessity of amending this Plan provided the use is a temporary one which utilizes largely existing or temporary buildings and structures and does not require the extensive construction of permanent buildings or structures or, the significant alteration of the land to accommodate the temporary use</p> <p>An amendment to the Official Plan and Secondary Plan is not required.</p> <p>Additional Policy comments relating to the MTSA Area has been uploaded to the documents tab.</p>
Sign Review Cleared	
Ross Campbell - ross.campbell@brampton.ca	
<i>Final Comments</i>	There are no issues to comment on at this time. Any changes to the proposal may require further review.
Traffic Services Review Cleared	
Adam Davidson - adam.davidson@brampton.ca	
<i>Final Comments</i>	No Comment
Transit Review Cleared Conditions of Draft Plan Approval	
Michelle Lui - michelle.lui@brampton.ca	

<i>Conditions</i>	The temporary use zoning by-law for 3 year period as requested by the Applicant could be granted with the condition that the Queen St right-of-way as identified in the Region of Peel OP, Schedule F could be requested at any time as part of the TPAP process.
<i>Final Comments</i>	<p>Comments from Michelle Lui, Planning Coordinator:</p> <p>Brampton Transit has reviewed the referenced Application and we have no comments from a transit service planning perspective.</p> <p>Comments from Kumar Ranjan, Manager, Higher Order Transit:</p> <p>Note that Queen St is identified as BRT corridor and the right-of-way needs to be protected. Currently Metrolinx is carrying out the Transit Project Assessment Process (TPAP) to develop the preliminary design for the Queen St – Hwy 7 BRT. The temporary use zoning by-law for 3 year period as requested by the Applicant could be granted with the condition that the Queen St right-of-way as identified in the Region of Peel OP, Schedule F could be requested at any time as part of the TPAP process.</p>
Urban Design Review Cleared Conditions of Draft Plan Approval Andy Huang - andy.huang@brampton.ca	
<i>Conditions</i>	Provide generous landscape elements around the property to provide screenings for the outdoor vehicle storage areas from the public realms.
Zoning Review Cleared Elizabeth Corazzola - elizabeth.corazzola@brampton.ca	
<i>Final Comments</i>	No comments on the proposed land use. Please note that the draft Zoning By-law amendment is not in the form of a Temporary Use By-law. As drafted, the by-law anticipates a change to the existing zone. Please ensure that the draft amendment is formatted as a Temporary Use By-law, rather than an amendment to the existing zone designation if that is the intent of the proposal.

To: Andrew Ramsammy, Development Planner

From: Jeff Hignett, Policy Planner

Date: 27 July 2022

File: OZS-2022-0027

Subject: ***Policy Planning Comments***
Temporary Use Zoning By-law Amendment Application
To permit the outdoor storage of motor vehicles on the southern
portion of the lands 3455 Queen Street East
Ward: 8

Policy Planning staff have reviewed the proposed Temporary Use Zoning By-law Amendment application OZS-2022-0027. The following preliminary comments are provided on the development proposal as it relates to Brampton's Major Transit Station Areas (MTSAs) and Inclusionary Zoning (IZ).

1. The subject site is located within the draft Goreway Drive 'Planned' Major Transit Station Area (MTSA) boundary along the Queen Street BRT. Development within the Goreway MTSA is expected to include a diverse mix of uses to support existing and planned transit service levels.
2. The subject site is on the Queen Street Primary Corridor, along the proposed Queen Street BRT. Corridors serve an important role as the primary location for most intensive and greatest mix of development and are the focal point for the highest densities and mix of uses in Brampton.

Background

As part of the Peel 2041 Official Plan and Municipal Comprehensive Review, the Region is developing a strategy and policies to guide how growth is accommodated within MTSAs across the Region of Peel. As part of this process, the Region will delineate the boundaries of the Primary MTSAs, establish density targets and general policies that will guide the development of an as-of-right policy framework for the local municipalities to facilitate transit-supportive development in areas with existing or planned transit.

Five (5) "Primary" MTSAs have been selected located along Brampton's Priority Transit Corridors (Kitchener GO line and Hurontario/Main Street) and eight (8) stations along the Queen Street Corridor to be designated as "Primary" in the Peel 2051 draft Municipal Comprehensive Review (MCR) Regional Official Plan Amendment (ROPA). For these 13 stations, which the Planning Act defines as "Protected" MTSAs, Brampton will have up to one year from the date of

adoption (by July 1, 2022) of the Peel 2051 MCR ROPA to identify the permitted land uses and minimum densities in the City's Official Plan and/or Secondary Plan. The remaining 10 MTSAs, including the Goreway MTSA, require additional planning and technical analysis before the boundaries and density targets can be confirmed.

The Region of Peel's draft MCR ROPA MTSA policies acknowledge that local municipalities will be reviewing proposed developments within a MTSA prior to that municipality establishing local MTSA policies and that those proposed developments shall be reviewed in consideration to the objectives of the Region's Official Plan. Below is the draft ROPA MTSA policy:

Until such time as the local municipality has established Major Transit Station Area policies in accordance with Section 16(16) of the Planning Act, proposed developments within a Major Transit Station Area identified on Schedule Y7 shall be reviewed with consideration to the objectives of this Plan to ensure the proposed development:

- a) Demonstrates how the development will contribute to transit supportive densities that recognizes the character and scale of the surrounding community;*
- b) Supports a compact urban form that directs the highest intensity transit supportive uses close to the transit station or stop;*
- c) Provides an interconnected and multi-modal street pattern that encourages walking, cycling or the use of transit and supports mixed use development;*
- d) Provides an appropriate mix of land uses and amenities that foster vibrant, transit supportive neighbourhoods;*
- e) Considers the provision of bicycle parking, and where applicable, passenger transfer and commuter pick up/drop off area;*
- f) Prohibits the establishment of uses that would adversely impact the ability to achieve the minimum density target; and*
- g) Supports high quality public realm improvements to enhance the Major Transit Station Area*

Any development application submitted within a MTSA shall justify how the proposed development conforms with the Region's Official Plan MTSA policies.

Brampton's MTSA Framework

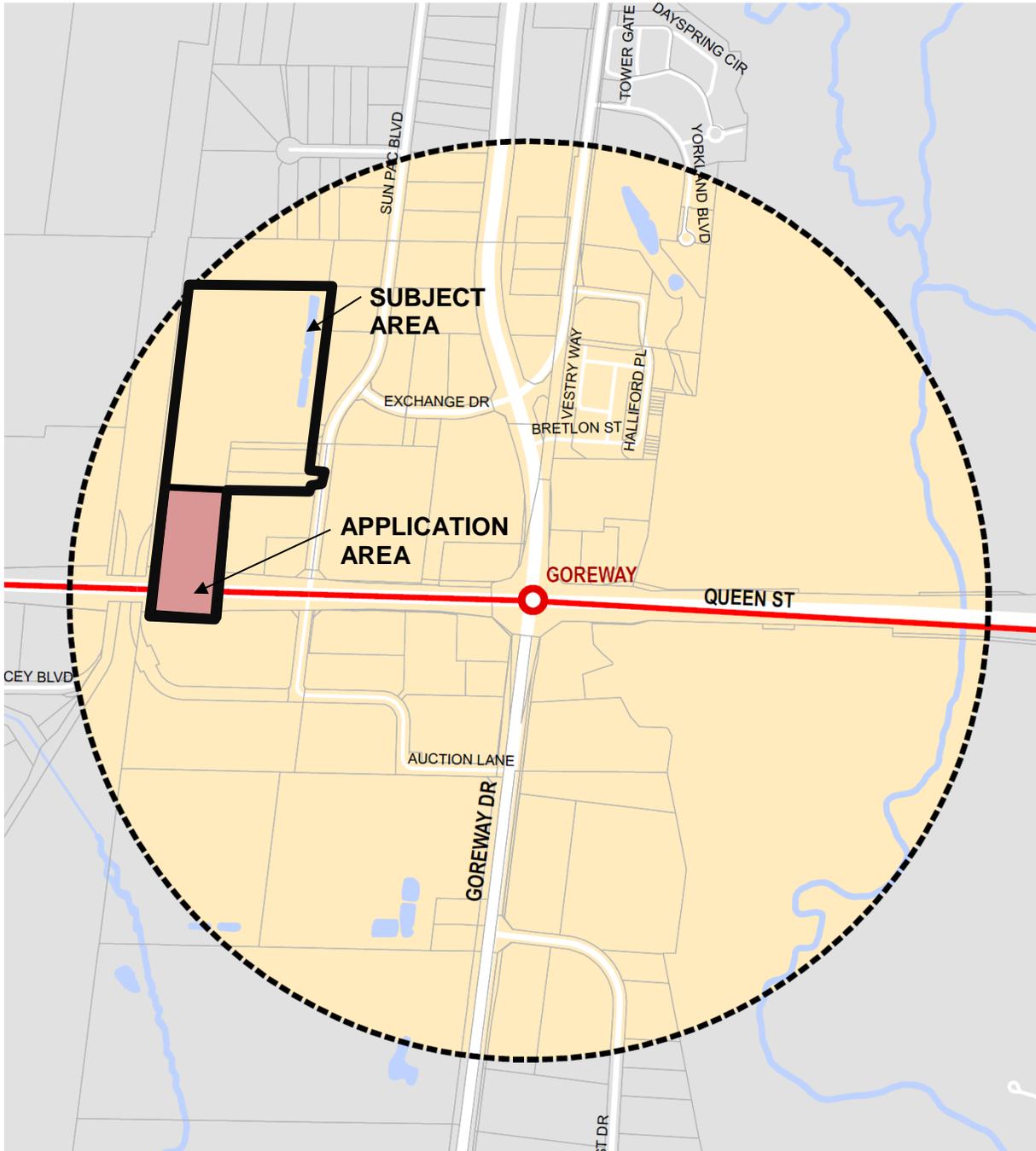
Policy Planning staff are currently developing a comprehensive policy and regulatory framework to strategically guide future growth and investment for Brampton's MTSAs to 2051 and beyond, as defined in the proposed MCR ROPA. Brampton's MTSA framework

will enable the City to develop a clear vision and the required planning tools for the future of each of its MTSAs. The goal is to support the achievement of complete communities through a compact built form and mix of land uses that are planned and designed to be walkable and transit-supportive.

Following the adoption of the Official Plan Amendment(s) for the “Primary” designated MTSAs, Brampton staff will prepare site-specific Zoning By-law Amendments and Urban Design Guidelines for all lands within the “Primary” designated MTSAs.

Queen Street is identified as a Primary Transit Corridor in the Growth Plan, recognizing the importance of this street as an intensification corridor where a significant amount of mixed-use higher density development is envisioned to support the future Queen Street Bus Rapid Transit.

0, or 3455 Queen Street E is located within the draft delineated Goreway Planned MTSA boundary. As part of the Region’s MCR ROPA, a minimum density target of 160 people and jobs per hectare will be required for Primary and Secondary MTSAs, should Goreway MTSA be delineated and upgraded.



-  MTSA Boundary
-  Queen Street BRT



Comments

The proposed application is in support of a Temporary Use Zoning By-Law Amendment for the southern portion of the Subject Site. The entirety of the Application Site is within the Goreway MTSA.

Policy staff do not have an objection to this application as a Temporary Zoning By-law Amendment, however it is noted that this use is not consistent with the objectives of an MTSA, most specifically for lands with frontage on Queen Street. Industrial uses are permitted as of right in some Planned MTSAs. The table of nearby development applications in the Planning Justification Report does not show several more recent applications that propose a mix of uses and density more typical of an MTSA including:

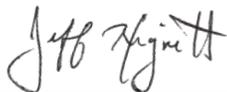
- OZS-2021-0015 – two mixed use, 18 storey towers, 629 units, 1,050 sq m retail.
- SPA-2021-0250220 – 7 storey office building
- Several Pre-Submission Applications proposing mixed residential commercial/office, totaling 1,750 residential units, 8,200 sq m commercial

It is recommended that:

1. The applicant should acknowledge this not an appropriate use over the medium-to-long term once the Goreway MTSA is fully planned, so this proposed use of is understood to be temporary.
2. The applicant consider how appropriate and/or incompatible this use is in the MTSA context.
3. The proposed and any future development shall be designed to support Transit-Oriented Development in consistent with Transit-Oriented Development Guideline and direct shared pedestrian and cycling connections be developed from the proposed development to Queen Street.
4. The processing and approval of subsequent related applications should be coordinated through the development of policy framework for MTSA process.

These are not conditions of approval, as noted, Policy staff does not object to this application.

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



Jeff Hignett
Policy Planner, Policy Planning
Planning, Building and Economic Development Department
Tel: (905) 874-2073
jeffery.hignett@brampton.ca

cc: Claudia LaRota, Principal Planner/Supervisor, Policy

July 15, 2022

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

Public Works

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

peelregion.ca

**RE: Region of Peel Comments
Proposed Temporary Use Zoning By-law Amendment
0 Queen Street East, City of Brampton
OZS-2022-0027
Regional File: RZ-22-027B**

Dear Mr. Ramsammy,

Region of Peel staff have reviewed the above noted Temporary Use Zoning By-law Amendment application to renew a previous 3-year temporary use for a further 3 years (to the maximum permitted) to allow for the continued storage of vehicles. We have no comments subject to the condition that no access will be allowed from Queen Street.

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

Yours truly,



Herman Wessels
Intermediate Planner, Development Services
Region of Peel

Ramsammy, Andrew

From: Saadia Jamil <Saadia.Jamil@cn.ca> on behalf of Proximity <proximity@cn.ca>
Sent: 2022/06/14 10:48 AM
To: Trdoslavic, Shawntelle
Cc: Ramsammy, Andrew
Subject: [EXTERNAL]2022-06-14_CN Comments_0 Queen Street East, Brampton

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Hi Andrew,

It is noted that the subject site is located more than 1000m from the rail yard in proximity. CN does not have any comments on the proposed development.

Thanks,

Saadia Jamil

Planner (CN Proximity)
Planning, Landscape Architecture and Urban Design
Urbanisme, architecture de paysage et design urbain



E : proximity@cn.ca
1600, René-Lévesque Ouest, 11e étage
Montréal (Québec)
H3H 1P9 CANADA
wsp.com

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Tuesday, June 07, 2022 1:33 PM
To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Homagain, Abiral <abiral.homagain@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Proximity <proximity@cn.ca>; landuse.planning@gtaa.com
Cc: Ramsammy, Andrew <Andrew.Ramsammy@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>
Subject: [OZS-2022-0027] Notice of Application and Request for Comments: DUE JUN 24/2022

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Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **0 Queen Street East** with an assigned file number of **OZS-2022-0027** 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, Andrew Ramsammy by **June 24, 2022**

If you have any concerns please contact Andrew at Andrew.Ramsammy@brampton.ca

Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.

How to Access Applicant Submitted Documents

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

Thanks and have a great afternoon!

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

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Ramsammy, Andrew

From: Hanson, Nicole <nicole.hanson@peelsb.com>
Sent: 2022/06/09 9:11 AM
To: Ramsammy, Andrew
Cc: Koops, Krystina
Subject: Fw: [EXTERNAL] [OZS-2022-0027] Notice of Application and Request for Comments: DUE JUN 24/2022

Dear Andrew,

The Peel District School Board has reviewed the above noted application. Based on the Board's School Accommodation Criteria, the Board has no comment as this application is for non-residential, and no students are anticipated or will be impacted.

Respectfully,

Nicole Natalie Hanson |
H.B.A.(D.Mjr), MES(PI), RPP, MCIP
Development Planner
Planning and Accommodation Support Services
Peel District School Board
a: 5650 Hurontario Street, Mississauga
t: 905-890-1010 ext. 2217
e: nicole.hanson@peelsb.com

We acknowledge the territory of the Anishinabek, Huron-Wendat, Haudenosaunee and Ojibway/Chippewa Peoples. The land is home to Metis and most recently, the territory of the Mississauga's of the Credit First Nation who are direct descendants of the Mississauga's of the Credit.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: June 7, 2022 1:33 PM
To: planninginfo@peelregion.ca <planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca <Megan.Meldrum@peelregion.ca>; Homagain, Abiral <abiral.homagain@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Cox, Stephanie <Stephanie.Cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; Blakeman, Suzanne <suzanne.blakeman@peelsb.com>; Hanson, Nicole <nicole.hanson@peelsb.com>; proximity@cn.ca <proximity@cn.ca>; landuse.planning@gtaa.com <landuse.planning@gtaa.com>
Cc: Ramsammy, Andrew <Andrew.Ramsammy@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>
Subject: [EXTERNAL] [OZS-2022-0027] Notice of Application and Request for Comments: DUE JUN 24/2022

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If you have any concerns please contact Andrew at Andrew.Ramsammy@brampton.ca

Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.

How to Access Applicant Submitted Documents

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

Thanks and have a great afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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shawntelle.trdoslavic@brampton.ca

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Ramsammy, Andrew

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2022/06/13 9:18 AM
To: Ramsammy, Andrew
Cc: Hanson, Nicole
Subject: [EXTERNAL]Comments OZS 2022-0027

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**RE: Proposed Temporary Use Zoning By-law Amendment
West of Sun Pac Blvd, north of Queen St E
OZS 2022-0027**

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application and since the proposed development is for outdoor storage of motor vehicles, no students are anticipated from this development.

The Board has no comments or objection to the further processing of this application.

Regards,

Krystina Koops, MCIP, RPP

Planner - Planning Department

Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga ON L5R 1C5

Tel: 905-890-0708 ext. 24407 | Email: krystina.koops@dpcdsb.org

Website: www.dpcdsb.org | Twitter: [@DPCDSBSchools](https://twitter.com/DPCDSBSchools) | Instagram: [@DPCDSB.Schools](https://www.instagram.com/DPCDSB.Schools)

Facebook: [@DPCDSBSchools](https://www.facebook.com/DPCDSBSchools) | YouTube: [DPCDSBVideos](https://www.youtube.com/DPCDSBVideos)

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