

Public Works

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March 28, 2023

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

**RE: Region of Peel Clearance
 Official Plan and Zoning By-law Amendment Applications
 11499 The Gore Road, Brampton
 City File: OZS-2022-0024
 Regional File: OZ-22-024B**

Dear Ms. De Melo,

Regional staff have reviewed the fourth submission materials (received February 13, 2023) consisting of a landscape plan, site plan, traffic comment response letter, and TIS for the above noted Official Plan and Zoning By-law Amendment applications to permit and expand an existing private school and day nursery use.

The Region has no objection to the Official Plan and Zoning By-law Amendment applications proceeding for council consideration subject to outstanding matters as outlined below being addressed as part of and prior to site plan approval.

The Traffic Impact Study (dated February 8, 2023 prepared by Candevcon) is not satisfactory and Regional Traffic staff will require a revised TIS as part of the site plan approval process. Regional staff will also be evaluating the currently proposed building occupancy at Site Plan stage and its impact on the surrounding regional road network. Provisions may be included in the approved TIS, site plan agreement, and any subsequent road occupancy permit.

In addition, the latest Functional Servicing Report (revised December 19, 2022 prepared by Candevcon) is not satisfactory. Region Servicing staff require changes to the storm water management portion of the Report as part of and prior to site plan approval.

If you have any questions or concerns, please contact the undersigned (megan.meldrum@peelregion.ca 905.791.7800 x3558) at your earliest convenience.

Regards,



Megan Meldrum, M.Pl.
Junior Planner
Planning and Development Services
Region of Peel

CC John Hardcastle (Region of Peel), Rani Kol (Region of Peel), Hashim Hamdani (Region of Peel), Yifan Shen (Region of Peel), Angelo Ambrico (City of Brampton), Maria Jones (Candevcon)

ATTACHMENT: REVISED Region of Peel Comments Fourth Submission, OZ-22-024B, March 29, 2023

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March 29, 2023

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2 Wellington Street West
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Emma.Demelo@brampton.ca

**RE: REVISED Region of Peel Comments Fourth Submission
Official Plan and Zoning By-law Amendment Applications
11499 The Gore Road, Brampton
City File: OZS-2022-0024
Regional File: OZ-22-024B**

Dear Ms. De Melo,

Regional staff would like to offer revised comments following the letter sent and dated March 16, 2023.

As we have provided our clearance to advance the Official Plan and Zoning By-law Amendment Applications, the below comments are based upon our review of fourth submission materials and only pertain to the subsequent site plan application process. The below comments will inform the preparation of materials for a complete site plan application.

We offer the following revised comments:

Traffic Management Requirements Prior to Site Plan Approval

Access/Study Requirements

- The Region is in receipt of the updated TIS dated February 8th 2023 by Candevcon Limited and find it unsatisfactory. We offer the following comments for the required revisions;
 - A right turn lane is required based on our review of the submitted materials and our controlled access by-law and road characterization study. The Region will require a functional design be included in the next submission that includes an auxiliary right turn lane for the access off The Gore Road.
 - The Region acknowledges that no new access is being proposed off The Gore Road, and the existing access is to be utilized, however there are future plans to extend the eastbound leg of Squire Ellis Drive.
- Therefore, the Region will support the existing right-in/right-out access as an interim access until such time that access becomes available via the future leg of Squire Ellis Drive.
- Until such time, access to the site will no longer be available via The Gore Road and the existing right-in/right-out access will be closed, and boulevard reinstated.
- The Region will require an engineering drawing and securities for the future closure of the access.
- **The Region will require an amendment to the previous site plan agreement that speaks to the future access off of Squire Ellis Drive.**
- The Region requests a revised TIS that includes consideration for future traffic volumes from ultimate access via Squire Ellis Drive.
 - Details for revision:

- The Region requests the Trip Generation and Trip Distribution rates/volume in the TIS to be revised to reflect the proposed 220 students and 30 staff members mentioned in the 4th submission Traffic Comment Response Letter. The current TIS does not reflect these proposed traffic volumes.
- There seems to be discrepancy between the AM and PM peaks volumes noted with the TIS. The PM volumes are significantly lower than the AM volumes. Naturally, it would be assumed that students being dropped up to school will be picked up by parents by the end of the day.
- Updated Trip Generation and Distribution volumes will also be used determine the required storage length of the right turn lane.

Property Requirements

- Prior to site plan approval the Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 8 (The Gore Road) which has a right of way of 50.5 metres, 25.25 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 8 (The Gore Road) behind the property line except at any approved access point;
- 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 Regions 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 license has been granted.
- The Region has standard drawings to be reference in regards to culvert installation, the Region requires confirmation that those requirements are met. Please refer to Region of Peel, Standard Drawing 5-2-4, note 5,6 &7.

Site Plan

- Centreline of roadways with property dimensions must be reflected in the site plan drawing.

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 8 (The Gore Road);
- 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;

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- 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 PUCC approval (minimum six week process). Please note that PUCC 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.
- All costs associated with the design and construction of road and access works will be 100% paid by the Owner.

Servicing Requirements Prior to Site Plan Approval

- Servicing staff have no further comments on the status of the storm water management review at this time but require the following to be addressed at the site plan stage.
- Prior to Site Plan approval, a revised SWRM is required that must include the following information:
 - The inclusion of drawdown calculations for each infiltration system based on native soil infiltration rates. Drawdown from each feature must occur within 72 hours.
 - The submission of maintenance plan.

Planning and Development Services Requirements Prior to Site Plan Approval

EA Requirements

- Prior to the approval of the future Site Plan application and the Region accepting any dedication of lands along The Gore Road, an Environmental Site Assessment Report (ESAR) must be completed to the Region's and City's satisfaction. A Phase I and as appropriate, a Phase II soil investigation is required for review and approval. Additional environmental requirements may be implemented based on site specific conditions.

Concluding Comments

If you have any questions or concerns, please contact the undersigned (megan.meldrum@peelregion.ca 905.791.7800 x3558) at your earliest convenience.

Regards,



Megan Meldrum, M.Pl.
Junior Planner
Planning and Development Services
Region of Peel

CC John Hardcastle (Region of Peel)
Rani Kol (Region of Peel)
Hashim Hamdani (Region of Peel)
Angelo Ambrico (City of Brampton)
Maria Jones (Candevcon)

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March 17, 2023

Emma De Melo
Planner 1, Development Services
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Emma.Demelo@brampton.ca

**RE: Region of Peel Comments
Official Plan Amendment & Zoning By-law Amendment
11499 The Gore Road, City of Brampton
City File: OZS-2020-0024
Regional File: OZ-22-024B**

Dear Ms. De Melo,

Regional staff have reviewed the fourth submission materials received February 13, 2023 consisting of a landscape plan, site plan, traffic comment response letter, and TIS for the above noted Official Plan Amendment and Zoning By-Law Amendment application to formalize the existing use (private school and day nursery) and offer the following comments to assist a future submission.

Servicing

- The SWMR review fee will be requested and required prior to site plan approval.
- Please **revise** the storm water management report to include the following:
 - Region of Peel requires submission of the following information in the revised SWMR at the Site Plan stage:
 - Drawdown calculation for each infiltration system must be shown based on native soil infiltration rates. Drawdown from each feature must occur within 72 hours.
 - Submission of maintenance plan.
 - Both must be satisfactory to the Region of Peel.

Traffic Management Comments

- Region of Peel will be party to the future site plan agreement amendment.
- It is noted that property dedication was previously completed on site.
- The Region acknowledges that no new access is being proposed off The Gore Road, the existing access is to be utilized, however there are future plans to extend the eastbound leg of Squire Ellis Drive.
- Therefore, the Region will support the existing right-in/right-out access as an interim access until such time that access becomes available via the future leg of Squire Ellis Drive.
- At such time that becomes available, access to the site will no longer be available via The Gore Road and the existing right-in/right-out access will be closed and boulevard reinstated.
- The Region will require an amendment to the previous site plan agreement that speaks to the future access off of Squire Ellis Drive.

If you have any questions or concerns, please contact the undersigned (megan.meldrum@peelregion.ca 905.791.7800 x3558) at your earliest convenience.

Regards,

Handwritten signature of Megan Meldrum in black ink, consisting of stylized initials 'M.M'.

Megan Meldrum, M.Pl.
Junior Planner
Planning and Development Services
Region of Peel

CC John Hardcastle (Region of Peel)

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July 05, 2022

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**RE: Region of Peel Comments
 Official Plan Amendment & Zoning By-law Amendment
 11499 The Gore Road, City of Brampton
 OZS-2020-0024
 Regional File: OZ-22-024B**

Dear Ms. De Melo,

Regional staff has reviewed the above noted Official Plan Amendment and Zoning By-Law Amendment application to formalize the existing use (private school and day nursery). The Region has reviewed the submitted material and offer the following comments to assist future submission.

Servicing

Water and Sanitary Sewer Services

- There is an existing 200 mm and an existing 400 mm diameter water main located on The Gore Rd.
- There is an existing 250 mm diameter sanitary sewer is located on Squire Ellis Dr.
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.

Regional Roads and Storm Water Requirements

- The Region of Peel has an Environmental Compliance Approval (9582-B9TRLW) for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no additional flows are permitted, and no new connections are made to Regional Roads. Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the Region of Peel, the local Conservation Authority and all concerned departments and agencies. Alternatively, flows can be mitigated using Low Impact Development Technologies. Developers are required to demonstrate how this will be achieved through a Stormwater Management Report.

- No grading will be permitted within any Region of Peel ROW to support adjacent developments.
- Grading and Drainage approval by the Region of Peel is required prior to Site Plan Approval.
- A copy of the draft reference plan satisfactory to Traffic and Legal will be required prior to site plan approval.
- We have received the SWM Brief dated 2021-12-01 and FSR/SWMR report, last revised Jan 18,2022 prepared by Candevcon Limited/Scott D Lang P.Eng, the Jan 18, 2022 Report will be reviewed and preliminary comments will be provided.
- The Region will require a satisfactory Stormwater Management Report prior to OZ Approval.
- Please refer to the Region's Storm Water Management Report Criteria within the Functional Servicing and Stormwater Management Report document found on-line the non-refundable Stormwater Management Report Fee of \$515 is required as per the current Fees By-law.

Functional Servicing Report

- Modeling is not required for this application. Report will be sent for info.
- Having said that there are two reports FSR last revised Jan 18,2022 (includes SWM component) and SWM Brief, dated (Dec 1,2021). Only the latest document will be reviewed.

Traffic

Access/Study Requirements

- The Region acknowledges that no new access is being proposed off The Gore Road, the existing access is to be utilized.
- The Region may require sidewalks along the frontage of the property, the Region will review upon the next submission in conjunction with comments from the PM for the Capital Project as noted below.

Property Requirements

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 8 (The Gore Road) which has a right of way of 50.5 metres, 25.25 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 8 (The Gore Road) behind the property line except at any approved access point;
- 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 Regions 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.

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Capital Project

- Please note that there is a Capital Project in the vicinity of this site. Capital Project 11-4075. The Project Manager for this project is Serguei Kabanov, please reach out to Serguei for additional requirements that may be required due to this project.

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.
- The Region has standard drawings to be reference in regard to culvert installation, the Region requires confirmation that those requirements are met. Please refer to Region of Peel, Standard Drawing 5-2-4, note 5,6 &7.

Site Plan

- Centerline of roadways with property dimensions reflected;
- Confirmation that culvert under access meets Regional requirements.

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 8 (The Gore Road);
- 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 PUCC approval (minimum six week process). Please note that PUCC 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.

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

Public Health

- Through ROPA 27, the Region of Peel has implemented the Healthy Development Framework, 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 City of Brampton, of the health promoting potential of planning applications. As such, the Region and the City of Brampton are working to ensure health is considered as part of the review of development applications, and where warranted, communicated to local Council.
- In order to achieve closer alignment with the vision of a pedestrian friendly mixed-use community, there is an opportunity to integrate design features that facilitate pedestrian circulation, connectivity and minimize impact on the environment. The following are our recommendations:
 - Consider extending the sidewalk towards Gore Road to further encourage pedestrian activity within the community.

Notes

Servicing

- Any changes to the underground servicing will require review by Region of Peel Servicing Connections. Region of Peel Site Servicing connection approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca
- Infrastructure information
 - The applicant shall verify the location of the existing service connections to the subject site and the contractor is shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
 - The Region of Peel has recently released a web application used for locating water, wastewater, transportation and other regional asset across Mississauga, Brampton, and Caledon as well as viewing as-built drawings. It is called EPAL - External Peel Asset Locator and is now available for external contractors and consultants. If you do not have an existing account, provide us with your name, name of your agency/company and your email address and we will request access on your behalf. Once access has been requested, instructions will be provided in the welcome email. Please contact Iwona Frandsen at iwona.frandsen@peelregion.ca, to request access.
 - If you require assistance in addition to the information found in EPAL, please contact Records at PWServiceRequests@peelregion.ca
- Prior to Site Plan approval, Site servicing drawings are required for Review by Region of Peel Servicing Connections.
- All Servicing and Grading drawings shall reflect the Region's road widening requirements.
- Please indicate if Developer will be pursuing LEED certification.
- A satisfactory Servicing Submission is required prior to site plan approval.

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- Final Regional Site Servicing connection approvals are required prior to the local municipality issuing Building Permit.
- Fire protection approval from the City of Brampton/Town of Caledon is required prior to Region of Peel site servicing connection approval. It is the applicant's responsibility to secure and provide the Region with evidence of fire approval i.e. email and/or latest drawing revision.
- Please be advised that due to the ongoing developments of the novel coronavirus outbreak, the Region of Peel is currently implementing various measures to ensure the safety of our customers, employees and the workplace. Our front counter is now closed to the public and our staff have been directed to work from home for the foreseeable future. Therefore, Servicing Connections cannot process any payments over the counter at this time, however, we will accept Electronic Fund Transfers (EFT). Please contact Servicing Connection at siteplanservicing@peelregion.ca for the process to submit an Electronic Fund Transfer for your servicing application fees.

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:
<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>

Waste Management

- This site is not within a vicinity of a landfill. Garbage collection for private schools and nurseries are required through a private Waste Collection company.

Sustainable Transportation

- Sustainable Transportation Strategy recognizes and identifies Peel's role to build awareness relating to sustainable modes of commuting, such as carpooling, transit, telework, walking and

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cycling. TDM/AT has a vital role in the design of urban environments and its influence on travel choices. Some of the outcomes that the Region of Peel – STSI (Sustainable Transportation and Strategic Initiatives) aims to achieve by integrating TDM/AT and development to provide a more attractive streetscapes that are inclusive and inviting for everyone: motorists, pedestrians, and cyclists; and promotes a healthy and active lifestyle.

- No concerns related to OZ change.
- Consider installing visible, well-lit bicycle parking for visitors near the main entrance. Typically, 1-5 bicycle parking spaces can substitute for a parking space, up to a maximum of 25-30% of total required parking spaces
- Ensure that bicycle parking spaces and access aisles meet minimum dimensions; and that no more than 50% of spaces are vertical spaces; and that parking racks are securely anchored.
- Consider providing showers and changing facilities for the use by active users/staff.
- Recommend the provision of lighting, landscaping and benches along walking and cycling routes between building entrances and streets, sidewalks, and trails
- Suggest the installation of EV (Electric Vehicle) charging stations for micro-mobility devices (e-scooter, e-bike, e-car) in public spaces and designate micro-mobility parking areas so devices do not impede the pedestrian clearway.
- Suggest a permanent bike repair station, with commonly used tools and an air pump, adjacent to the main bicycle parking area (or secure bicycle parking area, if provided). Consider indoor secured bike parking for employees.
- Please refer to the Region's Healthy Development Assessment for recommended short term and long-term bike parking.
- Provide sidewalk and cycling route connections (curbs are cut) through the property and suggest confirming lighting conditions meet current standards for pedestrian/cycling ways and walkways to make walkers/cyclists visible to vehicle users and provides a safer environment.
- Suggest making sidewalks and open space areas easily accessible through features such as gradual grade transition, depressed (cut) curbs at street corners and convenient access to extra-wide parking spaces and ramps.
- Recommend wayfinding signage for site access (where required, e.g., when multiple buildings or entrances exist) and egress (where warranted, such as when directions to reach transit stops/stations, trails or other common destinations are not obvious).

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

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November 25, 2022

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**RE: Region of Peel Comments
 Official Plan Amendment & Zoning By-law Amendment
 11499 The Gore Road, City of Brampton
 OZS-2020-0024
 Regional File: OZ-22-024B**

Dear Ms. De Melo,

This comment letter follows Regional comment letter dated July 5, 2022 on the above noted Official Plan Amendment and Zoning By-Law Amendment application to formalize the existing use (private school and day nursery). Regional staff has reviewed the material submitted under the second formal submission and offer the following comments to assist future submission.

Servicing

- The Region will require a satisfactory Stormwater Management Report prior to OZ Approval.
- The Stormwater Management Report is currently under review.
- A supplementary comment letter will follow.
- Please refer to the Region's Storm Water Management Report Criteria within the Functional Servicing and Stormwater Management Report document found on-line the non-refundable Stormwater Management Report Fee of \$515 is required as per the current Fees By-law prior to Rezoning approval.

Traffic

Access/Study Requirements

- The Region acknowledges that no new access is being proposed off The Gore Road, the existing access is to be utilized, however there are future plans to extend the eastbound leg of Squire Ellis Drive;
- Therefore, the Region will support the existing right-in/right-out access as an interim access until such time that access becomes available via the future leg of Squire Ellis Drive.

- At such time that becomes available, access to the site will no longer be available via The Gore Road and the existing right-in/right-out access will be closed and boulevard reinstated.
- The Region will require an engineering drawing and securities for the future closure of the access.

Property Requirements

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 8 (The Gore Road) which has a right of way of 50.5 metres, 25.25 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;
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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 Regions 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.

Capital Project

- Please note that there is a Capital Project in the vicinity of this site. Capital Project 11-4075. The Project Manager for this project is Serguei Kabanov, please reach out to Serguei for additional requirements that may be required do to this project.

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.
- The Region has standard drawings to be reference in regards to culvert installation, the Region requires confirmation that those requirements are met. Please refer to Region of Peel, Standard Drawing 5-2-4, note 5,6 &7.

Site Plan

- Centreline of roadways with property dimensions reflected;
- Confirmation that culvert under access meets Regional requirements.

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

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

- 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 8 (The Gore Road);
 - 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 PUCC approval (minimum six week process). Please note that PUCC 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.
 - 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 (Herman.Wessels@peelregion.ca 905.791.7800 X4209) at your earliest convenience.

Yours truly,



Herman Wessels
Intermediate Planner, Development Services
Region of Peel

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

Archived: 2022/12/01 3:52:31 PM

From: [Jenkins, Dana](#)

Sent: Tue, 10 May 2022 16:09:31

To: [Demelo, Emma](#)

Subject: FW: [EXTERNAL]RE: [OZS-2022-0024] Notice of Application and Request for Comments: DUE MAY 26/2022

Importance: Normal

Sensitivity: None

[11499 The Gore Road comment](#)

From: Municipal Planning <MunicipalPlanning@enbridge.com>

Sent: 2022/05/10 11:46 AM

To: Jenkins, Dana <Dana.Jenkins@brampton.ca>

Subject: [EXTERNAL]RE: [OZS-2022-0024] Notice of Application and Request for Comments: DUE MAY 26/2022

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

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Casey O'Neil (she/her)

Sr Analyst Municipal Planning
Engineering

ENBRIDGE

TEL: 416-495-5180

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

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

Sent: Thursday, May 5, 2022 12:13 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 <cathynn.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@electrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@electrautilities.com>;

DaveA.Robinson@electrautilities.com; christopher.fearon@canadapost.ca; circulations@wsp.com; planninganddevelopment

<planninganddevelopment@bell.ca>; gtaw.newarea@rci.rogers.com; Municipal Planning

<MunicipalPlanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>

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

<SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>

Subject: [External] [OZS-2022-0024] Notice of Application and Request for Comments: DUE MAY 26/2022

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2022/05/16 11:36 AM
To: Jenkins, Dana <Dana.Jenkins@brampton.ca>
Cc: Hanson, Nicole <nicole.hanson@peelsb.com>
Subject: [EXTERNAL]Comments OZS 2022-0024

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 Official Plan and Zoning By-law
2537079 Ontario Inc.
11449 The Gore Road
OZS 2022-0024
Ward 10**

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application and since the proposed development is for a private school and day care 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

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)



November 4, 2022

Emma Demelo
City of Brampton,
Ontario

Re: 11499 The Gore Road

Rogers Reference #: M224243

Dear Emma:

Thank you for your letter. Rogers Communications appreciates the opportunity to review and comment on future development within the City of Brampton.

We have reviewed the proposed area and do not have any comments or concerns at this time.

Rogers currently has existing communications within this area. Please contact Rogers at gtaw.newarea@rci.rogers.com prior to the commencement of construction.

Should you have any questions or require further information, please do not hesitate to contact GTAW New Area, Outside Plant Engineering.

Sincerely,

Anisha George

GTAW New Area
Outside Plant Engineering
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario

Archived: 2023/03/30 8:47:50 AM

From: [Jenkins, Dana](#)

Sent: Tue, 10 May 2022 16:09:31

To: [Demelo, Emma](#)

Subject: FW: [EXTERNAL]RE: [OZS-2022-0024] Notice of Application and Request for Comments: DUE MAY 26/2022

Importance: Normal

Sensitivity: None

11499 The Gore Road comment

From: Municipal Planning <MunicipalPlanning@enbridge.com>

Sent: 2022/05/10 11:46 AM

To: Jenkins, Dana <Dana.Jenkins@brampton.ca>

Subject: [EXTERNAL]RE: [OZS-2022-0024] Notice of Application and Request for Comments: DUE MAY 26/2022

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

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Casey O'Neil (she/her)

Sr Analyst Municipal Planning
Engineering

ENBRIDGE

TEL: 416-495-5180

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

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

Sent: Thursday, May 5, 2022 12:13 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 <cathynn.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@electrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@electrautilities.com>;

DaveA.Robinson@electrautilities.com; christopher.fearon@canadapost.ca; circulations@wsp.com; planninganddevelopment

<planninganddevelopment@bell.ca>; gtaw.newarea@rci.rogers.com; Municipal Planning

<MunicipalPlanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>

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

<SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>

Subject: [External] [OZS-2022-0024] Notice of Application and Request for Comments: DUE MAY 26/2022

December 20, 2022

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

Re: Notice of Application and Request for Comments – 11499 The Gore Road
COB File: OZS-2022-0024

Dear Emma,

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. The applicant shall provide the required clearances and space for the transformer or switchgear according to Alectra Utilities Brampton standards.

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 3,000 kVA.
- Anticipated capacity is not guaranteed and must be confirmed with Alectra Utilities Brampton. If capacity is available, it is provided on a first come first serve basis and the applicant is responsible for any expansion costs when the system capacity would have to be enhanced/expanded due to the applicant's loading requirements.

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 52 weeks or longer.

D/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://alectrautilities.com/conditions-service>.

E/ If there is any existing Alectra Utilities property plant and/or equipment in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any
Alectra Utilities Corporation

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 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