

## Public Works

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

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

June 21, 2023

Andrew Ramsammy  
Planning III  
Development Services  
City of Brampton  
2 Wellington Street West  
L6Y 4R2

**RE: Region of Peel Comments – Third Submission  
Application for Zoning By-law Amendment  
0 Casltimore Road  
2820453 Ontario Inc  
City File: OZS-2022-0020  
Regional File: RZ-22-020B**

Dear Mr. Ramsammy,

Region of Peel Development Staff have reviewed the third submission for the above noted Zoning By-Law Amendment Application proposing a transportation facility consisting of a warehouse / truck repair area with an office portion on the site and offer the following comments.

Certain requirements may now be addressed at the subsequent site plan stage to expedite this review process.

### **Prior to Site Plan Application**

- Region servicing staff require a satisfactory FSR that reflects the subdivision development to the south (21T-2003B).
- The SWMR must also be revised to reflect the subdivision.

### **Regional Requirements Prior to Zoning By-Law Approval**

#### **Servicing Requirements**

- The FSR report fee is required prior to Rezoning Approval.
- Please see payment details below.

#### **Payment Process**

- Due to the ongoing developments of the novel coronavirus outbreak, the Region of Peel is currently implementing various measures to ensure the safety of our customers, employees and the workplace. Our front counter is now closed to the public and our staff have been directed to work from home for the foreseeable future. Therefore, Servicing Connections cannot process any payments over the counter at this time, however, we will accept Electronic Fund Transfers (EFT).
- Please 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 address	
Dollar Amount of Payment	1000\$ (FSR fee)
Region of Peel File Number (C#####)	C602993
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	

Yours truly,



Megan Meldrum  
 Junior Planner  
 Planning and Development Services  
 Region of Peel

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**Public Works**

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

April 25, 2023

**BY EMAIL: Andrew.Ramsammy@brampton.ca**

CFN 66468.02

Andrew Ramsammy  
Development Planner  
Planning, Building and Economic Development  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Dear Andrew Ramsammy

**Re: Zoning By-law Amendment OZS-2022-0020  
0 Old Castlemore Road  
City of Brampton  
Owner: 2820453 Ontario Inc.  
Agent: Candevcon Ltd.**

This letter will acknowledge receipt of a revised submission for the above noted revised Zoning By-law Amendment, received on January 31, 2023. TRCA staff have reviewed the above noted applications, and we provide the following comments in accordance with the mandatory programs and services TRCA must provide as a public body commenting under the Planning Act.

The following items have been submitted and reviewed by TRCA staff as part of this revised submission:

- Environmental Impact Study, prepared by Palmer, dated January 27, 2023
- Functional Servicing Report, prepared by Candevcon Limited, dated December 21, 2022
- Hydrogeological Assessment, prepared by December 2022
- Landscape Plan, prepared by Landscape Planning Architects, dated June 2022
- Site Plan, prepared by Candevcon Limited, dated February 2022

### **Purpose of the Applications**

It is the understanding of TRCA that the intent of the above noted application is to amend the existing zoning by-law to facilitate the development of a warehouse/truck repair area with accessory office uses.

### **O. Reg. 166/06**

The subject lands are traversed by the Rainbow Creek corridor which is a tributary of the Humber River Watershed. As such, portions of the property are within TRCA's Regulated Area and are subject to O. Reg 166/06 and TRCA's LCP. We note that a portion of the proposed development is within the Regulated portion of the site. As such, a permit for these works will be required from this office. Please reach out to the undersigned to begin this process.

### **Background**

The subject property is located within the Area 47 Secondary Plan (OPA 105) and Block 47-1 study area. A Master Environmental Servicing Plan (MESP) in support of OPA 105 and Environmental Impact Study (EIS) in support of the Block 47-1 Block Plan have been prepared and approved by the City and TRCA.

**Recommendation**

Through the revised submission received January 31, 2023 TRCA staff are satisfied our comments and concerns through OZS-2022-0020 have been adequately addressed and we have no further objection to approval. We note that TRCA permits have not been obtained to date and will be required prior to any works occurring on the property.

I trust these comments are of assistance. Should you have any questions, please contact me at (437) 880-1938 or at [Anthony.Syhlonyk@trca.ca](mailto:Anthony.Syhlonyk@trca.ca).

Sincerely,



Anthony Syhlonyk  
Planner

Development Planning and Permits | Development and Engineering Services

April 29, 2022

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

Re: Application for Zoning by-Law Amendment - 0 Old Castlemore Road  
COB File: OZS-2022-0020

Dear Andrew,

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>.

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

April 20, 2022

Andrew Ramsammy  
Development Planner  
Planning, Building & Economic Development Services  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Andrew,

Re: Draft Plan of Subdivision, Zoning By-law Amendment  
2820453 Ontario Inc.  
0 Old Castlemore Road  
City of Brampton  
File No.: OZS-2022-0020

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

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea20@Enbridge.com](mailto:SalesArea20@Enbridge.com) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Sincerely,



**Alice Coleman**  
Municipal Planning Analyst  
Long Range Distribution Planning

**ENBRIDGE**  
TEL: 416-495-5386  
[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)  
500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)

**Safety. Integrity. Respect. Inclusion.**

## Ramsammy, Andrew

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**From:** Hanson, Nicole <nicole.hanson@peelsb.com>  
**Sent:** 2022/04/08 10:12 AM  
**To:** Ramsammy, Andrew  
**Cc:** Koops, Krystina; Blakeman, Suzanne; Sousa, Phillip; Gooding, Nick; Wigle, Julian  
**Subject:** Fw: [EXTERNAL] [OZS-2022-0020] Notice of Application and Request for Comments: DUE APR 25/2022  
**Attachments:** Notice of Application and Request for Comments (March 31, 2020).pdf

Dear Andrew,

The Peel District School Board has reviewed the above noted application. Based on the Board's School Accommodation Criteria, the Board has no comment as this application is for non-residential, and no students are anticipated or will be impacted.

Respectfully,

**Nicole Natalie Hanson** | Hons. B.A.(D.Mjr.), MES(Pl.), RPP, MCIP  
Development Planner  
Planning and Accommodation Support Services  
Peel District School Board  
a: 5650 Hurontario Street, Mississauga  
t: 905-890-1010 ext. 2217 | e: [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)

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**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** April 1, 2022 3:45 PM  
**To:** [planninginfo@peelregion.ca](mailto:planninginfo@peelregion.ca) <[planninginfo@peelregion.ca](mailto:planninginfo@peelregion.ca)>; [John.Hardcastle@peelregion.ca](mailto:John.Hardcastle@peelregion.ca) <[John.Hardcastle@peelregion.ca](mailto:John.Hardcastle@peelregion.ca)>; [Megan.Meldrum@peelregion.ca](mailto:Megan.Meldrum@peelregion.ca) <[Megan.Meldrum@peelregion.ca](mailto:Megan.Meldrum@peelregion.ca)>; [Abiral.Homagain@peelregion.ca](mailto:Abiral.Homagain@peelregion.ca) <[Abiral.Homagain@peelregion.ca](mailto:Abiral.Homagain@peelregion.ca)>; [peelplan@trca.ca](mailto:peelplan@trca.ca) <[peelplan@trca.ca](mailto:peelplan@trca.ca)>; [Adam.Miller@trca.ca](mailto:Adam.Miller@trca.ca) <[Adam.Miller@trca.ca](mailto:Adam.Miller@trca.ca)>; [Anthony.Syhlonyk@trca.ca](mailto:Anthony.Syhlonyk@trca.ca) <[Anthony.Syhlonyk@trca.ca](mailto:Anthony.Syhlonyk@trca.ca)>; [Colleen.Bonner@trca.ca](mailto:Colleen.Bonner@trca.ca) <[Colleen.Bonner@trca.ca](mailto:Colleen.Bonner@trca.ca)>; [Stephanie.Cox@dpcdsb.org](mailto:Stephanie.Cox@dpcdsb.org) <[Stephanie.Cox@dpcdsb.org](mailto:Stephanie.Cox@dpcdsb.org)>; [krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org) <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; [suzanne.blakeman@peelsb.com](mailto:suzanne.blakeman@peelsb.com) <[suzanne.blakeman@peelsb.com](mailto:suzanne.blakeman@peelsb.com)>; [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com) <[nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)>; [christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca) <[christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca)>; [henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com) <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; [Gaurav.Rao@alecrautilities.com](mailto:Gaurav.Rao@alecrautilities.com) <[Gaurav.Rao@alecrautilities.com](mailto:Gaurav.Rao@alecrautilities.com)>; [DaveA.Robinson@alecrautilities.com](mailto:DaveA.Robinson@alecrautilities.com) <[DaveA.Robinson@alecrautilities.com](mailto:DaveA.Robinson@alecrautilities.com)>; [landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com) <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>; [municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com) <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; [circulations@wsp.com](mailto:circulations@wsp.com) <[circulations@wsp.com](mailto:circulations@wsp.com)>; [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) <[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)>; [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com) <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>  
**Cc:** Ramsammy, Andrew <[Andrew.Ramsammy@brampton.ca](mailto:Andrew.Ramsammy@brampton.ca)>; [BramPlanOnline\\_Automated@SVC\\_AccelaEmail.SVC\\_AccelaEmail@brampton.ca](mailto:BramPlanOnline_Automated@SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca) <[BramPlanOnline\\_Automated@SVC\\_AccelaEmail.SVC\\_AccelaEmail@brampton.ca](mailto:BramPlanOnline_Automated@SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca)>; [Richa.Ajitkumar@brampton.ca](mailto:Richa.Ajitkumar@brampton.ca) <[Richa.Ajitkumar@brampton.ca](mailto:Richa.Ajitkumar@brampton.ca)>  
**Subject:** [EXTERNAL] [OZS-2022-0020] Notice of Application and Request for Comments: DUE APR 25/2022

**CAUTION:** This email originated from outside of PDSB. Please do not click links or open attachments unless you recognize the email address and know the content is safe.

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **0 Old Castlemore Road** with an assigned file number of **OZS-2022-0020** 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, Andrew Ramsammy by **April 25, 2022**

If you have any concerns please contact Andrew at [Andrew.Ramsammy@brampton.ca](mailto:Andrew.Ramsammy@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 weekend!

***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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## Ramsammy, Andrew

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**From:** Koops, Krystina <Krystina.Koops@dpcdsb.org>  
**Sent:** 2022/04/08 9:34 AM  
**To:** Ramsammy, Andrew  
**Cc:** Hanson, Nicole  
**Subject:** [EXTERNAL]Comments OZS-2022-0020

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

**RE: Application to Amend the Zoning By-law  
Candevcon Limited – 2820453 Ontario Inc.  
North of Castlemore Rd, west of Highway 50  
OZS-2022-0020**

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application and since the proposed development is for a transportation facility, no students are anticipated from this development. The Board has no comments or objection to the further processing of this application.

Regards,

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### **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: [@DPCDSB.Schools](https://www.instagram.com/DPCDSB.Schools)

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## Ramsammy, Andrew

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**From:** GTAW New Area <gtaw.newarea@rci.rogers.com>  
**Sent:** 2022/04/21 12:48 PM  
**To:** Ramsammy, Andrew  
**Subject:** [EXTERNAL]RE: [OZS-2022-0020] Notice of Application and Request for Comments: DUE APR 25/2022

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Rogers Communications Canada Inc. has no objections.

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**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** 1-Apr-22 3:45 PM  
**To:** planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Homagain, Abiral <abiral.homagain@peelregion.ca>; peelplan@trca.ca; Adam Miller <Adam.Miller@trca.ca>; Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>; Colleen Bonner <Colleen.Bonner@trca.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; christopher.fearon@canadapost.ca; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; Dennis De Rango <landuseplanning@hydroone.com>; Municipal Planning <municipalplanning@enbridge.com>; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; GTAW New Area <gtaw.newarea@rci.rogers.com>  
**Cc:** Ramsammy, Andrew <Andrew.Ramsammy@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>  
**Subject:** [OZS-2022-0020] Notice of Application and Request for Comments: DUE APR 25/2022

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **0 Old Castlemore Road** with an assigned file number of **OZS-2022-0020** 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, Andrew Ramsammy by **April 25, 2022**

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Thanks and have a great weekend!

## *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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