

October 14, 2022

Alex Sepe
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Alex.sepe@brampton.ca

Public Works

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

peelregion.ca

**RE: Region of Peel Comments
 Official Plan and Amendment Rezoning Application
 11937 Goreway Drive and 6539 Mayfield Road
 12769500 Canada Inc.
 OZS-2021-0045
 Regional File: OZ-21-045B**

Dear Mr. Sepe,

Further to the comments provided on March 28, 2022, Region of Peel staff have reviewed the second submission for the above noted official plan and rezoning application to the proposed change in use to permit the lands to be developed the properties with a commercial plaza with office uses and are offer the following:

Prior to Official Plan and Zoning By-law Amendment Approval:

The following requirements shall be completed by the applicant to the satisfaction of the Region Prior to Official Plan and Zoning By-law Amendment Approval

Planning and Development Services Requirements

- The Region of Peel may be a participant in the Site Plan Agreement.
- The Region is currently processing fees through an EFT system. The Regional planner on file will coordinate payments at the time of site plan agreement execution.
- Prior to Official Plan and Rezoning approval, the Region will require 3 copies of the most current PINS and all easement documents for the subject lands.

Site Servicing Requirements

- The region has received the FSR dated August 2021 and prepared by Nextrans Consulting Engineers, the report is incomplete and outstanding information/revisions will be provided directly to the consultant. Please note to include the hydrant flow tests stamped and signed by the Professional Consulting Engineer so we can advance it for modelling.
- A satisfactory Functional Servicing Report will be required prior to approval of the report and clearance of the application. Please ensure to address the comments to fulfil our modelling requirements and determine the proposal's impact to the existing system.
- The engineering consultant is encouraged to reach out to Iwona Frandsen, at Iwona.frandsen@peeregion.ca for additional details regarding the FSR.

Regional Traffic Requirements

- Please note the detailed engineering design and right-turn lane requirement for the access will be evaluated at site plan stage.

Waste Management Requirements:

- The site is not within the vicinity of a landfill and waste collection will be provided through a private waste hauler.

Capital Project

- Please note that subject site is within the limits of the Mayfield Road Widening Project (Capital Project 11-4075), Serguei Kabanov (Serguei.Kabanov@peelregion.ca) is the Project Manager and can provide further information about the project if required. Design is completed with construction anticipated in the future.

The region looks forward to working with the applicant and the City of Brampton to address any outstanding matters of regional interest to assist in the resubmission materials of the above noted application. If you have any questions or concerns, please contact me (abiral.homagain@peelregion.ca 905.791.7800 x8730) at your earliest convenience.

Yours truly,



Abiral Homagain
Planner, Planning and Development Services
Region of Peel

Public Works

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

November 17, 2021

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

Re: Application for Zoning by-Law Amendment – 6539 Mayfield Road & 11937 Goreway Drive
COB File: OZS-2021-0045

Dear Alex:

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.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 20-26 weeks.

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

Alectra Utilities Corporation

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

Sepe, Alex

From: Trdoslavic, Shawntelle
Sent: 2021/11/15 10:02 AM
To: Sepe, Alex
Cc: BramPlanOnline_Automated
Subject: FW: [EXTERNAL]Brampton - 6539 Mayfield Road - OZS-2021-0045

Follow Up Flag: Follow up
Flag Status: Flagged

Morning Alex,

Please see email below from Hydro One Networks regarding the above noted address and file #.

Thanks and have a great day!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

Our Focus Is People 



From: SHETTY Dolly <Dolly.Shetty@HydroOne.com> **On Behalf Of** LANDUSEPLANNING
Sent: 2021/11/15 9:38 AM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]Brampton - 6539 Mayfield Road - OZS-2021-0045

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

Hello,

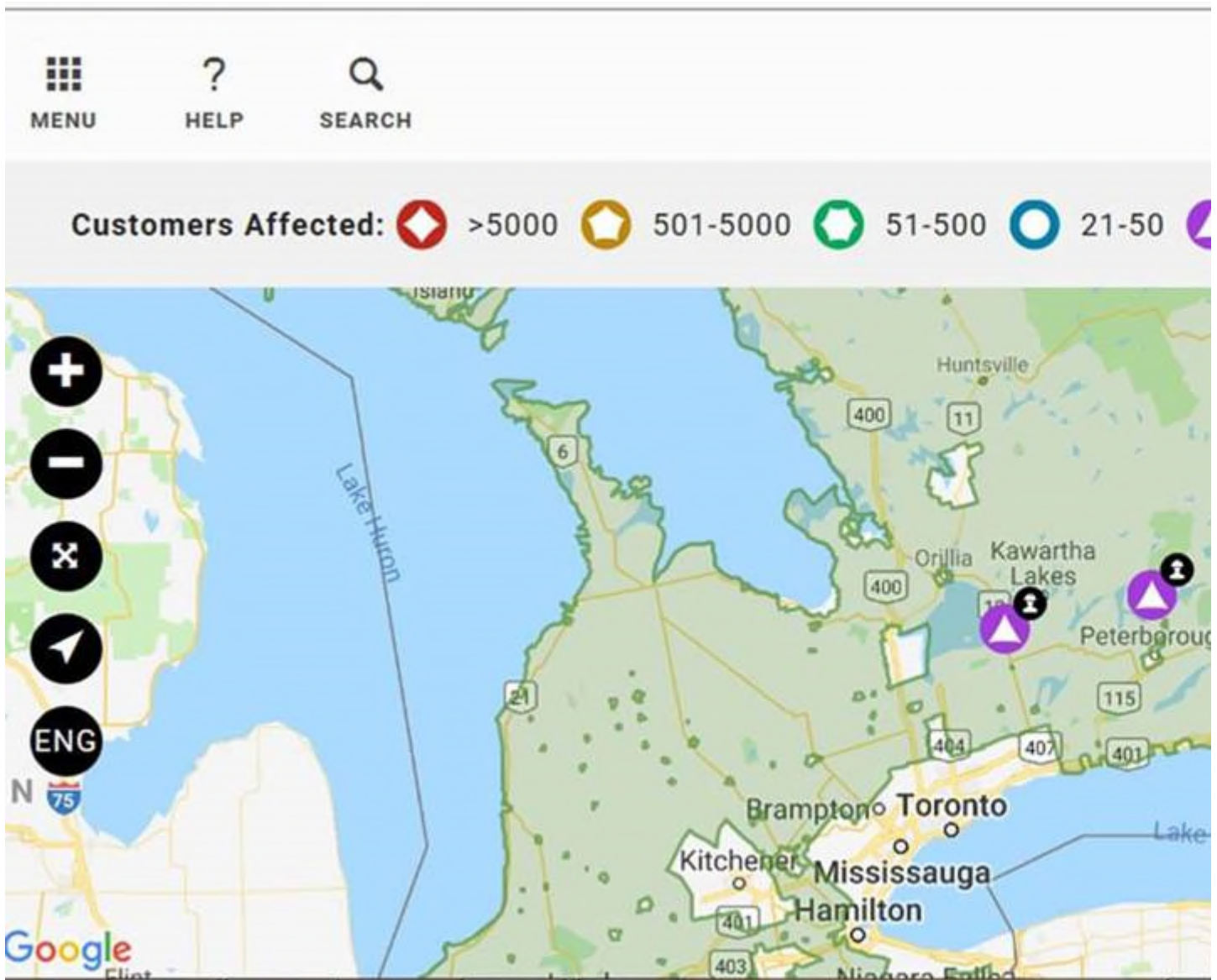
We are in receipt of Application OZS-2021-0045 dated November 4, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Best Wishes,

Dolly Shetty

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: Dolly.Shetty@HydroOne.com



Sepe, Alex

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2021/11/10 12:58 PM
To: Sepe, Alex
Cc: Hanson, Nicole
Subject: [EXTERNAL]Comments OZS-2021-0045

Follow Up Flag: Follow up
Flag Status: Completed

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: Notice of Application and Request for Comments
Application to Amend the Official Plan and Zoning By-law
South of Mayfield Rd, east of Goreway Dr
OZS 2021-0045**

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application and since the proposed development is for a commercial plaza, 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)

Extraordinary lives start with a great Catholic education.

Confidentiality Notice

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Public Works

10 Peel Centre Dr.
Suite A
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tel: 905-791-7800

peelregion.ca

March 28, 2022

Alex Sepe
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Alex.sepe@brampton.ca

**RE: Region of Peel Comments
 Official Plan and Amendment Rezoning Application
 11937 Goreway Drive and 6539 Mayfield Road
 12769500 Canada Inc.
 OZS-2021-0045
 Regional File: OZ-21-045B**

Dear Mr. Sepe,

Region of Peel staff have reviewed the first formal submission for the above noted official plan and rezoning application to the proposed change in use to permit the lands to be developed the properties with a commercial plaza with office uses and are offer the following:

Prior to Official Plan and Zoning By-law Amendment Approval:

The following requirements shall be completed by the applicant to the satisfaction of the Region Prior to Official Plan and Zoning By-law Amendment Approval

Planning and Development Services Requirements

- The Region of Peel may be a participant in the Site Plan Agreement.
- The Region is currently processing fees through an EFT system. The Regional planner on file will coordinate payments at the time of site plan agreement execution.
- Prior to Official Plan and Rezoning approval, the Region will require 3 copies of the most current PINS and all easement documents for the subject lands.

Site Servicing Requirements

- There is an existing 200 mm diameter watermain located on Mayfield Road and Goreway Drive.
- Due to the size and function of an existing 750 mm diameter watermain on Mayfield Road and Goreway Drive. connection will not be permitted.
- Sanitary sewer is being completed under Miscellaneous project B28-303.
- Please be advised that the subject lands do not have frontage to any existing wastewater services. There are no other capital projects planned in immediate future.
- To service the site, additional easements (municipal or private) or upgrades to the existing municipal services may be required. All works associated with the servicing and development of this site will be at the applicant's expense.

- No additional storm drainage may be conveyed from the subject site to Mayfield Road and no additional grading will be permitted within the Right-of-way as per the Region of Peel Storm Sewer Design Criteria 2.0. Additionally, “Post-Development flows must be equal to or less than Pre-Development levels”, as per the Region of Peel Storm Sewer Design Criteria 3.0.
- The Region has received the SWMR dated August 2021 and prepared by Nextrans Consulting Engineers, the Report is Satisfactory in Principle.
- The region has received the FSR dated August 2021 and prepared by Nextrans Consulting Engineers, the report is incomplete and outstanding information/revisions will be provided directly to the consultant. Please note to include the hydrant flow tests stamped and signed by the Professional Consulting Engineer so we can advance it for modelling.
- A satisfactory Functional Servicing Report will be required prior to approval of the report and clearance of the application. Please ensure to address the comments to fulfil our modelling requirements and determine the proposal’s impact to the existing system.
- The engineering consultant is encouraged to reach out to Iwona Frandsen, at Iwona.frandsen@peelregion.ca for additional details regarding the FSR.

Regional Traffic Requirements

- A right-in/right-out access is proposed on Mayfield Road.
- The Region has received a Traffic Impact Study dated June 2021, prepared by Nextrans consulting engineers and have no comments to the TIS.
- Please note the detailed engineering design and right-turn lane requirement for the access will be evaluated at site plan stage.

Waste Management Requirements:

- The site is not within the vicinity of a landfill and waste collection will be provided through a private waste hauler.

Capital Project

- Please note that subject site is within the limits of the Mayfield Road Widening Project (Capital Project 11-4075), Serguei Kabanov (Serguei.Kabanov@peelregion.ca) is the Project Manager and can provide further information about the project if required. Design is completed with construction anticipated in the future.

Planning Information to Support a Future Application

The following are pre-emptive and are to assist the applicant in preparation of a future development application.

Regional Traffic Notes

- Property dedication will be required as a condition of Site Plan Approval as per section 7.7 of the Region of peel Official Plan. The extent of dedication will be finalized with the Site Plan review however, to assist the applicant for subsequent applications have provided the following:
- Mayfield Road has a current mid-block right-of-way of 27.75 meters measured from the centerline of Mayfield Road.

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

- A 0.3 metre reserve along the frontage of Mayfield Road behind the property line and the daylight triangles except at the approved access locations.
- A 15 x 15 metres daylight triangle at intersection of Mayfield Road and Goreway Drive
- Lands dedicated to the Region must be gratuitous and be free and clear of all encumbrances, and all costs associated with land conveyances are the responsibility of the developer. After Regional approval has been issued for the Draft Reference Plan, the applicant must register the transfer of lands prior to clearance.

Traffic Engineering Notes

- A detailed engineering submission of road and access works is 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 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 ;
- Engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works as per the Region's user fees and charges By-law (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;
- All costs associated with the design and construction of road works will be 100% paid by the Owner.

Site Servicing Notes

- A non-refundable Functional Servicing Report Fee of \$515 is required as per the current Fees By-law 65-2021.
- The Region of Peel may be a participant in the Site Plan Agreement and servicing connections may require clauses in the agreement where applicable.
- Private Servicing Easements may be required prior to Region of Peel Site Plan/Site servicing connection approval. This will be determined once the Legal Review has been completed and the site servicing proposal is reviewed
- Provision(s) for the installation of the property line sanitary manhole and water valve and chamber must be made where parking structures abut property lines, if applicable.
- Site Servicing Connection approvals will not be issued until Preliminary Acceptance is granted by the Region of Peel for Miscellaneous project B28-303.
- The applicant is required to provide to the Region with copies of the most current PINS prior to Site Plan Approval Further comments/requirements will be provided once the PINS are reviewed by a Regional Law Clerk

Public Works

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

- 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
- Please review the Region's engineering submission requirements found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/subdivision-process-july-2009-final.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>
- Please review the Region's Sanitary Sewer Design Criteria for more information found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sani-sewer.pdf>
- For Underground Locate Requests please go to the following link: <https://www.peelregion.ca/pw/locaterequest/>
- 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 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.
- Prior to Site Plan approval, Site servicing drawings are required for Review by Region of Peel Servicing Connections
- Confirmation of approval by the City of Brampton for fire protection is required prior to site servicing approvals (Applicable to Brampton and Caledon applications)
- 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
- 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

The region looks forward to working with the applicant and the City of Brampton to address any outstanding matters of regional interest to assist in the resubmission materials of the above noted application. If you have any questions or concerns, please contact me (abiral.homagain@peelregion.ca 905.791.7800 x8730) at your earliest convenience.

Yours truly,



Abiral Homagain
Planner, Planning and Development Services
Region of Peel

Public Works

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

Public Works

10 Peel Centre Dr.
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Brampton, ON
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peelregion.ca

April 28, 2023

Chinoye Sunny
Planning, Building, and Economic Development
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2
chinoye.sunny@brampton.ca

**RE: Peel Region Comments
Official Plan Amendment and Rezoning Application
11937 Goreway Drive and 6539 Mayfield Road, Brampton
12769500 Canada Inc.
City File: OZS-2021-0045
Peel File: OZ-21-045B**

Dear Chinoye,

Peel Region staff have reviewed the third submission of the above-noted official plan and rezoning application to permit the subject lands to be developed with a commercial plaza with office uses. We are pleased to provide Peel Region clearance for this application and offer the following comments:

Servicing Requirements:

- The submitted functional servicing stormwater management report, prepared by NextTrans Consulting Engineers and last revised on April 6, 2023, is satisfactory in principle to Peel Region staff. Precise connection points will be finalized during detailed review.
- A non-refundable functional servicing report fee of \$1,000.00 is required, as per the current [fees by-law 5-2023](#). This fee remains outstanding.

Payment Process:

- All fees may be subject to change on an annual basis pending Council approval.
- 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 Servicing Connections receives confirmation that the funds have been successfully transferred to Peel Region, a receipt will be issued to the payer via email.

Payer's name (individual or company)	
Payer's phone number	

Public Works

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

peelregion.ca

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	
Region of Peel file number (C#####)	C602366
Credit card if under \$1,000.00 (Yes/No)	\$1,000.00
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	

Regional Traffic Comments:

- A right-in/right-out access is proposed on Mayfield Road.
- Please note that the detailed engineering design and right-turn lane requirements for the access will be evaluated at the site plan stage.

Capital Project Comments:

- The subject lands are within the limits of the Mayfield Road Widening Project (Capital Project 11-4075). Serguei Kabanov (serguei.kabanov@peelregion.ca) is the Project Manager and can provide further information about this project if required.

Waste Management Comments:

- The subject lands are not within the vicinity of a landfill.
- Waste collection for this proposal will be provided through a private waste hauler.

Public Works

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Suite B
Brampton, ON
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tel: 905-791-7800

peelregion.ca

Concluding Comments:

If you have any questions or concerns about the clearance and comments provided above, please feel free to contact me at ivana.osojnicki@peelregion.ca.

Thank you,

Ivana Osojnicki RPP, MCIP
Intermediate Planner, Policy Development
Planning and Development Services
Region of Peel

Public Works

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

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July 17th, 2023

Emma Demelo
Development Planer, Planning, Building & Growth Management
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
emma.demelo@brampton.ca

RE: Region of Peel Comments
OZ Application
6539 Mayfield Road and 11937 Goreway Drive
City File: OZS-2021-0045
Peel File: OZ-21-045B

Dear Mrs. Demelo,

Region of Peel staff have reviewed the above noted Official Plan Amendment application and have no further comments. Our Servicing team finds the FSR as satisfactory and our fees have been received.

Thank you,



Usama Butt
Junior Planner
Planning and Development Services
Region of Peel

Sunny, Chinoye

From: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Sent: 2023/06/14 8:37 AM
To: Raj Khanuja
Cc: Sunny, Chinoye
Subject: [EXTERNAL]RE: [OZS-2021-0045] Revision 1: DUE AUG 16/2022

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

Hello Raj,

I can confirm all TRCA requirements have been fully met. As such, we have no further comments or concerns with this proposal and have provided this communication to the City of Brampton.

Regards,

Anthony Syhlonyk, MPlan
Planner
Development Planning and Permits | Development and Engineering Services

T: 1-437-880-1938
E: Anthony.Syhlonyk@trca.ca
A: 101 Exchange Avenue, Vaughan ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | trca.ca



All digital submissions and documents can be submitted to the following e-mail addresses:
Enquiries/ applications within Peel Region municipalities – peelplan@trca.ca
Enquiries/ applications within York Region municipalities – yorkplan@trca.ca

We thank you for your cooperation as we respond to the current situation.

From:
Sent: Wednesday, June 14, 2023 8:33 AM
To: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Cc: Chinoye Sunny <chinoye.sunny@brampton.ca>
Subject: Fw: [OZS-2021-0045] Revision 1: DUE AUG 16/2022

Good morning,
Trust all are well. I am forwarding this email that confirmed receipt of fees for the above noted file.

Kindly assess and advise of any TRCA requirements.

Kind Regards,