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# RESULT OF CIRCULATION RECEIVED

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**Date:** December 21, 2022  
**To:** Nitika Jagtiani  
**From:** Reshma Fazlullah  
**Subject:** OPA/ZBA Subdivision Application Review – 150 First Gulf Boulevard, Brampton  
**File:** OZS-2022-0043

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**Submission:**

- Phase I Environmental Site Assessment, 150 First Gulf Boulevard, Brampton, Ontario, prepared by A & A Environmental Consultants Inc., dated September 22, 2021.
- Limited Phase II Environmental Site Assessment, 150 First Gulf Boulevard, Brampton, Ontario, prepared by Soil Engineers Ltd. dated February 3, 2022.

**Comments:**

Staff have reviewed the above-noted reports in support of a development proposal consisting of commercial/retail uses (office, showroom space and indoor badminton courts for employees) on the subject property.

The Phase I Environmental Site Assessment (ESA) conducted on the subject property identified no Potentially Contaminating Activities (PCA) on site, however PCAs were identified on properties in the vicinity, contributing to Areas of Potential Environmental Concern (APEC) on the site. Subsequently, a Limited Phase II ESA was conducted on the property, to investigate the APECs identified on site.

The Phase Two investigation concluded that no exceedances of the applicable standards (Table 2 Ministry of Environment and Climate Change publication “Soil, Ground Water and Sediment Standards for Use Under Par XV.1 of the Environmental Protection act” for industrial/commercial/community property use) were found, for select parameters in the soil and groundwater samples analyzed.

Please note, there is no mandatory requirement for filing of a Record of Site Condition based on past uses, and the proposed future use. However, a RSC is required by the City of Brampton for all land conveyances (if anticipated) to the City.

Given the preceding, staff provide clearance with respect to the ZBA/OPA for this application.

**Note:** City of Brampton Building Department reserves the right to request additional environmental requirements in accordance with their policy and procedures. Prior to the issuance of a building permit the owner must file a RSC on the ESR, if the proposed development would otherwise be prohibited by the EPA as described under s.168.3.1 of EPA and Part IV, s. 14.1 of O. Reg. 153/04. A Record of Site Condition will be required for any parcel or portion of land that is to be conveyed to the City.

## **Reshma Fazlullah**

Environmental Engineering | Environment and Development Engineering |

T: 416.848.5350 | E: [reshma.fazlullah@brampton.ca](mailto:reshma.fazlullah@brampton.ca)

**COMMENTS & CONDITIONS MEMO**

**Date:** March 29, 2023

**File:** OZS-2022-0043

**To:** N. Jagtiani, Development Services Division

**From:** C. Heike, Park Planning & Development

**Subject:** **REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT**  
**Application to Amend the Official Plan and Zoning By-Law**  
(To permit a four-storey, 3,398.1 square meters building that will include offices for Pearl Builders, a showroom for Pearl Homes, and private indoor badminton courts for employees.)

UPDATED Conditions from the Park Planning & Development Section

**Consultant:** **J.L. RICHARDS & ASSOCIATES**

**Applicant:** **2849150 ONTARIO INC. (PEARL BUILDERS)**

**Location:** 150 First Gulf Boulevard  
Circulation Date: December 19, 2022  
Ward: 3

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In response to the Accela circulation of the above noted Official Plan and Zoning By-Law Amendment application dated December 19, 2022, 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.

Please note that this memo replaces our Comments & Conditions Memo dated January 3, 2023.

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

1. NIL

**B. PRIOR TO SITE PLAN APPROVAL**

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

Hoarding of Natural Features

1. The Owner shall erect hoarding along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

*N.B. The hoarding is to be supplied, erected and maintained in good condition by the Owner at their cost prior to the pre-servicing or any construction on the site and shall remain in place throughout all phases of the servicing and construction of the site.*

**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.

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Christopher Heike B.Sc., M.Pl., MCIP, RPP  
Park Planner, Park Planning & Development Section  
Parks Maintenance & Forestry Division  
Community Services Department  
[christopher.heike@brampton.ca](mailto:christopher.heike@brampton.ca)

cc. (via email only):  
W. Kuemmling, J. Bajwa, G. Serravite

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

Date: January 17, 2023  
File: **OZS-2022-0043** / PRE-2022-0153  
To: Nitika Jagtiani, Development Planner  
From: Hanu Dilip, Urban Designer  
Subject: **Pearl Builders Office Building**  
150 First Gulf Boulevard

*1st OZS ZBA Submission - Urban Design Comments*

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Urban Design has reviewed the Applicant's revised submission for the above-noted application and has the following comments.

***Please be advised that a written response identifying how the following comments have been addressed must accompany the next submission.***

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1. To reinforce the street edges, the building shall be located closer to street line of their frontage. The building should be shifted to have a setback of maximum 3m from front and exterior side yard, which will create a better public realm interface for an office building. Also, this will support to create space for a landscape buffer between the subject site and the north adjacent plot.
2. To improve transparency along the street-facing elevations, the sales center should face the street (First Gulf Boulevard) rather than the current proposed location, which faces the parking area. The majority of store frontages should face and be accessed from street sidewalks.
3. Parking spaces along the exterior limits of the site are not supported by UD. As the proposed development is an office building, the front yard depth is to be reduced from 9m to 3m so as to create space for relocating parking spaces from the front/exterior side yard to the site's rear/side.
4. As the proposal is sited at the corner, the design of this space is vital and it should be configured to define pedestrian public place. The current design does not recognize the importance of the location.
5. Loading, service and garbage storage areas should not face the public streets.
6. If it is intended to use the adjacent parking lot across First Gulf Blvd., sufficient pedestrian crossings should be provided, and the applicant should ensure that it is aligned with the parking lot's existing sidewalks to prevent pedestrians from walking on roadways.

7. UD recognizes that site lighting is a component that will be finalized later. However, it is recommended the applicant assure that the site lighting is designed to promote pedestrian well-being and safety during the rezoning process. Pedestrian and parking areas shall be well lit to promote safety, and comfort at all hours. Light standards shall use pedestrian level pole heights adjacent to walkways, and other pedestrian zones.
-

## Public Works

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

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

April 4, 2023

Nitika Jagtiani  
Planner III  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Nitika.Jagtiani@brampton.ca](mailto:Nitika.Jagtiani@brampton.ca)

**RE:      Region of Peel Comments  
          Application to Amend the Official Plan, Secondary Plan and  
          Zoning By-Law  
          150 First Gulf Boulevard  
          J. L Richards & Associates  
          City file: OZS-2022-0043  
          Regional File: OZ-22-043B**

Dear Ms. Jagtiani,

Further to comments provided earlier today, Region of Peel staff would like to offer revised comments for the above noted Official Plan Amendment, Secondary Plan Amendment and Zoning By-Law Amendment to permit the development of the subject property for a four-storey office building, with accessory commercial and private recreational uses. Revised comments are based on the submission of a Modelling Demand Table (received via email April 4, 2023). The Region has no objection for the above noted application proceeding for council consideration. We offer the following comments to assist with the associated site plan application.

### Servicing Comments

- Servicing staff are in receipt of a water and wastewater modelling demand table stamped April 4, 2023. The table has been sent for review and comments will be provided under the associated site plan application, regional file SP-23-021B

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

Thank you,



Megan Meldrum, MPL  
Junior Planner  
Planning and Development Services, Region of Peel

CC      John Hardcastle (Region of Peel)  
          David Vanderberg (City of Brampton)  
          Rebecca Elphick (J.L Richards & Associates)



December 20, 2022

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

Re: Notice of Application and Request for Comments – 150 First Gulf Boulevard  
COB File: OZS-2022-0043

Dear Nitika,

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 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

Archived: 2023/04/05 12:59:28 PM  
From: [Koops, Krystina](#)  
Sent: Thu, 12 Jan 2023 14:37:22 +0000ARC  
To: [Jagtiani, Nitika](#)  
Cc: [Gooding, Nick](#)  
Subject: [EXTERNAL]Comments OZS 2022-0043  
Sensitivity: Normal

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RE: Notice of Application and Request for Comments  
150 First Gulf Boulevard  
South of Steeles Ave E, west of Hwy 410  
OZS 2022-0043

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application and since the proposed development is for a 4-story office building, 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: [@DPCDSBSchools](https://www.instagram.com/DPCDSBSchools)  
Facebook: [@DPCDSBSchools](https://www.facebook.com/DPCDSBSchools) | YouTube: [DPCDSBVideos](https://www.youtube.com/DPCDSBVideos)

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Archived: 2023/04/05 12:59:30 PM

From: [Municipal Planning](#)

Sent: Mon, 9 Jan 2023 18:29:19 +0000ARC

To:

Subject: [EXTERNAL]RE: [OZS-2022-0043] Notice of Application and Request for Comments: DUE JAN 12/2022

Sensitivity: Normal

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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,

**Jasleen Kaur**

Municipal Planning Coordinator  
Engineering

ENBRIDGE  
TEL: 437-929-8083  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
Safety. Integrity. Respect. Inclusion.

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

Sent: Thursday, December 15, 2022 4:58 PM

To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; suzanne.blakeman@peelsb.com; Nick.gooding@peelsb.com; Sousa, Phillip <phillip.sousa@peelsb.com>; planification <planification@csviamonde.ca>; christopher.fearon@canadapost.ca; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; Municipal Planning <MunicipalPlanning@enbridge.com>; circulations@wsp.com; gtaw.newarea@rci.rogers.com  
Cc: Jagtiani, Nitika <Nitika.Jagtiani@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Vani, Clara <Clara.Vani@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>

Subject: [External] [OZS-2022-0043] Notice of Application and Request for Comments: DUE JAN 12/2022

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Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **150 First Gulf Boulevard** with an assigned file number of **OZS-2022-0043** 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, **Nitika by January 12, 2023**

If you have any concerns please contact Nitika at [Nitika.Jagtiani@brampton.ca](mailto:Nitika.Jagtiani@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 evening!

**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)

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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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Archived: 2023/04/05 12:59:33 PM

From: [Gooding, Nick](#)

Sent: Thu, 12 Jan 2023 15:16:03 +0000ARC

To: [Jagtiani, Nitika](#)

Cc: [Wigle, Julian Sousa, Phillip Koops, Krystina Blakeman, Suzanne](#)

Subject: RE: [EXTERNAL] [OZS-2022-0043] Notice of Application and Request for Comments: DUE JAN 12/2022

Sensitivity: Normal

Attachments:

[Notice of Application and Request for Comments \(December 15, 2022\).pdf](#)

Hi Nitika,

RE: **Notice of Application and Request for Comments**  
**150 First Gulf Boulevard**  
**South of Steeles Ave E, west of Hwy 410**  
**OZS 2022-0043**

This proposed development is located near our Turner Fenton S.S. Peel District School Board requests that timing precautions be taken during construction to not disrupt pedestrian/vehicle traffic around the school at the corner of First Gulf Blvd and Kennedy Rd South during drop off, lunch and pickup hours. PDSB has no other comments given the proposal is a 4 storey office building and no students are anticipated. The Board has no objection to the further processing of this application.

Thanks,  
Nick

**Nick Gooding, BES** | Intermediate Planner - Development  
Planning & Accommodation Support Services  
Peel District School Board  
5650 Hurontario Street,  
Mississauga ON, L5R 1C6  
P. 905-890-1010 ext. 2215  
E. [nick.gooding@peelsb.com](mailto:nick.gooding@peelsb.com)

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

Sent: Thursday, December 15, 2022 4:58 PM

To: ZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; Cox, Stephanie <Stephanie.Cox@dpdcsb.org>; Koops, Krystina <krystina.koops@dpdcsb.org>; Blakeman, Suzanne <suzanne.blakeman@peelsb.com>; Gooding, Nick <nick.gooding@peelsb.com>; Sousa, Phillip <phillip.sousa@peelsb.com>; planification <planification@csviamonde.ca>; christopher.fearon@canadapost.ca; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; Municipal Planning <municipalplanning@enbridge.com>; circulations@wsp.com; gtaw.newarea@rci.rogers.com

Cc: Jagtiani, Nitika <Nitika.Jagtiani@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Vani, Clara <Clara.Vani@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>

Subject: [EXTERNAL] [OZS-2022-0043] Notice of Application and Request for Comments: DUE JAN 12/2022

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Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **150 First Gulf Boulevard** with an assigned file number of **OZS-2022-0043** 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, **Nitika by January 12, 2023**

If you have any concerns please contact Nitika at [Nitika.Jagtiani@brampton.ca](mailto:Nitika.Jagtiani@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 evening!

**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)

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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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Archived: 2023/04/05 12:59:36 PM

From: [GTAW New Area](#)

Sent: Wed, 28 Dec 2022 18:06:45 +0000ARC

To: [Jagtiani, Nitika](#)

Cc: [GTAW New Area](#)

Subject: [EXTERNAL]M226259\_ [OZS-2022-0043] Notice of Application and Request for Comments: DUE JAN 12/2022

Sensitivity: Normal

Attachments:

[Notice of Application and Request for Comments \(December 15, 2022\).pdf](#); [M226259\\_ \[OZS-2022-0043\] Notice of Application and Request for Comments.pdf](#)

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Hello Nitika,

Please find attached response with no comment

Thanks and regards,

**Alaa Azzam**

Permit Coordinator

3573 Wolfedale Rd, Mississauga Ontario

[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)



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

Sent: Thursday, December 15, 2022 4:58 PM

To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; Cox, Stephanie <stephanie.cox@dpdcsb.org>; Koops, Krystina <krystina.koops@dpdcsb.org>; suzanne.blakeman@peelsb.com; Nick.gooding@peelsb.com; Sousa, Phillip <phillip.sousa@peelsb.com>; planification <planification@csviamonde.ca>; christopher.fearon@canadapost.ca; Henry Gamboa <henry.gamboa@alectrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alectrautilities.com>; DaveA.Robinson@alectrautilities.com; Municipal Planning <municipalplanning@enbridge.com>; circulations@wsp.com; GTAW New Area <gtaw.newarea@rci.rogers.com>

Cc: Jagtiani, Nitika <Nitika.Jagtiani@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Vani, Clara <Clara.Vani@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>

Subject: [OZS-2022-0043] Notice of Application and Request for Comments: DUE JAN 12/2022

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Thanks and have a great evening!

**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)

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**Shawntelle Trdoslavic**

Development Services Clerk

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