

October 20, 2023

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

Re: Notice of Application and Request for Comments – 0 Queen Street East (9098 Goreway Drive)
COB File: OZS-2023-0031

Dear Rajvi,

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:

- 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

Alectra Utilities Corporation

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

alectrautilities.com

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

Patel, Rajvi

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2023/10/27 12:39 PM
To: Planningcomments; Patel, Rajvi
Cc: zach.tessaro@peelsb.com
Subject: [EXTERNAL]Comments OZS 2023-0031

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 Zoning By-Law
North west corner of Goreway Dr and Queen St E
OZS-2023-0031**

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application and since the proposed development is for outdoor storage of motor vehicles, no students are anticipated from this development.

DPCDSB 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.

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Patel, Rajvi

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2023/10/31 9:47 AM
To: Patel, Rajvi
Subject: [EXTERNAL]RE: [OZS-2023-0031] Notice of Application and Request for Comments: DUE NOV 1/2023

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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,

Jasleen Kaur

Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Thursday, October 19, 2023 3:25 PM
To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; proximity@cn.ca; Landuse.Planning@gtaa.com; Municipal Planning <MunicipalPlanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Dave A. Robinson <DaveA.Robinson@alecrautilities.com>; max.watters@alecrautilities.com; CA - Circulations <CA.Circulations@wsp.com>; christopher.fearon@canadapost.ca; RAI, Nirmaljit <nirmaljit.rai@canadapost.postescanada.ca>; TALUSAN, Nikki <Nikki.Talusan@canadapost.postescanada.ca>; suzanne.blakeman@peelsb.com; Gooding, Nick <Nick.gooding@peelsb.com>; Sousa, Phillip <phillip.sousa@peelsb.com>; Tessaro, Zach <zach.tessaro@peelsb.com>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; gtaw.newarea@rci.rogers.com
Cc: Patel, Rajvi <Rajvi.Patel@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>
Subject: [External] [OZS-2023-0031] Notice of Application and Request for Comments: DUE NOV 1/2023

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?

DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **0 Queen Street East (9098 Goreway Drive)** with an assigned file number of **OZS-2023-0031** 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 going forward directly to **planningcomments@brampton.ca** and the assigned planner by **November 1, 2023**. If you have any concerns please contact Rajvi at **Rajvi.Patel@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 afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Growth Management

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

shawntelle.trdoslavic@brampton.ca

Our Focus Is People 



Please review the City of Brampton e-mail disclaimer statement at: **<http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>**

Public Works

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

peelregion.ca

November 1, 2023

Rajvi Patel
Planner I
Planning, Building and Growth Management
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
rajvi.patel@brampton.ca

**RE: Region of Peel Comments
Zoning By-law Amendment
0 Queen Street East (9098 Goreway Drive)
Di Poce Management Ltd.
City File: OZS-2-23-0031
Regional File: RZ-23-031B**

Dear Rajvi,

Region staff have reviewed the first submission materials (received October 19, 2023) including a Site Sketch and Planning Justification Brief for the above noted Zoning By-law Amendment application proposing to obtain a temporary zoning by-law permitting outdoor storage of motor vehicles and a security booth, and have the following comments:

Development Services Planning Comments

The subject land is located within the Goreway QUE-12 planned Major Transit Station Area (MTSA) which is intended for future transit-supportive development following further study and assessment. Regulation and protection of these areas are subject to policy guidelines outlined by the local municipality.

Waste Management Requirements

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

Servicing Requirements

Water Servicing

An existing 300mm diameter watermain is located on Exchange Dr.

An existing 200mm water service stub is located at the property line on Exchange Dr. To verify the location, please contact Records to request the as-built drawings at

PWSERVICERequests@peelregion.ca

- Due to the size and function of the 1200mm diameter watermain on Goreway Dr, connection will not be permitted (Watermain Design Criteria 6.1).

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tel: 905-791-7800

peelregion.ca

Sanitary Sewer Servicing

An existing 200mm sanitary sewer stub is located at the property line on Exchange Dr. To verify the location, please contact Records to request the as-built drawings at

PWServiceRequests@peelregion.ca

- Due to the size and function of the 1350mm diameter sanitary sewer on Goreway Dr, connection will not be permitted (Peel Linear Wastewater Standards 5.1.2).

Regional Roads and Storm Water Requirements

- The Region of Peel has a Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA # 009-S701), for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no external flows are permitted, that outflow is discouraged during development or redevelopment of lands with existing drainage towards Region's Right-of-Way, and that no new connections are made to Regional roads. To view the Region's CLI ECA please go to this link: <https://peelregion.ca/public-works/design-standards/pdf/cli-ca-swm-criteria.pdf>
- Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the Local Municipality, the Region of Peel, the local Conservation Authority and all other concerned departments and agencies. Where a storm connection to the Region's system is demonstrated as the only feasible outlet, the appropriate Stormwater Management Criteria must be implemented on external lands to the Region's satisfaction.
- No grading will be permitted within any Region of Peel Right-of-Way to support adjacent developments.

Site Servicing Comments

- All Servicing and/or Grading drawings shall reflect the Region's and Local Municipality's road widening requirements.
- If connection to the property line services is required, the proposal shall be reviewed by Region of Peel Servicing Connections. This approval is required prior to the Local Municipality issuing Building Permit.

Payment Process

- Please be advised that the 2024 Fees By-Law update will include an increase in some Engineering fees. All fees may be subject to change on an annual basis pending Council approval.
- Servicing Connections is accepting payments by Electronic Fund Transfers (EFT).

General Servicing Comments

- 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.
- Public and private services, appurtenances, materials, and construction methods must comply with the most current Region of Peel standards and specifications, the Local Municipality's requirements for the Ontario Building Code and Ontario Provincial

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Standards. All works shall adhere to all applicable legislation, including Regional By-Laws.

- 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.

Transportation Development Comments

Access/Study Requirements

- The Region acknowledges that no access is being proposed off of Queen Street East, access to be from Exchange Dr.

Landscaping/Encroachments

- Landscaping, signs, fences, cranes, gateway features or any other encroachments are not permitted within the Region's easements and/or Right of Way limits.
- Cranes will not be permitted to swing over a Regional Road unless a crane swing licence has been granted.

Standards, Specifications, and Submission Requirements

Please review the Public Works Design, Specifications & Procedures Manuals, and the Region of Peel's Standard Drawings which can be found at the following links. Digital copies can be provided upon request.

- Linear Infrastructure – Site Plan Process: [Public Works Design, Specifications & Procedures Manual - Linear Infrastructure - Site Plan Process - Revised November 2009 \(peelregion.ca\)](#)
- Public Works Design, Specifications and Procedures Manual: [Design, standards specification and procedures - Region of Peel \(peelregion.ca\)](#)
- Public Works Design, Specifications and Procedures Manual – Linear Infrastructure: [Public Works - Design, Specifications & Procedures Manual - Linear Infrastructure - CAD Submission Requirements - Capital Works - June 2015 \(peelregion.ca\)](#)
- Public Works CAD Submission Requirements – Development: [Microsoft Word - Development Submission Requirements Manual - Nov2017.docx \(brampton.ca\)](#)
- Standard Drawings - Roads & Traffic : [Roads and traffic - standards drawings - Region of Peel \(peelregion.ca\)](#)

Prior to Site Plan Approval (SPA)

- Site Grading drawings will be required to be submitted for review to determine if a Storm Water Management Report is required,
- Municipal addresses confirmed by the Local Municipality will be required

Property Requirements

- The Region will require the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 107 (Queen Street East) which has a right of way of 50.5 metres, 25.25 metres from the centreline of the road allowance, within 245 metres of an intersection to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 107 (Queen Street East) behind the property line;

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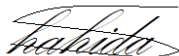
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- The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way;
- A draft reference plan will be required for our review and approval prior to the plans being deposited. All the measurements from the centerline of the road allowances must be shown on the R-plan. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.

Concluding Comments

We look forward to working with the City of Brampton staff members and applicant team in the future resubmissions to address outstanding matters of Regional interest. If you have any questions or concerns, please contact the undersigned at (shahida.hoque@peelregion.ca or 905.791.7800 x 5075).

Thank you,



Shahida Hoque, MPI
Junior Planner
Planning and Development Services
Region of Peel