

RESULTS OF THE CIRCULATION

February 8, 2022

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

Re: Application for Zoning by-Law Amendment – 227 and 229 Main St South
COB File OZS-2021-0056:

Dear Kelly:

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

January 19, 2022

Kelly Henderson
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Henderson:

**Re: Notice of Application and Request for Comments
Application to Amend the Secondary Plan and Zoning By-law
MPlan Inc./Ivory Group
227 and 229 Main Street
Northwest corner Main St and Charolais Blvd
File: OZS 2021-0056
City of Brampton – Ward 3**

The Dufferin-Peel Catholic District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposes the development of 2 towers with 400 residential units which are anticipated to yield:

- 7 Junior Kindergarten to Grade 8 Students; and
- 6 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	Bishop Francis Allen	352	260	8
Secondary School	Cardinal Leger	1253	1239	6

The Board requests that the following condition be incorporated in the development agreement:

1. That the applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential lots.
 - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or

bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Yours sincerely,



Krystina Koops, MCIP, RPP
Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext. 24407
krystina.koops@dpcdsb.org

c: N. Hanson, Peel District School Board (via email)

Henderson, Kelly

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2022/03/10 9:24 AM
To: Trdoslavic, Shawntelle; Henderson, Kelly
Subject: [EXTERNAL]RE: [OZS-2021-0056] Notice of Application and Request for Comments: DUE FEB 7/2022

Follow Up Flag: Follow up
Flag Status: Flagged

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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.

Regards,

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

—

ENBRIDGE

TEL: 416-495-5386 | MunicipalPlanning@Enbridge.com
500 Consumers Road, North York, Ontario M2J 1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Tuesday, January 11, 2022 4:26 PM
To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Homagain, Abiral <abiral.homagain@peelregion.ca>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <cathyan.olivethomas@peelregion.ca>; circulations@wsp.com; planninganddevelopment@bell.ca; Municipal Planning <MunicipalPlanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification@csviamonde.ca; peelplan@trca.ca; Adam Miller <Adam.Miller@trca.ca>; Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>; Colleen Bonner <Colleen.Bonner@trca.ca>
Cc: Henderson, Kelly <Kelly.Henderson@brampton.ca>; BramPlanOnline_Automated

<SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>

Subject: [External] [OZS-2021-0056] Notice of Application and Request for Comments: DUE FEB 7/2022

CAUTION: EXTERNAL EMAIL

This email originated from outside Enbridge and could be a phish. Criminals can pretend to be anyone. Do not interact with the email unless you are 100% certain it is legitimate. Report any suspicious emails.

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **227 and 229 Main Street South** with an assigned file number of **OZS-2021-0056** 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, **Kelly Henderson by February 7, 2022**

If you have any concerns please contact the assigned planner, Kelly at Kelly.Henderson@brampton.ca

How to Access Applicant Submitted Documents

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great evening!

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

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January 31, 2022

Kelly Henderson
 Development Planner
 City of Brampton
 2 Wellington Street West
 Brampton, ON L6Y 4R2

Dear Kelly:

**RE: Application to Amend the Secondary Official Plan and Zoning By-law
 OZS-2021-0056
 MPlan Inc./ Ivory Group
 227 and 229 Main Street South
 West of Main Street South and North of Steeles Avenue West
 City of Brampton (Ward 3)**

The Peel District School Board has reviewed the above-noted application (400 residential apartment units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

Kindergarten to Grade 5	Grade 6 to Grade 8	Grade 9 to Grade 12
41	18	18

The students are presently within the following attendance areas:

Public School	School Enrolment	School Capacity	Number of Portables
Ridgeview P.S. <i>(Kindergarten to Grade 5)</i>	603	784	0
Centennial Sr. P.S. <i>(Grade 6 to Grade 8)</i>	705	855	0
Brampton Centennial S.S. <i>(Grade 9 to Grade 12)</i>	1,450	1,380	0

Conditions of Draft Approval:

The Board requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Development Agreement:

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.
2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
 - a) “Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.”
 - b) “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board.”
3. The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchases that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board’s Transportation Policy.

The Board wishes to be notified of the decision of Council with respect to this proposed application. If you require any further information please contact me at nicole.hanson@peelsb.com or 905-890-1010, ext. 2217.

Yours truly,

Nicole N. Hanson, B.A(Hons.), MES(Pl.), RPP, MCIP
Planner - Development
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board (email only)

Henderson, Kelly

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2022/01/28 5:27 PM
To: Henderson, Kelly
Cc: GTAW New Area
Subject: [EXTERNAL]RE: [OZS-2021-0056] Notice of Application and Request for Comments: DUE FEB 7/2022

Follow Up Flag: Follow up
Flag Status: Flagged

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Rogers Communications Canada Inc. has no objections.

Thank you

Monica LaPointe

Coordinator

gtaw.newarea@rci.rogers.com

Outside Plant Engineering GTAW

3573 Wolfedale Road.

Mississauga ON L5C 3T6

416 913 0693/ 647 643 1446

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Sent: 11-Jan-22 4:26 PM

To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Homagain, Abiral <abiral.homagain@peelregion.ca>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; GTAW New Area <gtaw.newarea@rci.rogers.com>; christopher.fearon@canadapost.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>; peelplan@trca.ca; Adam Miller <Adam.Miller@trca.ca>; Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>; Colleen Bonner <Colleen.Bonner@trca.ca>

Cc: Henderson, Kelly <Kelly.Henderson@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>

Subject: [OZS-2021-0056] Notice of Application and Request for Comments: DUE FEB 7/2022

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **227 and 229 Main Street South** with an assigned file number of **OZS-2021-0056** 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, **Kelly Henderson by February 7, 2022**

If you have any concerns please contact the assigned planner, Kelly at Kelly.Henderson@brampton.ca

How to Access Applicant Submitted Documents

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great evening!

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

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Henderson, Kelly

From: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Sent: 2022/08/29 12:10 PM
To: Henderson, Kelly
Subject: [EXTERNAL]RE: [OZS-2021-0056] REVISION 1: DUE SEPT 6/2022

Follow Up Flag: Follow up
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Hello Kelly,

The applicant has paid the required review fee and provided information on the required stormwater management details.

As such, our remaining comments have been sufficiently addressed and we have no further objection to approval. Please let me know if you require anything further.

Thank you,

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: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Tuesday, August 23, 2022 4:17 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 <cathynn.olivethomas@peelregion.ca>;
Peel Plan <PeelPlan@trca.ca>; Colleen Bonner <Colleen.Bonner@trca.ca>; Anthony Syhlonyk
<Anthony.Syhlonyk@trca.ca>
Cc: Henderson, Kelly <Kelly.Henderson@brampton.ca>; BramPlanOnline_Automated

<SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>

Subject: [OZS-2021-0056] REVISION 1: DUE SEPT 6/2022

Good Afternoon,

Revision 1 documents for **227 & 229 Main Street South** with the assigned file number of **OZS-2021-0056** 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, **Kelly Henderson by September 6, 2022**

If you have any concerns please contact Kelly at Kelly.Henderson@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.

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<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great afternoon!

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

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