

March 31, 2023

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

Re: Notice of Application and Request for Comments – 5254 Castlemore Road
COB File: OZS-2023-0006

Dear Emma,

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 observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.
- Anticipated capacity is not guaranteed and must be confirmed with Alectra Utilities Brampton. If capacity is available, it is provided on a first come first serve basis and the applicant is responsible for any expansion costs when the system capacity would have to be enhanced/expanded due to the applicant's loading requirements.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 52 weeks or longer.

D/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://alectrautilities.com/conditions-service>.

E/ If there is any existing Alectra Utilities property plant and/or equipment in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any such existing plant. If such a scenario exists, the property owner will be responsible for all costs

Alectra Utilities Corporation

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

alectrautilities.com

associated with the relocation of the existing plant and must coordinate/consult with Alectra Utilities for the relocation of the plant. If Alectra Utilities determines that an easement is required, the property owner will be solely responsible for the full cost and expense for easement registration, obtaining and registering any required postponements and/or discharges and, the reference plan of survey.

I can be reached at 905-452-5541 if there are any questions.

Yours Truly,

Gaurav Rao
Supervisor, Distribution Design – ICI & Layouts
Alectra Utilities

Archived: 2023/08/25 8:43:29 AM

From: [Municipal Planning](#)

Sent: 2023/04/18 10:10:26 AM

To: [Demelo, Emma](#)

Subject: [EXTERNAL]RE: [OZS-2023-0006] Notice of Application and Request for Comments DUE: APR 20/2023

Importance: Normal

Sensitivity: None

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

Thank you for your circulation.

Enbridge Gas 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.

Regards,

Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8

enbridge.com
Safety. Integrity. Respect. Inclusion.



April 17, 2023

Emma Demelo
Planning, Building and Growth Management
City of Brampton
Ontario

Re: 5254 Castlemore Road - OZS-2023-0006

Rogers Reference #: M23AE89A01

Dear Emma:

Thank you for your letter. Rogers Communications appreciates the opportunity to review and comment on future development within the City of Brampton.

We have reviewed the proposed area and do not have any comments or concerns at this time.

Rogers currently has existing communications within this area. Please contact Rogers at gtaw.newarea@rci.rogers.com prior to the commencement of construction.

Should you have any questions or require further information, please do not hesitate to contact GTAW New Area, Outside Plant Engineering.

Sincerely,

Alaa Azzam

GTAW New Area
Outside Plant Engineering
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario

Public Works

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

peelregion.ca

June 28, 2023

Emma Demelo
Planner III
Development Services
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
emma.demelo@brampton.ca

**RE: Region of Peel Comments
 Zoning By-law Amendment
 Family Holdings Ltd.
 5254 Castlemore Road
 City File: OZS-2023-0006
 Regional File: RZ-23-006B**

Dear Ms. Demelo,

Regional staff have reviewed the first submission materials for the above noted Zoning By-Law Amendment application to permit the temporary use of the site for open storage for truck parking. The Region has reviewed the submitted materials and offer the following comments:

Prior to Rezoning Approval

Transportation Development Requirements

- Old Castlemore Road is required to be rebuilt to industrial road standards before this proposed development can operate.
- The access to Old Castlemore Road from Highway 50 is currently closed. Old Castlemore Road will terminate at Rainbow Creek. Old Castlemore Road west of Rainbow Creek is subject to redevelopment.
- As a result, Old Castlemore Road will require a cul-de-sac at its new western terminus near Rainbow Creek and intersection improvements will be required at the intersection of Highway 50 and Old Castlemore Road.
- The City of Brampton is leading this road reconstruction through draft plan of subdivision application T-20003B.

Servicing Requirements and Comments

Water Servicing

- An existing 300 mm diameter water main is located on Old Castlemore Road.
- 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 Water Design Criteria found on-line.

Sanitary Sewer Servicing

- This site does not have frontage on existing municipal sanitary sewer.

Site Servicing Requirements

- 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 Camila Marczuk at camila.marczuk@peelregion.ca , to request access.
 - If you require assistance in addition to the information found in EPAL, please contact Records at PWServiceRequests@peelregion.ca

Waste Management Comments

- The subject development is not within the vicinity of a landfill site.
- For the proposed non-residential application, private waste collection is required.

Concluding Comments

If you have any questions or concerns, please contact the undersigned at (megan.meldrum@peelregion.ca / 905.791.7800x3558).

Yours Truly,



Megan Meldrum, MPI
Junior 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

July 7, 2023

BY EMAIL: Emma.demelo@brampton.ca

CFN 68466.01

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

Dear Emma Demelo

**Re: Zoning By-law Amendment OZS-2023-0006
5254 Castlemore Road
City of Brampton
Owner: Sutharsan and Family Holdings Ltd.**

This letter will acknowledge receipt of a submission for the above noted Zoning By-law Amendment application, received on May 19, 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. A list of materials reviewed by TRCA can be found in **Appendix I**.

TRCA staff have reviewed the submission in accordance with 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 (MNR) 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) and conform to any natural hazard policies in a provincial plan.

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 under Ontario Regulation 166/06, that the proposal conforms with the appropriate policies for the implementation of the regulation (Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the regulation.

Please also note that updates to the *Conservation Authorities Act* and Ontario Regulation 596/22, which came into effect on January 1, 2023, prevent TRCA from providing municipal programs and services related to reviewing and commenting on a proposal under the *Planning Act*, such as those services previously provided under plan review Memoranda of Understanding (MOU) with an upper of lower tier municipality. As such, TRCA's review does not include comments pertaining to matters (e.g., natural heritage) outside of our mandatory services and programs and regulatory authority.

Purpose of the Applications

It is the understanding of TRCA staff that the purpose of the application is to permit temporary truck and trailer parking totaling 144 spaces with access on Castlemore Road.

Ontario Regulation 166/06

The subject property is regulated by TRCA due to a Headwater Drainage Feature associated with a Tributary of Rainbow Creek on the north and east of the site. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area on the site. As the project progresses through the planning process, further details regarding TRCA's permitting requirements will be provided.

Application Specific Comments

TRCA staff have completed a review of the noted application and offer detailed comments in **Appendix II**. TRCA comments speak to the following outstanding issues, which require further revisions/clarification from the applicant:

- Clarification on final drainage conditions towards the HDF to the north through the Functional Servicing Report.
- Updated information on all proposed outfalls and relevant supporting details through the FSR.

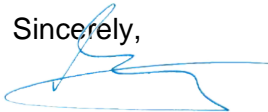
The applicant is advised that as the proposed works will be located within TRCA's regulated area, a permit pursuant to Ontario Regulation 166/06 will be required. TRCA will provide additional details relating to permit submission requirements once sign-off is provided on this application. However, additional information regarding TRCA's permitting process can be found on our website: <https://trca.ca/planning-permits/apply-for-a-permit/>.

Recommendation

Based on our review of the submitted documents, TRCA staff have identified several outstanding comments that will need to be addressed in Appendix I of this letter. To facilitate TRCA's continuing review of the proposed application, future submissions must include a comment response matrix identifying how TRCA's comments have been addressed. As such, we find approval of OSZ-2023-0006 to be **premature**.

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.

Sincerely,



Anthony Syhlonyk
Planner

Development Planning and Permits | Development and Engineering Services

Appendix I: List of Materials Reviewed

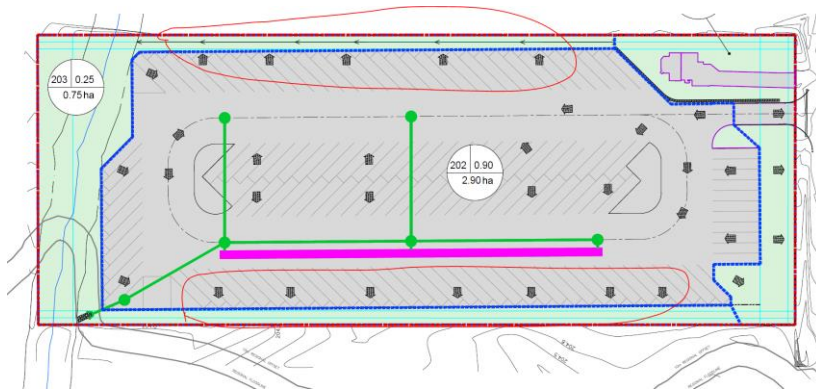
The following items have been submitted and reviewed by TRCA staff as part of this revised submission:

- Landscape Plan, prepared by Landscape Planning Architects, dated January 24, 2023
- FSSMR, prepared by Urban Works, dated January, 2023
- Site Servicing and Grading Plan, prepared by Urban Works, dated January 24, 2023
- Functional Servicing and Erosion and Sediment Control, prepared by Urban Works, dated January 24, 2023

Appendix II: Application Specific Comments

The following comments are provided based on a review of the materials listed in Appendix 'I'.

1. Table 2-4 of the FSR indicate that the total of 116 l/s discharge into the headwater feature under the proposed condition. However, the total allowable discharge based on the TRCA's unitary flow equations is 95 l/s. Therefore, post development total discharge towards west HWDF should be controlled to the allowable discharge rate. Please revise and resubmit.
2. Figure 2-2 (Proposed Drainage Plan) of the FSR shows that a portion of the site overland drainage directed to the neighboring properties in the east and west (Circled in red). Please confirm. It must be demonstrated that there will be no negative impact to the neighboring properties under the post development drainage condition.



3. An outfall detail has been provided in the FSR however, the plan view drawings do not appear to reflect this detail. Please provide a detail drawing depicting the intended design for the outfall. If the detail provided in the FSR is intended to be the design, please update the plan view drawings as necessary.
4. Please provide species and quantities of proposed plantings. Please ensure that only native non-invasive species are proposed.