

Public Works

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

peelregion.ca

January 20th, 2021

Dana Jenkins
Planner, Development Services
City of Brampton
2 Wellington Street West, L6Y 4R2
City of Brampton

**Re: Application for Official Plan Amendment & Zoning By-law Amendment
Wellings Planning Consultants Inc. c/o Glenn Wellings
425 Great Lakes Drive
City of Brampton
City File: OZS-2020-0009
Region File: OZ-20-009B**

Dear Ms. Jenkins,

Regional staff have reviewed the above noted Official Plan Amendment application and offer the following comments:

Regional Requirements for Official Plan Amendment Approval

Development Planning

- Peel Region By-Law 1-2000 states that local Official Plans amendments are exempt from Regional approval where they do not require an amendment to the Regional Official Plan; where they have regard to the Provincial Policy Statement and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the Planning Act and where the Region has advised that no Regional Official Plan amendment is required to accommodate the local Official Plan amendment. We are pleased to advise that this proposed amendment is exempt from approval under the Planning Act by the Region of Peel.

Regional Requirements for Zoning By-law Amendment Approval

The following requirements shall be completed by the applicant to the satisfaction of the Region prior to **Zoning By-law Amendment approval**:

- Prior to Zoning By-law Amendment Approval, 4 physical copies of revised drawings and/or plans and 4 copies of any reports required for review and approval. Please also provide a digital copy of all drawings and reports (CD, USB or Dropbox link are acceptable).

Servicing Connections

- There is an existing 300 mm diameter watermain and a 300 mm diameter sanitary sewer located on Great Lakes Road.

- Due to the size and function of the 700 mm diameter watermain on Sandalwood Parkway, connection will not be permitted (Watermain Design Criteria 6.1).
- To service the site, additional easements (municipal or private) or upgrades to the existing municipal services may be required. All works associated with the servicing and development of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.
- For this type of development proposal we recommend, where possible, the consideration of a domestic water and fire system looped to municipal water, to provide a redundant water supply.

Functional Servicing Report

- A Functional Servicing Report dated 2020-02-20 and prepared by MTE Consultants has been received for review. Please be advised that revisions will be required prior to approval of the report and clearance of the application. Revisions and comments were provided directly to the consultant.
- Prior to Zoning By-law Amendment Approval, the applicant shall submit the non-refundable \$515.00 Report Fee as per current fee by-law 67-2019. The fee shall be made out to:

Development Services – Engineering
Public Works, Region of Peel
10 Peel Centre Drive, Suite B, 4th Floor
Brampton, On L6T 4B9

- Due to Covid-19 the Region of Peel has implemented an Electronic Fund Transfer (EFT) process for the payment of fees, please contact the planner on file to initiate the fee payment process.

Waste Management Requirements

- Front-end collection of garbage and Semi-automated collection of recyclable materials will be provided for residential units by the Region of Peel subject to meeting the requirements of the Waste Collection Design Standards Manual, specifically Sections 2, 4, and 5.
- Prior to Zoning By-law Amendment approval a Waste Feasibility Study must be completed to confirm a satisfactory Waste Collection route on site.
 - The plan shall include a narrative description and drawing(s) of the development detailing the essential elements of waste management access and collection for the development.
 - The drawing(s) are to include the following:
 - A description of the proposed development providing number and type of units;
 - The appropriate method of collection e.g. curbside collection, front-end collection, multi-residential cart-based (semi-automated) collection of recycling, etc.;

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- A drawing identifying the waste collection access route throughout the development indicating turning radii and movements meeting WCDSM requirements.
 - A drawing identifying waste collection and storage points capable of storing all required waste receptacles.
- The proposal must conform to the Waste Collection Design Standards Manual (WCDSM) prior to receiving Regional clearance. The WCDSM is available at: <http://peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

Waste Collection Vehicle Access and Egress Route

- A waste collection vehicle maneuvering diagram throughout the site outlining turning movements and radii will be useful to show the following:
 - The waste collection vehicle access route into and throughout the site indicating the turning radii on all turns (minimum 13m) are to be clearly labelled on the drawings.
 - In those situations where a waste collection vehicle must reverse, the maximum straight back-up distance is 15 meters.

Collection Point Requirements

- Please indicate on the drawing the proposed collection point for Phase II.

Storage Requirements

- Please indicate on the drawing the proposed storage room for Phase II.

Notes: For further assistance, please review the following notes to assist in your submission.

Public Health

- Through ROPA 27, the Region is implementing the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.
- A key policy of ROPA 27 is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, City Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.
- We have no objections to the proposed Official Plan and Zoning By-law amendments, but rather we support the amendments for the reduction in parking. The Sustainability Assessment has reached 62 points, which meets a silver threshold and a pass on the tool. We offer the following comments for consideration at the detailed site plan stage:
 - In order to support the proposed compact mix of uses and encourage walking and cycling as viable means of transportation, dedicated car

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share vehicles, and secure visitor and resident/ employee bike parking are recommended.

- Pedestrian amenities such as benches and pedestrian lighting along pathways, as in alignment with the Peel Active Living Guidelines should be considered. There should also be consideration for spaces around the building which support multi- generational usage.

Development Engineering

- Prior to Site Plan Approval, two (2) paper copies of site servicing drawings are required for review. Submission of the site servicing drawings is required to begin the review process to issue Site Servicing approval(s). Please note that all servicing and grading drawings shall reflect both Regional and Municipal road widening requirements as well as all existing easements.
- Final site servicing approvals are required prior to the local municipality issuing a building permit.
- Confirmation of approval by the City of Brampton for fire protection is required prior to site servicing approvals.
- The subject land is to be serviced according to the Ontario Building Code (OBC) and current Region of Peel standards.
- Should the tenure change to condominium, please notify the Region of Peel, revised servicing drawings may be required to reflect the Local Municipality's Requirements for the Ontario Building Code. We may have additional comments and requirements.

Helpful Links

- Please refer to Section 3 of our Site Plan Process for Site Servicing Submission Requirements found at the following link:
<http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>
- For questions related to site servicing application submission requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973 or email siteplanservicing@peelregion.ca
- For the location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at PWSERVICEREQUESTS@peelregion.ca
- For Underground Locate Requests please go to the following link:
<https://www.peelregion.ca/pw/locaterequest/>
- Please refer to our Standard Drawings to determine which standards are applicable to your project found at the following link:
<http://www.peelregion.ca/pw/other/standards/linear/drawings/>
- For Information on site servicing application submission requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973.
- Please refer to the Latest Fees Bylaw found on-line at
<http://www.peelregion.ca/council/bylaws/2010s/2019/bl-67-2019.pdf>
- Please refer to the Region's Functional Servicing Report Criteria found at the following link:

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<http://www.peelregion.ca/pw/other/standards/linear/reports/pdfs/swm-fsr-final-july2009.pdf>

- Please review the Region's Water Design Criteria for more information found at the following link:

<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/water-design.pdf>

Concluding Comments

If there are any questions or concerns, please contact me at your earliest convenience at 905-791-7800 ext. 4401, or by email at: Alex.Sepe@peelregion.ca

Yours truly,



Alex Sepe
Development Services

Public Works

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Tel: 905-791-7800 www.peelregion.ca

COMMENTS & CONDITIONS MEMO

Date: September 22, 2020

File: OZS-2020-0009

To: Dana Jenkins, Development Services Division

From: Jaskiran Kaur Bajwa, Park Planning & Development

Subject: **REQUIREMENTS FOR ZONING BY-LAW AMENDMENT**
Application to Amend the Zoning By-Law
(To develop Village of Sandalwood Park in two phases for retirement homes, seniors' apartments and parking. Phases II and III would each include development of a 12 storey building with 3 storey 'wings' on each end.)

Conditions from the Park Planning & Development Section

Consultant: **WELLINGS PLANNING CONSULTANTS INCORPORATED.**

Applicant: **OAKWOOD RETIREMENT.**

Location: 425 Great Lakes Drive
Circulation Date: September 2, 2020
Ward: 9

In response to the Accela circulation of the above noted application for Zoning By-Law Amendment dated September 2, 2020, the following represents a summation of conditions from the **Park Planning and Development Section** and general comments from the **Park Planning Unit**. The **Open Space Development Unit** may also provide their own general comments through the Accela workflow.

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

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

Requested Adjustments to Application:

1. *Nil*

Tableland Vegetation:

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

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

B. PRIOR TO SITE PLAN APPROVAL

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

Tableland Tree Compensation:

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

C. PRIOR TO BUILDING PERMIT ISSUANCE

Parkland Dedication:

1. Prior to the issuance of building permits, the Owner will be required to fulfil their parkland dedication requirements in the form of a cash-in-lieu of parkland payment pursuant to Section 42 the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended. Details of the requirements shall be referenced in the Site Plan Agreement and the lands conveyed as a condition of development.

D. GENERAL COMMENTS

1. *Nil*

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

Jaskiran Kaur Bajwa

Park Planner, Park Planning & Development Section

Parks Maintenance & Forestry Division

Community Services Department

Tel: (905) 874-3479 Fax: (905) 874-3819

jaskiran.bajwa@brampton.ca

cc. (via email only):

S. Bodrug, R. da Cunha, W. Kuemmling, P. Pushan

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

Date: March 9, 2022

To: Dana Jenkins, Development Planner

From: Donna Sanders, Engineering Technologist

Subject: Functional Servicing Report
Wellings Planning Consultants Incorporated – Schlegel Villages Inc.
425 Great Lakes Drive

File: OZS-2020-0009

Submission:

- Functional Servicing and Stormwater Management Report for Schlegel Villages Inc. prepared by MTE Consultants dated February 10, 2022, and received February 25, 2022
- Summary of Sustainability Metrics dated March 19, 2020 prepared by Anderson Wellsman Architect Incorporated, and received September 3, 2020 – **no update provided**

Comments:

1. R0) Section 2.3.1 Minor System in the FSR bases the allowable release rate from the site on the original block size of 3.47ha. However, the site was reduced to 2.87ha and should be calculated on the revised area (ie. 169 L/s/h x 2.87ha). Please update accordingly;
R1) Addressed
2. R0) SWM Demand and Controls sheet in the Appendix shows a time of concentration of 15 minutes per Region of Peel storm; however, the site should follow the City of Brampton Site Plan Review Users Guide, in particular C.4.4.4 Stormwater Management which indicates an inlet time of 10 minutes. Please update. Further comments may be forthcoming upon receipt of revised report;
R1) Addressed
3. R0) The major overland flow route is directed towards the park, as per the original design. Please demonstrate erosion control measures that may be required to eliminate any adverse impacts on the park block;
R1) Upon review of the engineering plans for the adjacent park, no external drainage was accounted for from the subject lands. As per current stormwater management requirements, the subject site shall self-contain their drainage up to the 100 year storm event. Please revise the report accordingly;
4. R0) Please provide an Existing and Preliminary Grading Plan;
R1) Addressed

5. R0) Please provide an update of the 100 year HGL analysis to ensure minimum 0.3m separation to underside of footings;
R1) Addressed
6. R0) The applicant shall submit a letter describing the condominium tenure of this development if the applicant is planning to register a condominium in the future. The letter shall also include the number of condominium corporations that the applicant is anticipating to register as part of this development proposal.
R1) Outstanding – this can have a major impact on servicing for the current proposal;
7. R0) Please add the city file number to the titlepage of the report: OZS-2020-0009;
R1) Addressed
8. R0) The City would defer to the Toronto & Region Conservation Authority for comments and approval of any required water balance criteria and analysis;
R1) Acknowledged
9. R0) Please note that while the report was titled a 'Functional Servicing and Stormwater Management Report', these comments represent a review of the Functional Servicing aspects of the report in parallel with the zoning bylaw amendment. Please note that at the site plan approvals stage, a detailed stormwater management report will be required for review by our Engineering Development Approvals team;
R1) Acknowledged
10. R0) In the Conclusion section of the FSR, please add the following: *It should be noted that the details of the stormwater management system will be finalized during the detailed design stage of the Site Plan.*
R1) Addressed

Please address the following comments from review of the latest submission:

11. Table 2.1 states the drainage area imperviousness as 75%. Please provide the composite runoff coefficient calculations. Please note that landscaping over underground parking structures shall be calculated using $C=0.90$, as all drainage is captured by the internal storm system;
12. Roof drainage is proposed to discharge to underground stormwater infiltration tanks to meet the water balance criteria. Please provide an emergency bypass for each unit;
13. Calculations have been provided in the appendix for orifice sizing and stormwater storage requirements under the 10-year storm; however, calculations shall be provided for the 100 year storm event to ensure the maximum release rate is not exceeded during major storm events and sufficient storage volumes are captured;

14. Drainage areas with uncontrolled flows shall be calculated for the 100 year storm event and deducted from the allowable release rate. The controlled flow areas shall be over-controlled to compensate for the uncontrolled areas during the 100 year storm;
15. In Table 2.2 and the appendix, it is unclear how release rates were determined for Catchments 201 and 202. Please clarify;

Sustainability Assessment:

1. Please clarify in the FSR how the site will retain runoff from the 5mm rainwater event. **Addressed**
2. Please clarify in the FSR how the site will achieve the required quantity control targets;

Please have the applicant address the above comments and submit a revised report including written response letter.

cc. Maggie Liu
Olti Mertiri

Date: May 3, 2022

To: Dana Jenkins, Development Planner

From: Donna Sanders, Engineering Technologist

Subject: Functional Servicing Report
Wellings Planning Consultants Incorporated – Schlegel Villages Inc.
425 Great Lakes Drive

File: OZS-2020-0009

Submission:

- Functional Servicing and Stormwater Management Report for Schlegel Villages Inc. prepared by MTE Consultants dated Revised April 7, 2022, and received April 11, 2022

Comments:

We have reviewed the Functional Servicing Report as noted above, in support of the Application to Amend the Zoning By-Law, and confirm that we are satisfied that the site can achieve the grading, storm servicing, and stormwater management proposed therein.

Please have the applicant submit a hard copy of the final Functional Servicing Report for our records.

cc. Maggie Liu
Olti Mertiri

February 8, 2021

CFN 62538.02

BY EMAIL: Dana.jenkins@brampton.ca

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

Dear Dana Jenkins

**Re: OZS-2020-0009
425 Great Lakes Drive
Owner: Schlegel Villages Inc.**

This letter will acknowledge receipt of the above noted application (received December 8, 2020). Toronto and Region Conservation Authority (TRCA) staff have reviewed the submitted materials related to the above noted application and offer the following comments.

Purpose of the Application

It is our understanding that the purpose of this application is to allow for 12 storey buildings with a parking lot ratio of 1.25 spaces per unit.

Applicable Policies and Regulation

Living City Policies (LCP):

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System and that it be conveyed into public ownership for its long term protection and enhancement. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents and guidelines.

Application Specific Comments

TRCA staff have completed their review of the submitted materials and offer our technical comments in Appendix I. Based on the minor nature of these comments, TRCA staff defer them to future detailed design stages.

Fees

By copy of this letter, please advise the applicant that the TRCA has implemented a fee schedule for our development and planning review services. These applications are subject to a \$2,950.00 Official Plan Amendment – Minor review fee. Please submit the outstanding balance as soon as possible.

Recommendation

Based on our review of the submitted materials TRCA staff have no objection to the approval of OZS-2020-0009 subject to the following condition:

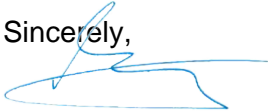
- 1) That the applicant pays the required \$2,950.00 review fee.

Further to the above condition, TRCA staff offer technical comments for detailed design in appendix I of this letter.

Conclusion

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Anthony Syhlonyk
Planner
Planning and Development
Extension 5272

Appendix I: Detailed Comments

Quantity Control

1. It is mentioned that the site will be serviced using Dixie-Bovaird SWM pond. As the site discharges to the City Storm Sewer network, TRCA staff defers to the City staff for the review of the quantity control measure.
2. Please note that Dixie-Bovaird SWM pond was designed basic level treatment, however the current quality treatment for the site is enhanced level treatment. Please provide additional quality treatment measure so that the treatment meets the current quality treatment criteria.
3. Please note that the site water balance requirement for the site is retention of 5mm runoff from the proposed added impervious area. Please refer TRCA/CVC LID manual to explore feasible measures for the site. Please include supporting calculations demonstrating how the site water balance requirement is achieved.

Dear Dana,

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 22, 2022 9:28 AM

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>; Poon, Hayden <Hayden.Poon@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Poon, Hayden <Hayden.Poon@peelregion.ca>; Blakeman, Suzanne <suzanne.blakeman@peelsb.com>; Hanson, Nicole <nicole.hanson@peelsb.com>; Cox, Stephanie <Stephanie.Cox@dpccsb.org>; Koops, Krystina <krystina.koops@dpccsb.org>; planification <planification@csviamonde.ca>; peelplan@trca.ca <peelplan@trca.ca>; Adam.Miller@trca.ca <Adam.Miller@trca.ca>; Anthony.Syhlonyk@trca.ca <Anthony.Syhlonyk@trca.ca>; Colleen Bonner <Colleen.Bonner@trca.ca>

Cc: Jenkins, Dana <Dana.Jenkins@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>

Subject: [EXTERNAL] [PRE-2022-0096] Review: DUE JUL 6/2022

CAUTION: This email originated from outside of PDSB. Please do not click links or open attachments unless you recognize the email address and know the content is safe.

Good Morning,

An application for **4523 Queen Street East** with an assigned file number of **PRE-2022-0096** was submitted to City of Brampton for review. The applicant submitted materials are made public on **BramPlan Online** for review.

Please review and provide your comments to the assigned planner, Dana Jenkins by **July 6, 2022**.

If you have any concerns please contact Dana at Dana.Jenkins@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.

Please click the link below for instructions on how to access Applicant Submitted Documents:

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

Thanks and have a great day!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

Our Focus Is People 



Please review the City of Brampton e-mail disclaimer statement at:

<http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

Date: February 12, 2021
To: Dana Jenkins
From: Reshma Fazlullah
Subject: Review of *Phase I Environmental Site Assessment Vacant Property on Sandalwood Parkway, Brampton, Ontario, dated August 17, 2000.*
File: OZS-2020-0009

Submission:

- Phase I Environmental Site Assessment, A Vacant Property on Sandalwood Parkway, Brampton, Ontario, prepared by Shaheen & Peaker Limited, dated August 17, 2000.

Findings:

Staff have reviewed the above-noted report in support of a development proposal consisting of development of remainder portion of the subject property for residential uses (i.e. Retirement Care Suites/Apartments and Senior Residences).

The Phase I Environmental Site Assessment (ESA) report provided for review was completed for the entire property, by Shaheen and Paeker in 2000. The Report did not identify any potential environmental concerns for the property, at the time.

A portion of the subject property has been developed with a Long Term Care Home (Schlegel Village), since then. The remainder of the property has remained unused over the years, as confirmed by the site operator (email by the applicant's representative dated Feb 12, 2021). The site operator also confirmed that the vacant portion of the property was grassed and maintained under their supervision.

Comments:

Given the preceding, staff provide clearance at this stage of Planning (ZBA), subject to the following conditions:

1. The Phase One ESA investigation does not comply with the current applicable Environmental legislation and Standards, which were amended over the years. As such, a more recent Phase One ESA and a Phase Two ESA (if determined through the completion of a Phase One ESA), in accordance with Ontario Regulation 153/04 must be provided for review, when a Site Plan Approval Application is submitted.

2. The ESAs must be completed for the exact limits of the property subject to the application.

Note: *City of Brampton Building Department reserves the right to request additional environmental requirements including a Record of Site Condition, for approvals and/ or issuance of any permit in accordance with their policy and procedures.*

Reshma Fazlullah

Environmental Engineering | Environment and Development Engineering |
T: 416.848.5350 | E: reshma.fazlullah@brampton.ca

January 20, 2021

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

Re: Application to Zoning By-law Amendment – 425 Great Lakes Drive - COB File: OZS-2020-0009

Dear Dana:

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

A/ The proposed location of the transformer cannot be guaranteed by Alectra Utilities Brampton. The transformer location will be finalized when Alectra completes designing the project.

B/ Please include as a condition of approval the following:

- Applicant shall grant all necessary aerial or underground easements, as may be required.
- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 1,500 kVA if connected to 27.6kV and 500kVA if connected to 13.8kV.

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

D/ The Developer/Customer/Engineering Firm is strongly advised to consult Brampton Hydro's Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at www.bramptonhydro.com.

E/ If there is any existing plant in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any such existing plant. If such a scenario exists, the property owner will be responsible for all costs associated with the relocation of the existing plant and must coordinate/consult with Alectra Utilities for the relocation of the plant. If Alectra Utilities determines that an easement is required, the property owner will be solely responsible

Alectra Utilities Corporation

175 Sandalwood Pkwy West, Brampton, ON L7A 1E8 | t 905 840 6300

alectrautilities.com

for the full cost and expense for easement registration, obtaining and registering any required postponements and/or discharges and, the reference plan of survey.

I can be reached at 905-452-5541 if there are any questions.

Yours Truly,

Gaurav Rao
Supervisor, Distribution Design – ICI & Layouts
Alectra Utilities