

## Public Works

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

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

May 18, 2023

Emma De Melo  
Planner 1  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Emma.demelo@brampton.ca](mailto:Emma.demelo@brampton.ca)

**RE: Region of Peel Comments  
Zoning Bylaw Amendment Application  
0, 5200 Countryside Drive  
Regional Municipality of Peel  
City File: OZS-2022-0029  
Regional File: RZ-22-029B**

Dear Emma,

Further to our comments dated March 13, 2023, Region of Peel staff have reviewed the third formal submission for the above noted zoning bylaw amendment application to facilitate the construction of 2 industrial buildings and offer the following:

### **Planning and Development Services:**

- The City of Brampton, in partnership with the Region of Peel is conducting two Municipal Class Environmental Assessment Studies. The subject site is within the boundary of the ongoing Environmental Assessment (EA) Arterial Roads within Highway 427 Industrial Secondary Plan (Area 47). The EA for the future Regional Road "A2" is under review as Part A. The EA incorporates the master servicing plan for this area. The proposed development and associated documents/studies should align with the city- region EA.
- The project manager for the City-Region EA is Sonya Bubas ([sonya.bubas@peelregion.ca](mailto:sonya.bubas@peelregion.ca) x.7801). Please reach out to Sonya Bubas to confirm any details and ongoing materials related to the EA.

### **Stormwater Management:**

- Applicant shall show the outlet for Arterial A2 drainage and speak to quality and quantity control for this drainage area, and where and how this is to be provided.
- No drainage from proposed development to the future arterial A2 will be permitted. Any outlet shown towards Arterial A2 from the subject site or other sites in the Tertiary Plan area must be removed.
- Prior to Zoning Bylaw Amendment Approval, the non-refundable Stormwater Management Report Fee of \$1500 is required as per the current Fees By-law.

### **Traffic:**

- The Region does not support 2 signalized full accesses along A2 as shown on the current tertiary plan.
- Should the Owner wish to pursue an access to the future A2, prior to Zoning Bylaw Amendment approval, the tertiary plan is to be amended to align with the AMR (Access Management Plan) completed as part of Secondary Plan Area 47. The AMR allows a single restricted access within the (Site 2) property frontage along this portion of the future A2.
- Should the properties to the north redevelop, they will be permitted a single full movement access, which is to adhere to the spacing requirements set out in the AMR and provide easements over the full movement access to the lands to the south (current application). The current landowner is more than welcome to consult with the landowners to the north to discuss potential options for connection to the future full movement access in further detail.
- The updated tertiary plan should reflect the location of access easements permitting sites 2, 3, and 4 access to Countryside Drive. The purpose of the access easements is to provide interim access should development applications for the above noted sites be submitted in advance of the future A2 being constructed.

### **Site Servicing:**

#### **Water Servicing**

- An existing 300 mm diameter watermain is located on Countryside Drive.
- To determine if the existing 300 mm diameter watermain is sufficient, modelling is required. An updated FSR, including hydrant flow tests, is required. See FSR comments below for details.
- According to the latest planned project information, there is a 600mm watermain planned between Clarkway and Arterial Road A2. Scope and size is subject to change.
- Capital works projects along Countryside Drive are required to be granted substantial completion by the Region prior to Region of Peel site servicing connection approval. Region of Peel connection will not be granted until the future sanitary sewer and watermain have been installed, tested and commissioned in accordance with Region of Peel standards.
- 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 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**

- The Subject site does not have frontage onto existing municipal sanitary sewer.
- According to the latest planned project information, there is a 525mm sanitary sewer planned from Arterial A2 to Clarkway Drive. The scope and size

---

#### **Public Works**

- is subject to change. The subject proposal will be required to connect to this future sanitary sewer. Estimated construction year of 2028, subject to change.
- Capital works projects along Countryside Drive are required to be granted substantial completion by the Region prior to Region of Peel site servicing connection approval. Region of Peel connection will not be granted until the future sanitary sewer and watermain have been installed, tested and commissioned in accordance with Region of Peel standards.
  - 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.
  - Please review the Region's Sanitary Sewer Design Criteria found on-line

### **Function Servicing Report**

- Prior to Zoning Bylaw Amendment approval, the Region will require a satisfactory FSR. The Region is in receipt of a revised FSR, dated March 1, 2023, and prepared by Husson. The updated FSR should align with the ongoing EA to coordinate the infrastructure improvements and requirements to facilitate the proposed development.
- The FSR is incomplete and the following revisions are required for the FSR prior to being sent for modelling:
  - Detailed calculations for the water and wastewater flows
  - Hydrant flow tests are required.
- The report still needs to be sent for modelling because the planned watermain is a transmission main 600mm and connections are not permitted.
- Prior to Zoning Bylaw Amendment Approval, the non-refundable Functional Servicing Report/Demand Table Review Fee of \$1000 is required as per the current Fees By-law
- Please refer to the Region's Functional Servicing Report Criteria within the Functional Servicing and Stormwater Management Report document found on-line

### **Site Servicing Requirements**

- A satisfactory site servicing submission and the 1<sup>st</sup> submission fee as per the latest fee by-law are required prior to site plan 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
- 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

---

### **Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

- 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
- Municipal Sanitary Sewer Servicing will be provided through the Region’s future planned Capital project
- Regional site servicing connection approvals will not be issued until substantial completion is granted by the Region of Peel for Capital projects
- 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](mailto:PWServiceRequests@peelregion.ca)

**Servicing Payment Process**

- Please be advised that the 2023 Fees by-law update included an increase in Engineering Fees. Please refer to the Latest Fees Bylaw for the updated fees. All fees may be subject to change on annual basis pending Council approval.
- Servicing Connections processes payments via Electronic Fund Transfers (EFT).
- Please complete the table below with your information and provide the completed table to Finance at [eftadvice@peelregion.ca](mailto: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	

---

**Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
 Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

address	
Dollar Amount of Payment	
Region of Peel File Number (C#####)	C603364
Credit Card if Under \$1,000.00 (Yes/No)	
For Credit Card – Person to Call	
For Credit Card – Phone Number for the Above Person	

**General Servicing Requirements**

- 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>
- Please refer to our Standard Drawings on-line to determine which standards are applicable to your project.
- 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
- The applicant is required to provide to the Region with copies of the most current PINS prior to RZ Approval Further comments/requirements will be provided once the PINS are reviewed by a Regional Law Clerk

If you have any questions or concerns, please contact me ([sonia.tam@peelregion.ca](mailto:sonia.tam@peelregion.ca) or 905.791.7800 x4283) at your earliest convenience.

Thank you,



Sonia Tam  
 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](http://www.peelregion.ca)

February 17, 2023

CFN 66468.04

**By Electronic Mail: [emma.demelo@brampton.ca](mailto:emma.demelo@brampton.ca)**

Ms. Emma De Melo  
Development Planner, Development Services  
Planning, Building and Economic Development Services Department  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Dear Ms. De Melo:

**Re: Zoning By-law Amendment Application – OZS-2022-0029  
0 & 5200 Countryside Drive  
Part Lot 16, Concession 11 ND  
City of Brampton  
Countryside Brameast Holdings (Agent: Bousfields Inc.)**

This letter acknowledges receipt of a revised submission in support of the subject application, received on January 6, 2023. Toronto and Region Conservation Authority (TRCA) staff have reviewed the revised submission and we provide the following comments in accordance with Ontario Regulation 686/21, and Section 21.1(1) of the *Conservation Authorities Act*, which requires TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. The standards and requirements of such mandatory programs and services are listed under Ontario Regulation 686/21. Specifically, the regulation requires that TRCA must, acting on behalf of the Ministry of Natural Resources and Forestry (MNRF) or in its capacity as a public body under the *Planning Act*, ensure that decisions under the *Planning Act* are consistent with the natural hazard policies of the Provincial Policy Statement (PPS). In accordance with Ontario Regulation 686/21 and Ontario Regulation 596/22, TRCA's review does not include non-mandatory comments outside of our core planning mandate, such as comments pertaining to natural heritage matters, for example.

We have also reviewed the application in accordance with Ontario Regulation 166/06. TRCA must ensure that where a proposal is within an area regulated by TRCA under Ontario Regulation 166/06, that the proposal conforms with the appropriate policies for the implementation of the regulation (Section of 8 of TRCA's Living City Policies (LCPs)), which are utilized by TRCA staff to evaluate a proposal's ability to meet the tests of the regulation.

We recognize that this application was submitted prior to the changes to the act and associated regulation coming into effect. On this basis, to avoid unnecessary delays in the processing of the application, we also offer the City any advisory comments on this application, in addition to comments related to our regulation and natural hazards.

## Comments

1. A 10-metre setback from the staked Natural Heritage System (NHS) has been incorporated into the revised proposal. In addition, the proposed draft Zoning By-law recognizes the NHS and buffer in an appropriate Floodplain 'F' Zone. As noted in our November 2022 correspondence, it is our expectation that the NHS lands and 10-metre setback are gratuitously dedicated into public ownership as an element of this application.
2. The updated floodline is shown on the plans. No further information is required.
3. Three underground stormwater chambers are proposed with the application and these chambers provided sufficient storage to achieve site water balance. However, details of the underground chambers need to be provided at detailed design.
4. The responses to TRCA erosion and water quantity control comments are acceptable and no further information is required. However, a digital copy of the hydrology model was not included in the resubmitted materials. While this would not affect the feasibility of the proposal, please ensure that a digital copy of the final model with the future site plan application.

## Advisory Comments

5. The filter system provides enhanced-level water quality treatment. As such, our previous comment concerning water quality control has been addressed.
6. We understand that updated landscape plans with seed mix details, percent ratios, and application rates will be provided at site plan stage.
7. The lands immediately west contain a Headwater Drainage Feature (HDF) identified as Clarkway 9, which was given a management recommendation of mitigation 2 in the Area 47 Master Environmental Servicing Plan (MESP). The 47-3 Tertiary Plan prepared by Bousfields dated November 2022, submitted with this application, shows the conceptual layout of the adjacent development as 'site 1'. The MESP identifies valley swales and bioswales as the preferred method of mitigating the loss of the HDF, given their ability to provide sediment transport functions associated with HDFs. Such mitigation measures would need to be built into the future proposal for the adjacent lands.
8. Flows from the subject lands drain south to the HDF identified as Clarkway 7-2 and 7-1. We understand that the HDF will be impacted by the construction of the Stormwater Management (SWM) facility C4. Mitigation for the partial removal of 7-2 and 7-1 and loss of HDF functions due to the subdivision construction and SWM facility construction is to be provided through the construction of various swales throughout the block area, the realignment of the HDF (7-1), incorporation of a pocket wetland at the outfall, and enhancements in the riparian area (as noted in the approved Environmental Impact Study for Areas 47-1 & 47-2, prepared by Savanta, dated December 2020).

## TRCA Recommendation

Based on our review of the revised documents and comment response matrix, our threshold concerns have been addressed and we have **no objection** to the submitted application.

We trust these comments are helpful. Please contact me should you have any questions.

With Regards,



Jason Wagler MCIP, RPP  
Senior Manager  
Development Planning and Permits | Development and Engineering Services

cc: Michael Bissett, Bousfields: [mbissett@bousfileds.ca](mailto:mbissett@bousfileds.ca)  
Sana Ahmed, Bousfileds: [sahmed@bousfileds.ca](mailto:sahmed@bousfileds.ca)  
Alexander Sannikov, Countryside Brameast Holdings LP: [asannikov@dream.ca](mailto:asannikov@dream.ca)



July 15, 2022

Emma De Melo  
Development Planner  
Planning, Building & Economic Development Services  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Emma,

Re: Zoning By-law Amendment  
Countryside Brameast Holdings LP  
0, 5200 Countryside Drive  
City of Brampton  
File No.: OZS-2022-0029

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

Sincerely,



**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.**



September 29, 2022

City of Brampton  
Planning, Building and Economic Development  
2 Wellington Street West | City Hall  
Brampton, Ontario

Dear : Emma Demelo

**Re: SITE PLAN APPLICATION: OZS-2022-0029**  
**APPLICANT: Dream Industrial LP**  
**LOCATION: 0, 5200 Countryside Drive, BRAMPTON**  
**ROGERS REFERENCE NUMBER: M224947**

Rogers Communications (“**Rogers**”) has reviewed the application for the above Site Plan and has determined that it intends to provide cable and telecommunications services. Accordingly, we request that municipal approval be granted subject to the following conditions:

- (1) Prior to Site Plan approval, the Developer/Owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Site Plan (collectively, the “**Communications Service Providers**”). Immediately following registration of the Site Plan, the Developer/Owner will cause these documents to be registered on title.
- (2) Prior to Site Plan approval, the Developer/Owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Site Plan, as well as the timing and phasing of installation.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;

- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and
- (3) the planners' report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact me at [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)

Sincerely,

Anisha George

Coordinator

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

Rogers Communications Canada Inc.

3573 Wolfedale Rd, Mississauga Ontario