

Sunny, Chinoye

From: planification <planification@csvgiamonde.ca>
Sent: 2023/01/10 9:55 AM
To: Sunny, Chinoye
Subject: [EXTERNAL]RE: [EXTERNE] - RE: [OZS-2022-0039] Notice of Application and Request for Comments: DUE OCT 12/2022

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

Good morning,

The Conseil scolaire Viamonde has no comment.

Best regards,

Service de la planification | Planning department

Planification@csvgiamonde.ca

116 Cornelius Parkway | Toronto, On. | M6L 2K5

Visitez notre site web à www.csvgiamonde.ca



tout est possible

De : Sunny, Chinoye <Chinoye.Sunny@brampton.ca>

Envoyé : 4 janvier 2023 09:35

À : planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Homagain, Abiral <abiral.homagain@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; suzanne.blakeman@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csvgiamonde.ca>; Dennis De Rango <landuseplanning@hydroone.com>; circulations@wsp.com; planninganddevelopment@bell.ca; christopher.fearon@canadapost.ca; landuse.planning@gtaa.com

Objet : [EXTERNE] - RE: [OZS-2022-0039] Notice of Application and Request for Comments: DUE OCT 12/2022

Good morning,

I hope all is well with you and you had a great holiday season! My name is Chinoye Sunny and I am the new planner assigned to this file. I'm following up regarding the comments for 2959-2989 Bovaird Drive East & 9960-9990 Airport Road (OZS-2022-0039). Please review the file and send me your comments at your earliest convenience.

Kind regards,

Chinoye Sunny

Planner I

Development Services

Planning, Building and Economic Development

City of Brampton

2 Wellington Street West | Brampton, ON | L6Y 4R2



September 27, 2022

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

Re: Application for Zoning by-Law Amendment – 2959-2989 Bovaird Drive East & 9960-9990 Airport Road

COB File: OZS-2022-0039

Dear Elaha,

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 26 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>.

Alectra Utilities Corporation

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

alectrautilities.com

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

Sunny, Chinoye

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2022/10/11 2:07 PM
To: Safi, Elaha
Subject: [EXTERNAL]RE: [OZS-2022-0039] Notice of Application and Request for Comments: DUE OCT 12/2022

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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.

Thank you,

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, September 22, 2022 5:24 PM
To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Homagain, Abiral <abiral.homagain@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csvgamonde.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; landuse.planning@gtaa.com
Cc: Safi, Elaha <Elaha.Safi@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>; Vani, Clara <Clara.Vani@brampton.ca>
Subject: [External] [OZS-2022-0039] Notice of Application and Request for Comments: DUE OCT 12/2022

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?
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Good Afternoon,

Sunny, Chinoye

From: Gooding, Nick <nick.gooding@peelsb.com>
Sent: 2023/01/10 2:06 PM
To: Sunny, Chinoye
Cc: Sousa, Phillip; Wigle, Julian; Blakeman, Suzanne
Subject: RE: [EXTERNAL] RE: [OZS-2022-0039] Notice of Application and Request for Comments: DUE OCT 12/2022
Attachments: Notice of Application and Request for Comments (September 21, 2022).pdf

Hi Chinoye,

Thanks for reaching out. I've attached the notice we received in Sept 2022. Given the OPA focused on permitting residential as a land use, but also hospital, nursing home, day care centre and private schools, we did not submit comments. We typically submit comments once a formal residential development proposal is circulated with detailed unit counts.

Please advise if you know of any subsequent residential development proposals that could be coming for this area once the OPA is passed, or if the other uses listed are anticipated.

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

From: Blakeman, Suzanne <suzanne.blakeman@peelsb.com>
Sent: Wednesday, January 4, 2023 11:51 AM
To: Sousa, Phillip <phillip.sousa@peelsb.com>; Gooding, Nick <nick.gooding@peelsb.com>
Subject: Fw: [EXTERNAL] RE: [OZS-2022-0039] Notice of Application and Request for Comments: DUE OCT 12/2022

Suzanne Blakeman | Manager

Planning and Accommodation Support Services
Peel District School Board
905 890-1010 ext. 2216

From: Sunny, Chinoye <Chinoye.Sunny@brampton.ca>
Sent: Wednesday, January 4, 2023 9:34 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>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Blakeman, Suzanne <suzanne.blakeman@peelsb.com>; Cox, Stephanie <Stephanie.Cox@dpcdsb.org>; Koops, Krystina

Sunny, Chinoye

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2022/09/23 3:12 PM
To: Safi, Elaha
Subject: [EXTERNAL]M224789 - [OZS-2022-0039] Notice of Application and Request for Comments: DUE OCT 12/2022

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Hi,

Rogers Communications Inc has no objections or concerns.

Regards,

Anisha George

Permit Coordinator

Rogers Communications
8200 Dixie Road, Brampton, ON L6T 0C1

anisha.george@rci.rogers.ca



From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Thursday, September 22, 2022 5:24 PM
To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Homagain, Abiral <abiral.homagain@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; GTAW New Area <gtaw.newarea@rci.rogers.com>; christopher.fearon@canadapost.ca; landuse.planning@gtaa.com
Cc: Safi, Elaha <Elaha.Safi@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>; Vani, Clara <Clara.Vani@brampton.ca>
Subject: [OZS-2022-0039] Notice of Application and Request for Comments: DUE OCT 12/2022

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **2959-2989 Bovaird Drive East & 9960-9990 Airport Road** with an assigned file number of **OZS-2022-0039** as submitted to City of Brampton for review and the applicant submitted materials are made public on **BramPlan Online** for review.

Public Works

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

peelregion.ca

June 19, 2023

Chinoye Sunny
Development Planner
Corporation of the City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Chinoye.Sunny@brampton.ca

RE: Region of Peel Comments
Application for Official Plan Amendment
2959-2989 Bovaird Drive East & 9960-9990 Airport Road
City of Brampton
Smartcentres
Region File: OZ-22-039B
City File: OZ-2022-0039

Dear Ms. Sunny,

The Region of Peel has reviewed the above-noted Official Plan Amendment application materials received on September 22, 2022, and on April 11, 2023. The application relates to the potential redevelopment of lands at the southwest corner of Airport Road and Bovaird Drive.

The lands are located within the Lester B. Pearson International Airport (LBPIA) Operating Area. The specific purpose of this application is to amend the current policies of the Official Plan and the Springdale Secondary Plan (Are 2) which restrict residential and sensitive land uses from locating in the airport area.

The proposal submitted to determine feasibility is a 7-storey senior residence with day care facility and playground. The senior residence would encompass approximately 12,735 square metres, and the daycare facility approximately 743 square meters.

We offer the following comments:

General Development Services Comments

- Subject to payment of applicable fees, the Region has no objection to the Official Plan Amendment advancing for Council consideration with the understanding that the appropriate technical studies will be required as part of a future zoning by-law amendment and/or site plan process.
- The Region may be party to any future zoning/site plan, site servicing, or condominium agreements as appropriate.
- Please confirm with the applicant whether this site will be severed. If not, kindly confirm if all buildings will be held under one ownership.
- The applicant is required to provide updated PINS prior to execution of any future agreements.

Transportation Development Requirements

Access/Study Requirements

- The Region is in receipt of a Traffic Impact Study (TIS); comments will be provided under a separate cover.
- The Region acknowledges that no new accesses are being proposed onto Bovaird Drive and Airport Road.

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.

Permit Requirements

- The Owner will be required to submit the following prior to commencement of works on site or 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;

Servicing Connection Requirements

Water Servicing

- A full Functional Servicing Report (FSR) was not provided with this application. Findings here are based only from the provided Single Use Demand Table and calculations.
- A new Hydrant Flow Test (HFT) must be provided as the 2013 HFT submitted cannot be used. The Hydrant flow test dictates the required fire flow for the development and is the governing factor to allow development to proceed. An updated HFT will be required prior to any development approvals.
- The required fire flow based on the Fire Underwriters Survey (FUS) methodology as provided in the proponent's calculations is 117 l/sec. Therefore, the required fire flow plus maximum day demand is 120.1 L/sec for this development. The Region hydraulic model indicates that this service expectation can be met; however, please ensure that a hydrant flow test is performed, and the results provided to verify the modelling in advance of any future development approvals.
- The development is proposed to be connected to the existing 400mm diameter watermain within Bovaird Drive East.
- The forecast population of 476 people for the development as cited in the FSR exceeds the expected growth for this area.

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

- Based on the above, there are sufficient available flows and pressures in the system to support the base demands of this development; however, at this stage, the region cannot comment on fire flows until a revised HFT has been submitted as noted above. Please also ensure that an FSR is submitted which speaks to the specific development proposal.

Site Specific Water Servicing

An existing 400 mm diameter water main is located on Bovaird Drive E

An existing 400mm is located on Airport Road

- Due to the size and function of the 1050mm diameter watermain on Airport Road, connection will not be permitted (Watermain Design Criteria 6.1)
- This proposal requires connection to a minimum municipal watermain size of 300mm (Watermain Design Criteria 2.1)
- Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing 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.
- All works associated with the servicing 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.
- This proposal may require a secondary fire line in compliance with the Ontario Building Code, which is administered by the Local Municipality. We require confirmation that this has been addressed with the Local Municipality. We recommend a system looped to municipal water including a secondary domestic water supply where possible.
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.
- Please review the Region's Water Design Criteria found on-line

Sanitary Sewer Servicing

An existing 250 mm diameter sanitary sewer is located on Bovaird Drive East

- Due to the size and function of the 1050mm diameter sanitary sewer on Airport Road, connection will not be permitted (Sanitary Sewer Design Criteria 8.4)
- All works associated with the servicing 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.
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.
- Please review the Region's Sanitary Sewer Design Criteria found on-line

Regional Roads and Storm Water Requirements

- The Region of Peel has a Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA # 009-S701), 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.

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- Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, if applicable, 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.
- As per the Region's Public Works Stormwater Design Criteria and Procedural Manual
 - Region of Peel IDF curves shall be used for the peak flow analysis
 - Post development peak flow for each storm (from 2 year to 100 year) shall be equal to or less than pre-development
 - For orifice diameters of 100mm or greater, an orifice tube shall be used
 - Quantity Control shall be designed to control the 24-h Chicago or 24-h SCS Type II distribution
- In accordance with the Region's CLI ECA and provincial standards, control of the runoff from 90th percentile storm event (28mm) shall be achieved for quality control
- For erosion control, 5mm retention at full build out is required and runoff is to be detained from a 25mm storm event over 24 to 48 hours
- 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
- The Region will require a satisfactory Stormwater Management Report, including an Erosion and Sediment Control plan, prior to OZ/RZ approval (digital format required)
- Prior to Site Plan approval, Grading and Drainage drawings are required for Review by Servicing Connections
- To determine if a Storm Water Management Report is required, site grading drawings are to be submitted for review prior to OZ/RZ 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
 - ☒ Prior to OZ/RZ approval

Functional Servicing Review Requirements

- For the design flow calculations, please use your site-specific estimated population or the most current Ontario Building Code Occupant Load determination
- Fire Flows shall be calculated using the Fire Underwriter's Survey
- We have received the Demand Tabledated 2022-03-10 and prepared by Stantec The Report is complete and will be sent for modelling
- We will require a newer Hydrant Flow Test to be performed prior to any future development approvals as the submitted test is from 2013.

Regional Easement/Infrastructure Review Requirements

- Please provide copies of all registered easement documents prior to Site Plan approval, if applicable.

Site Servicing Requirements

Public Works

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

- A satisfactory site servicing submission and the 1st submission fee as per the latest fee by-law are required prior to site plan approval
- The 1st submission fee as per the latest fee by-law is required prior to site plan approval
- Please confirm tenure prior to ☒RZ/OZ approval
- Municipal addresses, confirmed by the Local Municipality, are required prior to issuance of the Region of Peel's Site Servicing Connection approval. The approved addresses are entered into the Region's system and included on the receipt once the final payment has been made.
- All Servicing and Grading drawings shall reflect the Region's and Local Municipality's road widening requirements
- Please indicate if Developer will be pursuing LEED certification
- Confirmation that the City of Brampton Will permit shared servicing is required prior to:
 - ☒ Prior to OZ/RZ approval
- Fire protection approval from the City of Brampton is required prior to Region of Peel site servicing connection approval. It is the applicant's responsibility to provide the Region with evidence of fire approval i.e. email and/or the Building Division's approved or latest drawing revision
- Regional site servicing connection approval and Regional preliminary acceptance of the municipal servicing connections is required prior to the City of Brampton issuing full building permit
- 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 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 Alexandra Maria at alexandra.maria@peelregion.ca , to request access.
- If you require assistance in addition to the information found in EPAL, please contact Records at PWServiceRequests@peelregion.ca

Payment Process

Please be advised that the 2023 Fees by-law update will include an increase in some Engineering Fees. All fees may be subject to change on annual basis pending Council approval.

Servicing Connections cannot process any payments over the counter at this time, however, we will accept Electronic Fund Transfers (EFT).

Public Works

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

Please complete the table below with your information and provide the completed table to Finance at eftadvice@peelregion.ca for payment processing (all fields are mandatory). We will not be able to accept or process the payment without the completed table.

Once the Servicing Connections receives confirmation that the funds have been successfully transferred to the Region of Peel, a receipt will be issued to the payer via email.

Payer's Name (Individual or Company)	
Payer's Phone Number	
Payer's Address (Where the securities will be returned to)	
Payer's Email Address	
Company name representing the Payer	
Contact person name from company representing the Payer	
Contact person representing the Payer - email address	
Dollar Amount of Payment	\$1,920.25 (\$1500.00 and \$420.25)
Region of Peel File Number (C#####)	C600034
Credit Card if Under \$1,000.00 (Yes/No)	
For Credit Card – Person to Call	
For Credit Card – Phone Number for the Above Person	

Owner name	
Owner contact person	
Owner address	
Owner contact person phone number	
Owner contact person email	

General Servicing Comments

- All our design criteria, standards, specifications, procedures and report and submission requirements are found on-line at <https://www.peelregion.ca/public-works/design-standards/#procedures>
- Please refer to Section 3 of our Site Plan Procedure document found on-line
- Please refer and adhere to the Regional by-laws that are applicable to your proposal, such as but not limited to the Water, Wastewater and Backflow Prevention by-laws
<https://www.peelregion.ca/council/bylaws/archive.asp>

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

- Please refer to the Latest Fees Bylaw. All fees may be subject to change on annual basis pending Council approval.
- Please refer to our Standard Drawings on-line to determine which standards are applicable to your project.
- If you have questions regarding the Site Servicing Application Submission Requirements, please contact Servicing Connections at siteplanservicing@peelregion.ca
- Servicing for the proposed development must comply with the Local Municipality's Requirements for the Ontario Building Code and most current Region of Peel standards
- Should the tenure change to condominium, please notify us if the servicing drawings are revised to reflect the Local Municipality's Requirements for the Ontario Building Code. We may have additional comments and requirements.

Site Specific Servicing Comments

- Servicing Connections may require clauses to be added to any applicable agreements.
- Private Servicing Easements may be required prior to Region of Peel Site Servicing connection approval. This will be determined once the Legal Review has been completed and the site servicing proposal is reviewed
- All drawings shall be revised to show all existing easements (if any) and their limits; the purpose of each of the easements, the easement instrument numbers, parts and reference plan numbers and indicate whether they are private or municipal
- Conceptual servicing plan illustrating connection points must be submitted prior to zoning or site plan approvals.
- SWM/grading plans will be required in advance of any future development approvals.
- Please ask the applicant to advise if the owner of F3 will be the same as owner for H1.

Waste Management Comments

- The subject development is not within the vicinity of a landfill site.
- For the commercial/retail units, waste collection will be required through a private waste hauler.

Public Health Requirements

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. In Brampton, the Sustainability Assessment integrates healthy design standards, while also incorporating other components of sustainability within a single, streamlined tool.

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, the Region and the City of Brampton are working collaboratively to ensure health is considered as part of the review of development applications, and where warranted, communicated to local Council.

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
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The site offers the opportunity to integrate design features that facilitate pedestrian circulation, connectivity and minimize impact on the environment. The following are our recommendations

- Consider opportunities for porous/permeable and light-coloured surface to reduce the negative aesthetic and environmental impact of asphalt paving.
- Consider landscaped traffic islands in parking areas to reduce amount of paved surfaces
- Explore preferential parking for carpool and/or carshare vehicles.
- Provide a clear and visible pedestrian connection to public transit stop at southern portion of the site adjacent to Airport Road as well as near the stop adjacent to Bovaird Drive.
- Consider additional shade trees along walkways near bus transit stops.

If you have any questions or concerns, please contact me at dana.jenkins@peelregion.ca or 905.791.7800 x 4027 at your earliest convenience. Thank you, Chinoye.

Regards,

Dana Jenkins

Dana Jenkins
Principal Planner
Development Services

Public Works

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Sunny, Chinoye

From: Straatsma, Greg <Greg.Straatsma@gtaa.com>
Sent: 2023/07/19 5:15 PM
To: Sunny, Chinoye
Cc: Zurek, Wojtek; ZZG-Landuse Planning
Subject: RE: [EXTERNAL]RE: [OZS-2022-0039] 2959-2989 Bovaird Drive East & 9960-9990 Airport Road - Notice of Application and Request for Comments

Hi Chinoye,

Thanks for reaching out. Our comments remain the same for the OPA application. We are satisfied with the noise study information provided so far. The remaining conditions would be dealt with at the Site Plan or development agreement stage.

In the meantime, please direct the proponent to review this link for the Aircraft Noise Warning Agreement information: <https://www.torontopearson.com/en/operators-at-pearson/construction/land-use-and-zoning/land-use-zoning-assessment-application-fees>

Regards,



Greg Straatsma, RPP, B.URPI
Senior Land Use Planner
Airport Development and Technical Services
Greater Toronto Airports Authority
P.O. Box 6031, 3111 Convair Drive, Toronto AMF, Ontario, L5P 1B2
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From: Sunny, Chinoye <Chinoye.Sunny@brampton.ca>
Sent: Tuesday, July 18, 2023 3:02 PM
To: Straatsma, Greg <Greg.Straatsma@gtaa.com>
Cc: Zurek, Wojtek <wojtek.zurek@gtaa.com>; ZZG-Landuse Planning <Landuse.Planning@gtaa.com>
Subject: RE: [EXTERNAL]RE: [OZS-2022-0039] 2959-2989 Bovaird Drive East & 9960-9990 Airport Road - Notice of Application and Request for Comments

Some people who received this message don't often get email from chinoye.sunny@brampton.ca. [Learn why this is important](#)

Hi Greg,

I'm following up on the comments for the above-noted application. Can you please let me know if clearance from GTAA can be provided for the OPA?

Thank you kindly,

Chinoye Sunny
Planner I
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