

**RESULTS OF APPLICATION CIRCULATION**  
City Application No.: OZS-2022-0016

## Cubacub, Noel

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**From:** planninganddevelopment <planninganddevelopment@bell.ca>  
**Sent:** 2022/03/11 1:05 PM  
**To:** Cubacub, Noel  
**Subject:** [EXTERNAL]RE: [OZS-2022-0016] Notice of Application and Request for Comments: DUE MAR 31/2022

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Good afternoon Noel,

Bell does not have any concerns however we would like to provide a comment as per below:

“The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

### Ryan Courville

Access Network Provisioning Manager | Planning and Development

C: 416-570-6726

100 Borough Dr. Fl. 5 Toronto, Ontario



---

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

**Sent:** Thursday, March 10, 2022 4:32 PM

**To:** planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Homagain, Abiral <abiral.homagain@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>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; gtaw.newarea@rci.rogers.com; Trisha Hughes (trisha.hughes@cvc.ca) <trisha.hughes@cvc.ca>; Municipal Planning <municipalplanning@enbridge.com>; christopher.fearon@canadapost.ca

**Cc:** BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>; Cubacub, Noel <Noel.Cubacub@brampton.ca>

**Subject:** [EXT][OZS-2022-0016] Notice of Application and Request for Comments: DUE MAR 31/2022

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **8196 Winston Churchill Boulevard** with an assigned file number of **OZS-2022-0016** 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, Noel Cubacub by **March 31, 2022**

If you have any concerns please contact Noel at [Noel.Cubacub@brampton.ca](mailto:Noel.Cubacub@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](mailto:shawntelle.trdoslavic@brampton.ca)

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*External Email: Please use caution when opening links and attachments / Courriel externe: Soyez prudent avec les liens et documents joints*

## Cubacub, Noel

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**From:** FEARON, Christopher <christopher.fearon@canadapost.postescanada.ca>  
**Sent:** 2022/03/11 2:55 PM  
**To:** Cubacub, Noel  
**Subject:** [EXTERNAL]RE: [OZS-2022-0016] Notice of Application and Request for Comments: DUE MAR 31/2022

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

Hi Noel,

Canada Post appreciates the opportunity to comment on the above-noted application however, since this will have no impact on mail delivery to the area, we do not wish to impose any conditions on the developer at this time.

If there are any further questions or concerns, please let me know.

Regards,

*Christopher Fearon*

Canada Post Corp  
Delivery Services Officer - GTA

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---

**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** March-10-22 4:32 PM  
**To:** planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Homagain, Abiral <abiral.homagain@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>; Henry Gamboa <henry.gamboa@alectrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alectrautilities.com>; DaveA.Robinson@alectrautilities.com; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; gtaw.newarea@rci.rogers.com; Trisha Hughes (trisha.hughes@cvc.ca) <trisha.hughes@cvc.ca>; Municipal Planning <municipalplanning@enbridge.com>; FEARON, Christopher <christopher.fearon@canadapost.postescanada.ca>  
**Cc:** BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>; Cubacub, Noel <Noel.Cubacub@brampton.ca>  
**Subject:** [OZS-2022-0016] Notice of Application and Request for Comments: DUE MAR 31/2022

This email is from an EXTERNAL sender. Please be CAUTIOUS, particularly with links and attachments. | Ce courriel est d'un expéditeur EXTERNE. Soyez PRUDENT, en particulier avec des liens et des pièces jointes.

Good Afternoon,

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Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

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***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](mailto:shawntelle.trdoslavic@brampton.ca)

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<https://clicktime.symantec.com/3Wyr7yJYXMsxKYSs6kVMbNL6xU?u=http%3A%2F%2Fwww.brampton.ca%2FEN%2FOnline-Services%2FPages%2FPrivacy-Statement.aspx>

## Cubacub, Noel

---

**From:** Hughes, Trisha <trisha.hughes@cvc.ca>  
**Sent:** 2022/04/13 3:12 PM  
**To:** Cubacub, Noel; colinc@gsai.ca  
**Cc:** Sebti, Saleh; Cook, Lori; Kassaris, Stavroula; Plato, Nathan  
**Subject:** [EXTERNAL]OZS-2022-0016 - 8195 Winston Churchill Blvd - 1st Submission Comments

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

Hello Noel and Colin,

Credit Valley Conservation (CVC) staff have now had an opportunity to review the first submission for the above noted site, including the Functional Servicing and Stormwater Management Report (TMIG, January 2022), Environmental Impact Study (North-South Environmental, December 2, 2021), and associated drawings. Based on our review, we have the following comments.

1. Based on information available in our office, a portion of the subject property is regulated by CVC due to floodplain associated with Mullet Creek, as well as wetlands at the back of the property. As such, a portion of the property is subject to Ontario Regulation 160/06 – Regulation for Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development (e.g. new structures, additions, site grading) in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands (floodplain, erosion) and wetlands without the prior written approval of CVC (i.e. a permit). A permit from CVC will be required prior to any development proposed within the regulated area.
2. The Draft Zoning By-law Amendment proposes to change the zoning on the property from Agricultural (A) to Industrial Two (M2). CVC staff recommend that the back of the property within the flood hazard, and where the wetlands are located, be reflected in an appropriate restrictive zoning (e.g., Floodplain, Open Space, overlay) to identify the natural hazards and restrict development within the hazards.
3. To compensate the loss of flood storage as a result of the proposed fill in the floodplain, storage within underground chambers has been proposed. This is not an acceptable measure to compensate the loss of flood storage. As such, the current proposal for fill and a storage tank in the floodplain is not supported. The applicant should look at alternatives, such as changing the limits of development to be outside the flood hazard.
4. As an alternative, some encroachment into the floodplain for the parking lot only, may be feasible if the applicant can demonstrate based on existing HEC-2 model results and geodetic survey of the site that any proposed parking within the flood hazard can be at grade, thus not impacting flood storage, and only in areas that meet safe access requirements identified in CVC policies (Section 7.5c: [https://cvc.ca/wp-content/uploads//2021/06/004-CVC-WPR-Policies\\_APR-2010.pdf](https://cvc.ca/wp-content/uploads//2021/06/004-CVC-WPR-Policies_APR-2010.pdf)). If determined to be feasible and proposed in the next submission, the applicant should also acknowledge that a portion of the parking lot would be subject to flooding.
5. We request the applicant review and revise their SWM strategy to achieve the following targets:
  - Quantity Control: Onsite control of 2 to 100-year peak flows to pre-development levels
  - Quality Control: Enhanced Level of water quality protection
  - Erosion Control: 5 mm onsite retention
  - Water Balance: 3 mm infiltration as best effort

We will review the revised FSR in the next submission considering the above criteria, as well as any changes required to address City and CVC comments, including relocating any proposed underground chambers outside of the floodplain limits.

6. The HDFs on the property are not considered regulated watercourses, however, the majority of the HDFs fall within the regulated area due to floodplain, and they also feed into a small wetland feature identified in the EIS. While the EIS indicates that the HDFs are to be maintained, (although potentially slightly realigned), drawings provided don't clearly identify the location, nor the "new" alignment of these features. Should changes be proposed, please provide detailed drawings showing how these features are to be maintained during and post construction. Please clarify and demonstrate how clean SWM will tie in to HDFs (but without infrastructure being placed beneath them).
7. In terms of maintaining wetland and HDF hydrological functions, please identify the existing and proposed catchment area to these features. At detailed design, please specifically speak (qualitatively and quantitatively) to how the water balance to these features will be maintained.
8. In following with the recommendations of the EIS, meadow habitat enhancements would be desirable through the application of native meadow seed mix containing a mix of milkweed, asters and goldenrod. CVC staff would review any planting/enhancement plans within the NHS at the detailed design stage.

With the next submission the applicant should include a response identifying how each of our above comments have been addressed. Additional comments may be provided upon review of the responses and the revised report/plans.

Should you have any questions on the above, please let us know.

Kind regards,

I'm working remotely. The best way to reach me is by email or mobile phone.

**Trisha Hughes** | she/her/hers

Planner, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext 325 | M: 437-855-4056

[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca) | [cvc.ca](http://cvc.ca)



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## Cubacub, Noel

---

**From:** Koops, Krystina <Krystina.Koops@dpcdsb.org>  
**Sent:** 2022/03/23 1:49 PM  
**To:** Cubacub, Noel  
**Cc:** Hanson, Nicole  
**Subject:** [EXTERNAL]Comments OZS 2022-0016

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

**RE: Application to Amend the Zoning By-law (Temporary – 3 years)  
Glen Schnarr & Associates Inc. – 2769197 Ontario Inc.  
8195 Winston Churchill Boulevard  
East side of Winston Churchill Blvd, north of Steeles Ave W  
OZS 2022-0016**

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application and since the proposed development is for industrial uses, 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](mailto:krystina.koops@dpcdsb.org)

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

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## Cubacub, Noel

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** 2022/03/14 8:21 PM  
**To:** Trdoslavic, Shawntelle  
**Cc:** Cubacub, Noel  
**Subject:** [EXTERNAL]RE: [OZS-2022-0016] Notice of Application and Request for Comments: DUE MAR 31/2022

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

Regards,

**Alice Coleman**  
Municipal Planning Analyst  
Long Range Distribution Planning

—  
**ENBRIDGE**  
TEL: 416-495-5386 | [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com)  
500 Consumers Road, North York, Ontario M2J 1P8

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

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

---

**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** Thursday, March 10, 2022 4:32 PM  
**To:** [planninginfo@peelregion.ca](mailto:planninginfo@peelregion.ca); Hardcastle, John <[john.hardcastle@peelregion.ca](mailto:john.hardcastle@peelregion.ca)>; Homagain, Abiral <[abiral.homagain@peelregion.ca](mailto:abiral.homagain@peelregion.ca)>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <[cathyann.olivethomas@peelregion.ca](mailto:cathyann.olivethomas@peelregion.ca)>; [suzanne.blakeman@peelsb.com](mailto:suzanne.blakeman@peelsb.com); [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com); Cox, Stephanie <[stephanie.cox@dpcdsb.org](mailto:stephanie.cox@dpcdsb.org)>; Koops, Krystina <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; [planification@csviamonde.ca](mailto:planification@csviamonde.ca); Henry Gamboa <[henry.gamboa@alectrautilities.com](mailto:henry.gamboa@alectrautilities.com)>; Gaurav Robert Rao <[Gaurav.Rao@alectrautilities.com](mailto:Gaurav.Rao@alectrautilities.com)>; DaveA.Robinson@alectrautilities.com; [circulations@wsp.com](mailto:circulations@wsp.com); [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca); [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com); Trisha Hughes (<[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca)> <[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca)>); Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>; [christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca)  
**Cc:** BramPlanOnline\_Automated <[SVC\\_AccelaEmail.SVC\\_AccelaEmail@brampton.ca](mailto:SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca)>; Cubacub, Noel

<Noel.Cubacub@brampton.ca>

**Subject:** [External] [OZS-2022-0016] Notice of Application and Request for Comments: DUE MAR 31/2022

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Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **8196 Winston Churchill Boulevard** with an assigned file number of **OZS-2022-0016** 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, Noel Cubacub by **March 31, 2022**

If you have any concerns please contact Noel at [Noel.Cubacub@brampton.ca](mailto:Noel.Cubacub@brampton.ca)

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**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](mailto:shawntelle.trdoslavic@brampton.ca)

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## Cubacub, Noel

---

**From:** John McMulkin <jmcmulkin@haltonhills.ca>  
**Sent:** 2022/03/31 4:02 PM  
**To:** Cubacub, Noel; Trdoslavic, Shawntelle  
**Cc:** Jeff Markowiak; Deborah Edoo; Alexis Buset  
**Subject:** [EXTERNAL]RE: [OZS-2022-0016] Notice of Application and Request for Comments: DUE MAR 31/2022

**Importance:** High

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

Good afternoon Noel and Shawntelle,

Please disregard the comments provided in the below email and instead refer to the below Town comments:

Thank you for circulating the Town of Halton Hills on the below Notice of Application and Request for Comments.

It is Town staff's understanding that a Temporary Use Zoning By-law Amendment application has been submitted to permit a transport terminal for 3 years at 8195 Winston Churchill Boulevard in the City of Brampton, which consists of outdoor storage of 56 trucks and trailers and an associated office in the existing building.

The Town has been approached with numerous similar requests for Temporary Use Zoning By-law Amendments to establish temporary transport terminals within the Provincially Significant Employment Zones situated in the Town along the Steeles Avenue Premier Gateway Employment Area.

Town staff has advised prospective applicants that we do not consider transport terminals, temporary or otherwise, to be major employment uses and would not support such proposals.

When evaluating an application for a Temporary Use Zoning By-law Amendment submitted in the Town of Halton Hills, Town staff evaluates the proposal against the following criteria contained within the Town's Official Plan:

### G4.1.2 Criteria

Prior to the approval of a temporary use Zoning By-law, Council shall be satisfied that:

- a) the proposed use is of a temporary nature and shall not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use;
- b) the proposed use will not prejudice the long term intent of or the orderly development contemplated by the provisions and land use designations contained in this Plan;

- c) the proposed use is compatible with adjacent land uses and the character of the surrounding neighbourhood;
- d) the proposed use will not require the extension or expansion of existing municipal services;
- e) the proposed use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- f) parking facilities required by the proposed use will be provided entirely on-site; and,
- g) the proposed use shall generally be beneficial to the neighbourhood or the community as a whole.

Should the application be approved, staff requests that the driveway entrance and 50m of the driveway be hard surfaced to minimize the tracking of gravel onto Winston Churchill Boulevard. In addition, the proposed use suggests the truck parking (56 spots) will be for gravel trucks and trailers with the trucks remaining coupled to the trailers when not in use. This would suggest that every operator will also require a place to park a personal vehicle. As such, staff requests that 56 parking spaces for personal vehicles also be incorporated into the design of the site plan.

I trust this information to be of assistance. If you have any questions, please let me know.

Sincerely,

**John McMulkin, MCIP, RPP**  
Planner – Development Review  
Planning & Development Department  
Town of Halton Hills  
T: 365-355-5367  
E: [jmcmulkin@haltonhills.ca](mailto:jmcmulkin@haltonhills.ca)

---

**From:** John McMulkin  
**Sent:** Wednesday, March 30, 2022 3:57 PM  
**To:** Noel.Cubacub@brampton.ca; Shawntelle.Trdoslavic@brampton.ca  
**Cc:** Jeff Markowiak <JeffMa@haltonhills.ca>; Deborah Edoe <Dedoo@haltonhills.ca>; Alexis Buset <abusset@haltonhills.ca>  
**Subject:** RE: [OZS-2022-0016] Notice of Application and Request for Comments: DUE MAR 31/2022

Good afternoon Noel and Shawntelle,

Thank you for circulating the Town of Halton Hills on the below Notice of Application and Request for Comments.

It is Town staff's understanding that a Temporary Use Zoning By-law Amendment application has been submitted to permit a transport terminal for 3 years at 8195 Winston Churchill Boulevard in the City of Brampton, which consists of outdoor storage of 56 trucks and trailers and an associated office in the existing building. Please see below Town staff's comments for your consideration:

Town staff cannot support the Temporary Use Zoning By-law Amendment application to permit a temporary transport terminal for 3 years and requests that Council for the City of Brampton refuses to grant approval of the application.

The site is located within a Provincially Significant Employment Zone in the Growth Plan for the Greater Golden Horseshoe, which requires development to consist of a major employment use (i.e.,

contains a significant number of jobs). Given the nature of the proposed use staff is of the opinion that it would not constitute a major employment use.

When evaluating an application for a Temporary Use Zoning By-law Amendment submitted in the Town of Halton Hills, Town staff evaluates the proposal against the following criteria contained within the Town's Official Plan:

#### G4.1.2 Criteria

Prior to the approval of a temporary use Zoning By-law, Council shall be satisfied that:

- a) the proposed use is of a temporary nature and shall not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use;
- b) the proposed use will not prejudice the long term intent of or the orderly development contemplated by the provisions and land use designations contained in this Plan;
- c) the proposed use is compatible with adjacent land uses and the character of the surrounding neighbourhood;
- d) the proposed use will not require the extension or expansion of existing municipal services;
- e) the proposed use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- f) parking facilities required by the proposed use will be provided entirely on-site; and,
- g) the proposed use shall generally be beneficial to the neighbourhood or the community as a whole.

Town staff has consistently discouraged the submission of both permanent and Temporary Use Zoning By-law Amendment applications for transport terminals in the Town of Halton Hills given concerns regarding their ability to meet the above criteria.

With respect to the subject application at 8195 Winston Churchill Boulevard, staff has particular concerns regarding the proposal's ability to not cause traffic hazards or an unacceptable level of congestion on surrounding roads (criterion e) given Winston Churchill Boulevard is a boundary road between the Region of Peel and Region of Halton and the proximity of the site to the Town's Premier Gateway Employment Area Business Park. In addition, the proposed use suggests the truck parking (56 spots) will be for gravel trucks and trailers with the trucks remaining coupled to the trailers when not in use. This would suggest that every operator will also require a place to park a personal vehicle and staff has concerns regarding the proposal's ability to provide parking facilities required by the proposed use entirely on-site (criterion f).

Despite the above, should the application be approved, staff requests that the driveway entrance and 50m of the driveway be hard surfaced to minimize the tracking of gravel onto Winston Churchill Boulevard. In addition, as noted above the proposed use suggests that every operator will require a place to park a personal vehicle as well. As such, staff requests that 56 parking spaces for personal vehicles also be incorporated into the design of the site plan.

I trust this information to be of assistance. If you have any questions, please let me know.

Sincerely,

**John McMulkin, MCIP, RPP**  
Planner – Development Review

Planning & Development Department  
Town of Halton Hills  
T: 365-355-5367  
E: [jmcmulkin@haltonhills.ca](mailto:jmcmulkin@haltonhills.ca)

---

**From:** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>  
**Sent:** Thursday, March 10, 2022 4:56 PM  
**To:** Planning <[planning@haltonhills.ca](mailto:planning@haltonhills.ca)>  
**Cc:** BramPlanOnline\_Automated <[SVC\\_AccelaEmail.SVC\\_AccelaEmail@brampton.ca](mailto:SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca)>  
**Subject:** FW: [OZS-2022-0016] Notice of Application and Request for Comments: DUE MAR 31/2022

**[EXTERNAL EMAIL]**

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Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

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## Cubacub, Noel

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**From:** Hanson, Nicole <nicole.hanson@peelsb.com>  
**Sent:** 2022/03/28 1:08 PM  
**To:** Cubacub, Noel  
**Cc:** Koops, Krystina; Blakeman, Suzanne; Sousa, Phillip; Gooding, Nick; Wigle, Julian  
**Subject:** Fw: [EXTERNAL] [OZS-2022-0016] Notice of Application and Request for Comments: DUE MAR 31/2022  
**Attachments:** Notice of Application and Request for Comments (March 10, 2022).pdf

Dear Noel,

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** | Hons. B.A.(D.Mjr.), MES(Pl.), 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](mailto:nicole.hanson@peelsb.com)

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**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** March 10, 2022 4:32 PM  
**To:** [planninginfo@peelregion.ca](mailto:planninginfo@peelregion.ca) <[planninginfo@peelregion.ca](mailto:planninginfo@peelregion.ca)>; [John.Hardcastle, John](mailto:John.Hardcastle@peelregion.ca) <[John.Hardcastle@peelregion.ca](mailto:John.Hardcastle@peelregion.ca)>; [Homagain, Abiral](mailto:Homagain,Abiral@peelregion.ca) <[Homagain,Abiral@peelregion.ca](mailto:Homagain,Abiral@peelregion.ca)>; [Megan.Meldrum](mailto:Megan.Meldrum@peelregion.ca) <[Megan.Meldrum@peelregion.ca](mailto:Megan.Meldrum@peelregion.ca)>; [Olive-Thomas, Cathy-Ann](mailto:Olive-Thomas,Cathy-Ann@peelregion.ca) <[Olive-Thomas,Cathy-Ann@peelregion.ca](mailto:Olive-Thomas,Cathy-Ann@peelregion.ca)>; [Blakeman, Suzanne](mailto:Blakeman,Suzanne@peelsb.com) <[Blakeman,Suzanne@peelsb.com](mailto:Blakeman,Suzanne@peelsb.com)>; [Hanson, Nicole](mailto:nicole.hanson@peelsb.com) <[nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)>; [Cox, Stephanie](mailto:Stephanie.Cox@dpcdsb.org) <[Stephanie.Cox@dpcdsb.org](mailto:Stephanie.Cox@dpcdsb.org)>; [Koops, Krystina](mailto:krystina.koops@dpcdsb.org) <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; [planification](mailto:planification@csviamonde.ca) <[planification@csviamonde.ca](mailto:planification@csviamonde.ca)>; [Henry Gamboa](mailto:henry.gamboa@alecrautilities.com) <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; [Gaurav Robert Rao](mailto:Gaurav.Rao@alecrautilities.com) <[Gaurav.Rao@alecrautilities.com](mailto:Gaurav.Rao@alecrautilities.com)>; [DaveA.Robinson](mailto:DaveA.Robinson@alecrautilities.com) <[DaveA.Robinson@alecrautilities.com](mailto:DaveA.Robinson@alecrautilities.com)>; [circulations@wsp.com](mailto:circulations@wsp.com) <[circulations@wsp.com](mailto:circulations@wsp.com)>; [planninganddevelopment](mailto:planninganddevelopment@bell.ca) <[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)>; [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com) <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; [Trisha Hughes](mailto:Trisha.Hughes@cvc.ca) ([trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca)) <[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca)>; [Municipal Planning](mailto:municipalplanning@enbridge.com) <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; [christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca) <[christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca)>  
**Cc:** [BramPlanOnline\\_Automated](mailto:SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca) <[SVC\\_AccelaEmail.SVC\\_AccelaEmail@brampton.ca](mailto:SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca)>; [Cubacub, Noel](mailto:Cubacub, Noel@brampton.ca) <[Noel.Cubacub@brampton.ca](mailto:Cubacub, Noel@brampton.ca)>  
**Subject:** [EXTERNAL] [OZS-2022-0016] Notice of Application and Request for Comments: DUE MAR 31/2022

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Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **8196 Winston Churchill Boulevard** with an assigned file number of **OZS-2022-0016** 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, Noel Cubacub by **March 31, 2022**

If you have any concerns please contact Noel at [Noel.Cubacub@brampton.ca](mailto:Noel.Cubacub@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](mailto:shawntelle.trdoslavic@brampton.ca)

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## Cubacub, Noel

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**From:** GTAW New Area <gtaw.newarea@rci.rogers.com>  
**Sent:** 2022/03/14 4:33 PM  
**To:** Cubacub, Noel  
**Subject:** [EXTERNAL]RE: [OZS-2022-0016] Notice of Application and Request for Comments: DUE MAR 31/2022

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

Rogers Communications Canada Inc. has no objections.

Thank you

Monica LaPointe  
Coordinator  
[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)  
Outside Plant Engineering GTAW  
3573 Wolfedale Road.  
Mississauga ON L5C 3T6

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**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** 10-Mar-22 4:32 PM  
**To:** [planninginfo@peelregion.ca](mailto:planninginfo@peelregion.ca); Hardcastle, John <[john.hardcastle@peelregion.ca](mailto:john.hardcastle@peelregion.ca)>; Homagain, Abiral <[abiral.homagain@peelregion.ca](mailto:abiral.homagain@peelregion.ca)>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <[cathyann.olivethomas@peelregion.ca](mailto:cathyann.olivethomas@peelregion.ca)>; [suzanne.blakeman@peelsb.com](mailto:suzanne.blakeman@peelsb.com); [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com); Cox, Stephanie <[stephanie.cox@dpcdsb.org](mailto:stephanie.cox@dpcdsb.org)>; Koops, Krystina <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; [planification@csviamonde.ca](mailto:planification@csviamonde.ca); Henry Gamboa <[henry.gamboa@alectrautilities.com](mailto:henry.gamboa@alectrautilities.com)>; Gaurav Robert Rao <[Gaurav.Rao@alectrautilities.com](mailto:Gaurav.Rao@alectrautilities.com)>; [DaveA.Robinson@alectrautilities.com](mailto:DaveA.Robinson@alectrautilities.com); [circulations@wsp.com](mailto:circulations@wsp.com); [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca); GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; Trisha Hughes ([trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca)) <[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca)>; Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; [christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca)  
**Cc:** BramPlanOnline\_Automated <[SVC\\_AccelaEmail.SVC\\_AccelaEmail@brampton.ca](mailto:SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca)>; Cubacub, Noel <[Noel.Cubacub@brampton.ca](mailto:Noel.Cubacub@brampton.ca)>  
**Subject:** [OZS-2022-0016] Notice of Application and Request for Comments: DUE MAR 31/2022

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **8196 Winston Churchill Boulevard** with an assigned file number of **OZS-2022-0016** 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, Noel Cubacub by **March 31, 2022**

If you have any concerns please contact Noel at [Noel.Cubacub@brampton.ca](mailto:Noel.Cubacub@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](mailto:shawntelle.trdoslavic@brampton.ca)

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## Public Works

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

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

August 4, 2022

Noel Cubacub  
Planner I  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[noel.cubacub@brampton.ca](mailto:noel.cubacub@brampton.ca)

**RE:           Region of Peel Comments  
              Zoning Bylaw Amendment  
              8195 Winston Churchill Boulevard  
              2769197 Ontario Inc.  
              City File: OZS-2022-0016  
              Regional File: RZ-22-022B**

Dear Mr. Cubacub,

Region of Peel staff have reviewed the first submission for the above noted Zoning By-Law Amendment Application (March 10, 2022) proposing the temporarily change in the zoning of the subject property to accommodate truck and trailer parking and storage and associated office space and have the following comments:

### **Prior to Regional Zoning By-Law Amendment Approval:**

#### **Access/Study Requirements**

- The Region is in receipt of a TIS and will offer comments under a separate cover.
- The Region is in support of the proposed access at the northerly limits of the property, this access will be an interim access until such time that permanent access becomes available via the future east-west;
- The Region will require that provisions be put in place via an access agreement that address the closure of the interim access at such time that access becomes available via the private east-west roadway;
- The Region requires an auxiliary right turn lane for the interim access.
- The Region requests that a functional design be included as part of the next submission which addresses auxiliary turn lane requirements and geometrics for the access.

#### **Property Requirements**

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 19 (Winston Churchill Boulevard) which has a right of way of 45 metres, 22.5 metres from the centreline of the road allowance, within 245 metres of intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 19 (Winston Churchill Boulevard) behind the property line except at any approved access point;

## Public Works

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L6T 4B9  
tel: 905-791-7800

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- The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way;
- A draft reference plan will be required for our review and approval prior to the plans being deposited. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.

## Landscaping/Encroachments

- Landscaping, signs, fences, cranes, gateway features or any other encroachments are not permitted within the Region's easements and/or Right of Way limits.
- Cranes will not be permitted to swing over a Regional Road unless a crane swing licence has been granted.

## Site Plan

- All comments provided should be reflected on the site plan, including;
- Centreline of roadways with property dimensions reflected;
- Auxiliary turn lanes for all accesses proposed off of Winston Churchill Blvd need to be incorporated.

## Engineering Requirements

- A detailed engineering submission of road and access works will be required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission MUST include the removals, new construction and grading, typical sections and pavement markings and signing drawings. All works within Region of Peel's right of way must be designed in accordance to the Public Works, "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual";
- The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right of way;
- Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Road 19 (Winston Churchill Blvd);
- A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.41);
- The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:
  - Completed Road Occupancy Permit and a permit fee as per the Region's user fees and charges By-law;
  - Completed Notice to Commence Work ;
  - Provide proof of insurance with the Region of Peel added to the certificate as an additional insured with \$5 million minimum from the Contractor;
  - Please note that any proposed construction within the Region of Peel's right of way is pending PUC approval (minimum six week process). Please note that PUC circulation requirements have recently changed. We require PDF version of the full drawing set it is to be sent via email, and cannot exceed 10MB per email.

**Public Works**

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Suite B  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

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- All costs associated with the design and construction of road and access works will be 100% paid by the Owner.

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](mailto:megan.meldrum@peelregion.ca)

Best,



Megan Meldrum  
Junior Planner  
Planning and Development Services  
Region of Peel

CC Colin Chung (Glen Schnarr & Associates Inc.)

## Cubacub, Noel

---

**From:** Hughes, Trisha <trisha.hughes@cvc.ca>  
**Sent:** 2022/12/01 4:07 PM  
**To:** Cubacub, Noel; Colin Chung  
**Cc:** Tsang, Constance; Sanders, Donna; Sebti, Saleh; Cook, Lori; Sarah Clark  
**Subject:** [EXTERNAL]OZS-2022-0016 - 8195 Winston Churchill Blvd - 2nd Submission Comments

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Hello Noel and Colin,

CVC staff have had an opportunity to review the second submission for the above-noted file, including the Comment Response Matrix (GSAI, September 20, 2022), Functional Servicing and Stormwater Management Report (TMIG, August 2022), Addendum to EIS for 8195 Winston Churchill Ave (North-South Environmental, October 7, 2022), and Grading & Servicing Plan (Dwg GS2) (TMIG, August 17, 2022). Based on our review, we only have a few comments on this submission:

1. As per our previous comments, CVC staff recommend that the back of the property within the flood hazard, and where the wetlands are located, be reflected in an appropriate restrictive zoning (e.g., Floodplain, Open Space, overlay) to identify the natural hazards and restrict future development within the hazards.
2. In follow-up to our previous comment #5:
  - a) Section 2.2.3 of the FSR indicates two different storage volumes for the 100-year quantity storage requirement (201.7 m<sup>3</sup> and 176.9 m<sup>3</sup>). This is also the case in the calculations provided in Appendix A. Also, the "CULTEC Stormwater Design Calculator" sheet does not match with the note on DWG GS2. Please clarify.
  - b) The orifice size mentioned in Section 2.2.3 (425 mm) is not consistent with Appendix A (240 mm). Please clarify.
  - c) Please provide additional measures to provide quality and erosion control for the portion of gravel parking within the floodplain.
3. Please clearly show (quantitatively) how flow contributions to both HDF's and the wetland are to be maintained in a post-development scenario. While the EIS addendum indicates that changes to the feature's catchment is negligible, a quantitative discussion appears to be missing. Please quantify the changes and confirm that the impact to the wetlands and HDFs will be negligible considering contribution from a surface flow perspective and in terms of site infiltration, as appropriate.

### *Detailed Design*

4. At the detailed design stage, please provide an ESC plan showing the protection of both HDFs during the construction phase of the project.
5. As per our previous comments, CVC staff would review any planting/enhancement plans within the CVC Regulated Area at the detailed design stage, as appropriate. Please confirm any planting requirements with the City.

Should you have any questions on the above, please let us know. With the next submission the applicant should include a response identifying how each of our above comments have been addressed.

Please note that a CVC permit will be required prior to any development proposed in the Regulated Area.

Kind regards,

I'm working remotely. The best way to reach me is by email or mobile phone.

**Trisha Hughes** | she/her/hers

Planner, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext 325 | M: 437-855-4056

[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca) | [cvc.ca](http://cvc.ca)



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**From:** Hughes, Trisha

**Sent:** Wednesday, April 13, 2022 3:12 PM

**To:** Cubacub, Noel <Noel.Cubacub@brampton.ca>; colinc@gsai.ca

**Cc:** Sebti, Saleh (saleh.sebti@cvc.ca) <saleh.sebti@cvc.ca>; Cook, Lori (lori.cook@cvc.ca) <lori.cook@cvc.ca>; Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>; Plato, Nathan <Nathan.Plato@brampton.ca>

**Subject:** OZS-2022-0016 - 8195 Winston Churchill Blvd - 1st Submission Comments

Hello Noel and Colin,

Credit Valley Conservation (CVC) staff have now had an opportunity to review the first submission for the above noted site, including the Functional Servicing and Stormwater Management Report (TMIG, January 2022), Environmental Impact Study (North-South Environmental, December 2, 2021), and associated drawings. Based on our review, we have the following comments.

1. Based on information available in our office, a portion of the subject property is regulated by CVC due to floodplain associated with Mullet Creek, as well as wetlands at the back of the property. As such, a portion of the property is subject to Ontario Regulation 160/06 – Regulation for Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development (e.g. new structures, additions, site grading) in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands (floodplain, erosion) and wetlands without the prior written approval of CVC (i.e. a permit). A permit from CVC will be required prior to any development proposed within the regulated area.
2. The Draft Zoning By-law Amendment proposes to change the zoning on the property from Agricultural (A) to Industrial Two (M2). CVC staff recommend that the back of the property within the flood hazard, and where the wetlands are located, be reflected in an appropriate restrictive zoning (e.g., Floodplain, Open Space, overlay) to identify the natural hazards and restrict development within the hazards.
3. To compensate the loss of flood storage as a result of the proposed fill in the floodplain, storage within underground chambers has been proposed. This is not an acceptable measure to compensate the loss of flood storage. As such, the current proposal for fill and a storage tank in the floodplain is not supported. The applicant should look at alternatives, such as changing the limits of development to be outside the flood hazard.
4. As an alternative, some encroachment into the floodplain for the parking lot only, may be feasible if the applicant can demonstrate based on existing HEC-2 model results and geodetic survey of the site that any proposed parking within the flood hazard can be at grade, thus not impacting flood storage, and only in areas that meet safe access requirements identified in CVC policies (Section 7.5c: [https://cvc.ca/wp-content/uploads//2021/06/004-CVC-WPR-Policies\\_APR-2010.pdf](https://cvc.ca/wp-content/uploads//2021/06/004-CVC-WPR-Policies_APR-2010.pdf)). If

determined to be feasible and proposed in the next submission, the applicant should also acknowledge that a portion of the parking lot would be subject to flooding.

5. We request the applicant review and revise their SWM strategy to achieve the following targets:
  - Quantity Control: Onsite control of 2 to 100-year peak flows to pre-development levels
  - Quality Control: Enhanced Level of water quality protection
  - Erosion Control: 5 mm onsite retention
  - Water Balance: 3 mm infiltration as best effort

We will review the revised FSR in the next submission considering the above criteria, as well as any changes required to address City and CVC comments, including relocating any proposed underground chambers outside of the floodplain limits.

6. The HDFs on the property are not considered regulated watercourses, however, the majority of the HDFs fall within the regulated area due to floodplain, and they also feed into a small wetland feature identified in the EIS. While the EIS indicates that the HDFs are to be maintained, (although potentially slightly realigned), drawings provided don't clearly identify the location, nor the "new" alignment of these features. Should changes be proposed, please provide detailed drawings showing how these features are to be maintained during and post construction. Please clarify and demonstrate how clean SWM will tie in to HDFs (but without infrastructure being placed beneath them).
7. In terms of maintaining wetland and HDF hydrological functions, please identify the existing and proposed catchment area to these features. At detailed design, please specifically speak (qualitatively and quantitatively) to how the water balance to these features will be maintained.
8. In following with the recommendations of the EIS, meadow habitat enhancements would be desirable through the application of native meadow seed mix containing a mix of milkweed, asters and goldenrod. CVC staff would review any planting/enhancement plans within the NHS at the detailed design stage.

With the next submission the applicant should include a response identifying how each of our above comments have been addressed. Additional comments may be provided upon review of the responses and the revised report/plans.

Should you have any questions on the above, please let us know.

Kind regards,

I'm working remotely. The best way to reach me is by email or mobile phone.

**Trisha Hughes** | she/her/hers

Planner, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext 325 | M: 437-855-4056

[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca) | [cvc.ca](http://cvc.ca)



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## Cubacub, Noel

---

**From:** John McMulkin <jmcmulkin@haltonhills.ca>  
**Sent:** 2022/11/07 4:10 PM  
**To:** Cubacub, Noel; Trdoslavic, Shawntelle  
**Cc:** Jeff Markowiak; Cinthia Wallace; Deborah Edoo; Ruth Conard  
**Subject:** [EXTERNAL]RE: [OZS-2022-0016] Re-circulation Modified Proposal: DUE NOV 8/2022

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

Good afternoon Noel and Shawntelle,

Thank you for circulating the Town of Halton Hills on the below resubmission.

It is Town staff's understanding that a Temporary Use Zoning By-law Amendment application has been resubmitted to permit a transport terminal for 3 years at 8195 Winston Churchill Boulevard in the City of Brampton, which consists of outdoor storage of 56 trucks (tractors only) and an associated office in the existing building.

The Town will be reiterating our comments from the 1<sup>st</sup> submission. However, the comment regarding needing to provide a personal vehicle parking space for each tractor-trailer parking space has been removed given the change in the proposal to only include parking for tractors (no trailers).

The Town has been approached with numerous similar requests for Temporary Use Zoning By-law Amendments to establish temporary transport terminals within the Provincially Significant Employment Zones situated in the Town along the Steeles Avenue Premier Gateway Employment Area.

Town staff has advised prospective applicants that we do not consider transport terminals, temporary or otherwise, to be major employment uses and would not support such proposals.

When evaluating an application for a Temporary Use Zoning By-law Amendment submitted in the Town of Halton Hills, Town staff evaluates the proposal against the following criteria contained within the Town's Official Plan:

### G4.1.2 Criteria

Prior to the approval of a temporary use Zoning By-law, Council shall be satisfied that:

- a) the proposed use is of a temporary nature and shall not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use;
- b) the proposed use will not prejudice the long term intent of or the orderly development contemplated by the provisions and land use designations contained in this Plan;
- c) the proposed use is compatible with adjacent land uses and the character of the surrounding neighbourhood;
- d) the proposed use will not require the extension or expansion of existing municipal services;

- e) the proposed use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- f) parking facilities required by the proposed use will be provided entirely on-site; and,
- g) the proposed use shall generally be beneficial to the neighbourhood or the community as a whole.

Should the application be approved, staff requests that the driveway entrance and 50 metres of the driveway be hard surfaced to minimize the tracking of gravel onto Winston Churchill Boulevard.

I trust this information to be of assistance. If you have any questions, please let me know.

Sincerely,

**John McMulkin, MCIP, RPP**  
Senior Planner – Development Review  
Planning & Development Department  
Town of Halton Hills  
T: 365-355-5367  
E: [jmcmulkin@haltonhills.ca](mailto:jmcmulkin@haltonhills.ca)

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**From:** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>  
**Sent:** Tuesday, October 25, 2022 2:22 PM  
**To:** ZZG-PlanningInfo <[zzg-planninginfo@peelregion.ca](mailto:zzg-planninginfo@peelregion.ca)>; Hardcastle, John <[john.hardcastle@peelregion.ca](mailto:john.hardcastle@peelregion.ca)>; Jenkins, Dana <[dana.jenkins@peelregion.ca](mailto:dana.jenkins@peelregion.ca)>; Hughes, Trisha <[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca)>; Planning <[planning@haltonhills.ca](mailto:planning@haltonhills.ca)>  
**Cc:** Cubacub, Noel <[Noel.Cubacub@brampton.ca](mailto:Noel.Cubacub@brampton.ca)>; BramPlanOnline\_Automated <[SVC\\_AccelaEmail.SVC\\_AccelaEmail@brampton.ca](mailto:SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca)>  
**Subject:** [OZS-2022-0016] Re-circulation Modified Proposal: DUE NOV 8/2022

**[EXTERNAL EMAIL]**

Good Afternoon,

Please find attached **Notice of Application Resubmission and Request for Comments Memo** for the above noted file for **8195 Winston Churchill Boulevard**.  
**Please note the applicant has revised the plan slightly.** The applicant submitted materials are made public on **BramPlan Online** for review.

Please review and provide your comments to the assigned planner, Noel Cubacub by **November 8, 2022**.  
If you have any concerns please contact Noel at [Noel.Cubacub@brampton.ca](mailto:Noel.Cubacub@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 Growth Management

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

**Our Focus Is People** 



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