Agenda
Planning & Development Committee
The Corporation of the City of Brampton

Date:	**Monday, June 5, 2023**
Time:	**7:00 p.m.**
Location:	**Hybrid Meeting - Virtual Option & In-Person in Council Chambers – 4th Floor – City Hall**
Members:	Regional Councillor M. Palleschi - Wards 2 and 6 Deputy Mayor Singh - Wards 9 and 10 Regional Councillor R. Santos - Wards 1 and 5 Regional Councillor P. Vicente - Wards 1 and 5 Regional Councillor N. Kaur Brar - Wards 2 and 6 Regional Councillor D. Keenan - Wards 3 and 4 Regional Councillor M. Medeiros - Wards 3 and 4 Regional Councillor P. Fortini - Wards 7 and 8 Regional Councillor G. Toor - Wards 9 and 10 City Councillor R. Power - Wards 7 and 8 Mayor Patrick Brown (ex officio)

For inquiries about this agenda, or to make arrangements for accessibility accommodations for persons attending (some advance notice may be required), please contact:
Clara Vani, Legislative Coordinator, Telephone 905.874.3858, TTY 905.874.2130
cityclerksoffice@brampton.ca

Note: Meeting information is also available in alternate formats upon request.

1. Call to Order

2. Approval of Agenda

3. Declarations of Interest under the Municipal Conflict of Interest Act

4. Consent Motion

The Meeting Chair will review the relevant agenda items during this section of the meeting to allow Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

5. Statutory Public Meeting Reports

5.1 Staff Presentation re: Application to Temporarily Amend the Zoning By-law, Sutharsan & Family Holdings Ltd c/o Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006

To Permit: Temporary truck and trailer parking including 144 truck and trailer parking bays for a period of three (3) years.

Location: 5254 Old Castlemore Road

Staff: Emma De Melo

Recommendation

5.2 Staff Presentation re: Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007

To Facilitate: The development of a 6-storey commercial building.

Location: 8383 Mississauga Road

Staff: Edwin Li

Recommendation

(See Items 6.1 and 11.2)

5.3 Staff Presentation re: Application to Amend the Zoning By-law, Airport Highway 7 Developments Ltd. c/o Glen Schnarr and Associates Inc., 9125 Airport Road, Ward 8, File: OZS-2023-0012

To Permit: A 'Supermarket' use within an existing commercial building having a maximum gross floor area of approximately 30,000 square feet.

Location: 9125 Airport Road

Staff: Chinoye Sunny

Recommendation

5.4 Staff Presentation re: Application to Amend the Secondary Plan and Zoning By-law, Apoca Carpenters Limited – Candevcon Limited, 4584 Castlemore Road, Ward 10, File: OZS-2023-0008

To Facilitate: The development of 685 units consisting of single detached, townhouse and apartment units; as well as blocks for a park, vista, stormwater management pond, district retail and natural heritage.

Location: 4584 Castlemore Road

Staff: Andrew Ramsammy

Recommendation

6. Public Delegations (5 minutes maximum)

6.1 Delegation re: Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007

1. Stefan Staicu and Debra Walker, MHBC Planning

(See Items 5.2 and 11.2)

7. Staff Presentations and Planning Reports

7.1 Staff Report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Upper Mayfield Estates c/o Caliber Homes, 0, 5759 Mayfield Road, Ward 10, File: OZS-2022-0034

To Permit: 185 residential dwellings; a walkway block; a park block; two right-of-way buffer blocks; a valley buffer block; and 6 public road rights-of-way.

Location: 0, 5759 Mayfield Road

Staff: Emma De Melo

Recommendation

7.2 Staff Report re: Application to Amend the Zoning By-law, Goldberg Group – Cedar City Greenvale Maytor Inc., Southwest corner of Mayfield Road and Torbram Road, Ward 9, File: C05E17.004

To Permit: A residential subdivision with 190 single detached dwellings, 164 townhouse units, 22 single detached residential reserve blocks, 10 townhouse reserve blocks, two park blocks, a parkette, two walkways, valleyland with associated buffers and a road system.

Location: Southwest corner of Mayfield Road and Torbram Road

Staff: Stephen Dykstra

Recommendation

7.3 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Mario Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd. 22, 24, 26, 28 and 32 John Street, Ward 3, File: OZS-2022-0035

To permit: A 39-storey apartment dwelling consisting of 362 units, student residences and ground floor commercial.

Location: 22, 24, 26, 28 and 32 John Street

Staff: Alex Sepe

To be distributed prior to the meeting.

8. Committee Minutes

9. Other Business/New Business

10. Referred/Deferred Matters

Note: In accordance with the Procedure By-law and Council Resolution, the Referred Matters List will be published quarterly on a meeting agenda for reference and consideration. A copy of the current Referred Matters List for Council and its committees, including original and updated reporting dates, is publicly available on the City's website.

11. Correspondence

11.1 Correspondence from Joanne Hyde, Clerk and Manager, Policy, Toronto and

Region Conservation Authority (TRCA), dated May 15, 2023, re: Section 28 Regulation Mapping Annual Update

To be received.

11.2 Correspondence re: Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007

1. Raheel Jiwan, Brampton Resident, dated May 22, 2023
2. Clive Picardo, Brampton Resident, dated May 23, 2023

(See Items 5.2 and 6.1)

12. Councillor Question Period

13. Public Question Period

15 Minute Limit (regarding any decision made at this meeting)

During the meeting, the public may submit questions regarding recommendations made at the meeting via email to the City Clerk at cityclerksoffice@brampton.ca, to be introduced during the Public Question Period section of the meeting.

14. Closed Session

Note: A separate package regarding this agenda item is provided to Members of Council and senior staff only.

15. Adjournment

Next Regular Meeting: Monday, June 26, 2023 at 7:00 p.m.

Presentation
The Corporation of the City of Brampton
6/5/2023

Date: 2023-04-25

File: OZS-2023-0006

Subject: **Application to Temporarily Amend the Zoning By-law**
To permit temporary truck and trailer parking including 144 truck and trailer parking bays for a period of three (3) years.
Sutharsarn & Family Holdings Ltd c/o Blackthorn Development Corp
5254 Old Castlemore Road
Ward 10

Contact: Emma De Melo, Development Planner, Development Services and Design, (905) 874 – 3837, Emma.Demelo@brampton.ca

Angelo Ambrico, Manager, Development Services and Design, (905) 873 – 2953, Angelo.Ambrico@brampton.ca

Report Number: Planning, Bld & Growth Mgt-2023-354

Recommendations:
1. That the presentation titled: **Application to Temporarily Amend the Zoning By-law**, Sutharsan & Family Holdings Ltd c/o Blackthorn Development Corp, File: OZS-2023-0006, 5254 Old Castlemore Road, Ward 10 to the Planning and Development Committee meeting of June 5th, 2023, be received.

Attachment:
- Statutory Public Meeting Presentation

APPLICATION TO TEMPORARILY AMEND THE ZONING BY-LAW

The proposed development includes: temporary truck and trailer parking, consisting of 144 truck and trailer parking bays.

5254 Old Castlemore Road

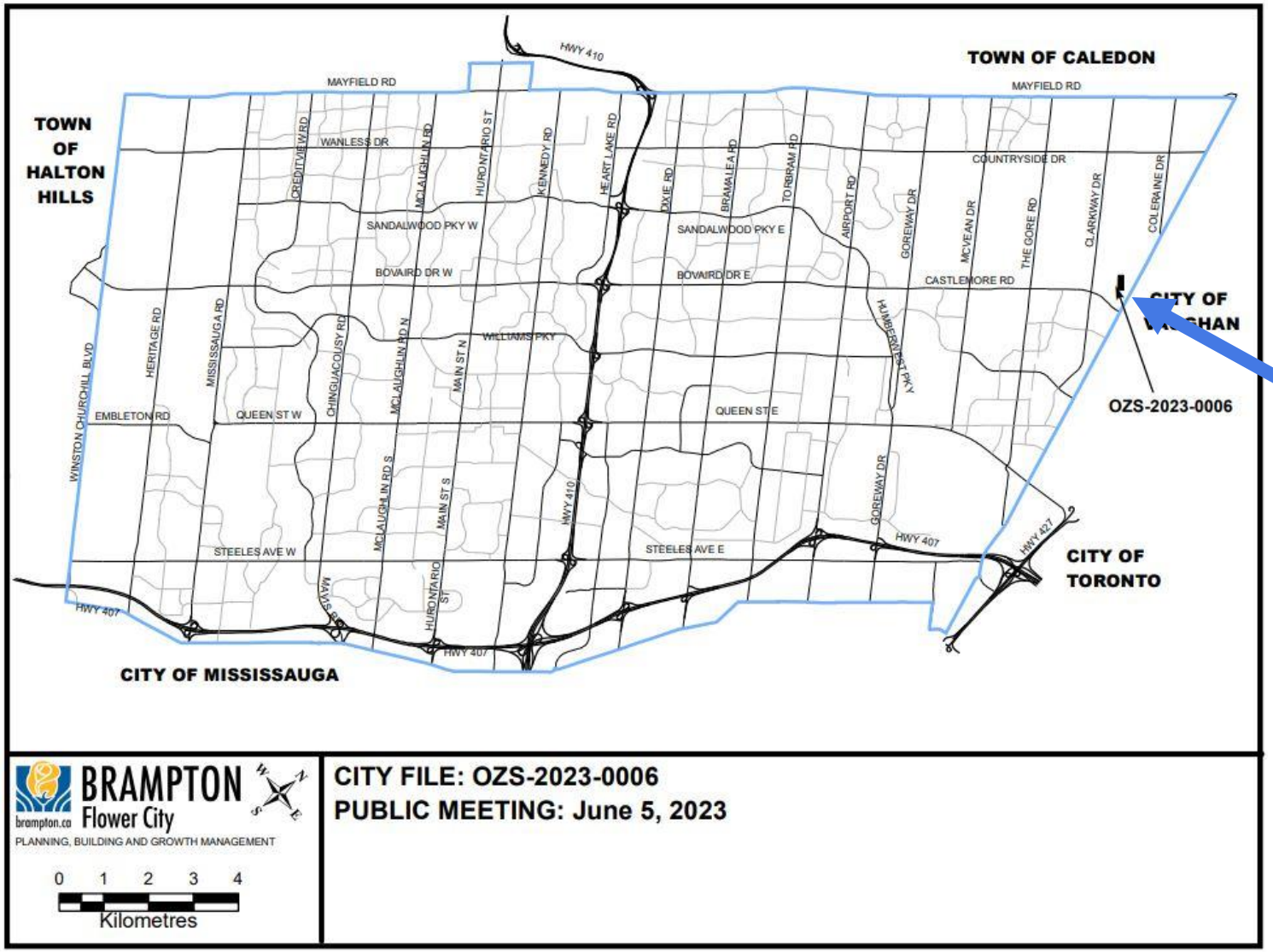
City of Brampton File # : OZS-2023-0006

Application By:
Sutharsan & Family Holdings – Blackthorn Development Corp.

WARD : 10
REGIONAL COUNCILLOR: Gurpartap Toor
CITY COUNCILLOR: Harkirat Singh

BRAMPTON

LOCATION OF SUBJECT PROPERTY



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AREA CONTEXT

North: Agricultural lands.

South: Old Castlemore Road, beyond which are agricultural lands, and future industrial uses subject to development application File:OZS-2022-0010.

East: Agricultural lands, and proposed industrial uses subject to development application Files: C11E11.001 and SPA-2021-0006.

West: Agricultural lands, and proposed industrial uses subject to development application OZS-2022-0020, and future residential uses subject to development applications OZS-2021-0050 & OZS-2021-0060.

Legend

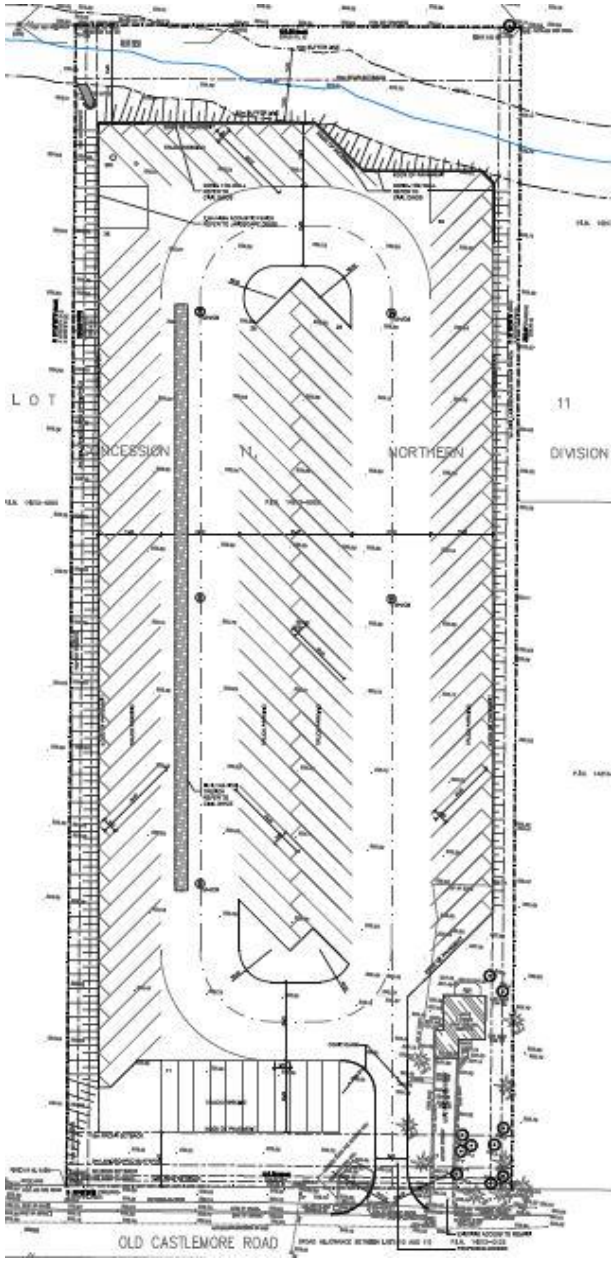
SUBJECT LAND
AGRICULTURAL
COMMERCIAL
INDUSTRIAL
INSTITUTIONAL
OPEN SPACE
RESIDENTIAL
ROAD
UTILITY

BRAMPTON

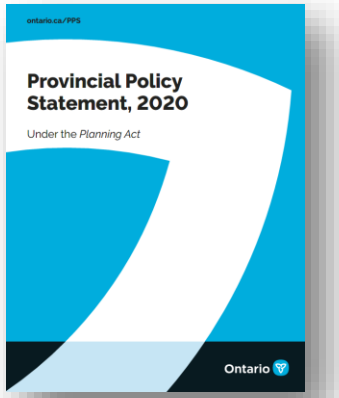
DEVELOPMENT PROPOSAL

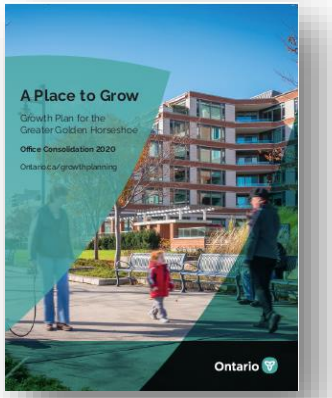
The Temporary Zoning By-law proposes:

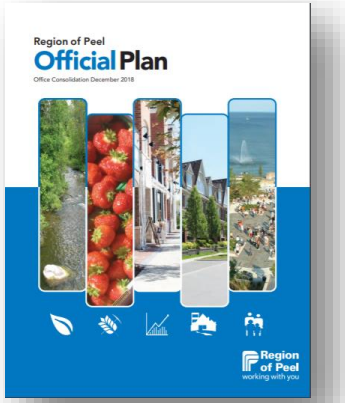
- Temporary (3 years) permission for 144 truck and trailer parking bays.
- Truck parking bays are each to be 20 metres by 4.5 metres.
- No temporary buildings or structures are proposed;
- The existing two-storey dwelling is proposed to remain on the site;
- The existing access to the two-storey brick dwelling is proposed to remain.

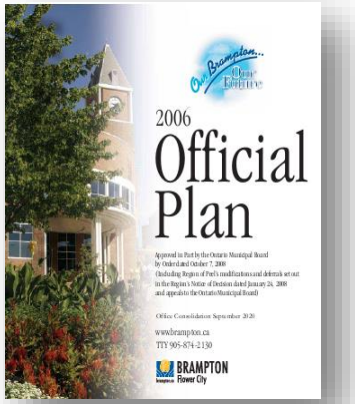


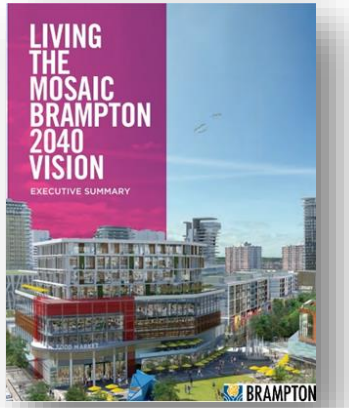
PLANNING FRAMEWORK SUMMARY











The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Highway 47 Industrial Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

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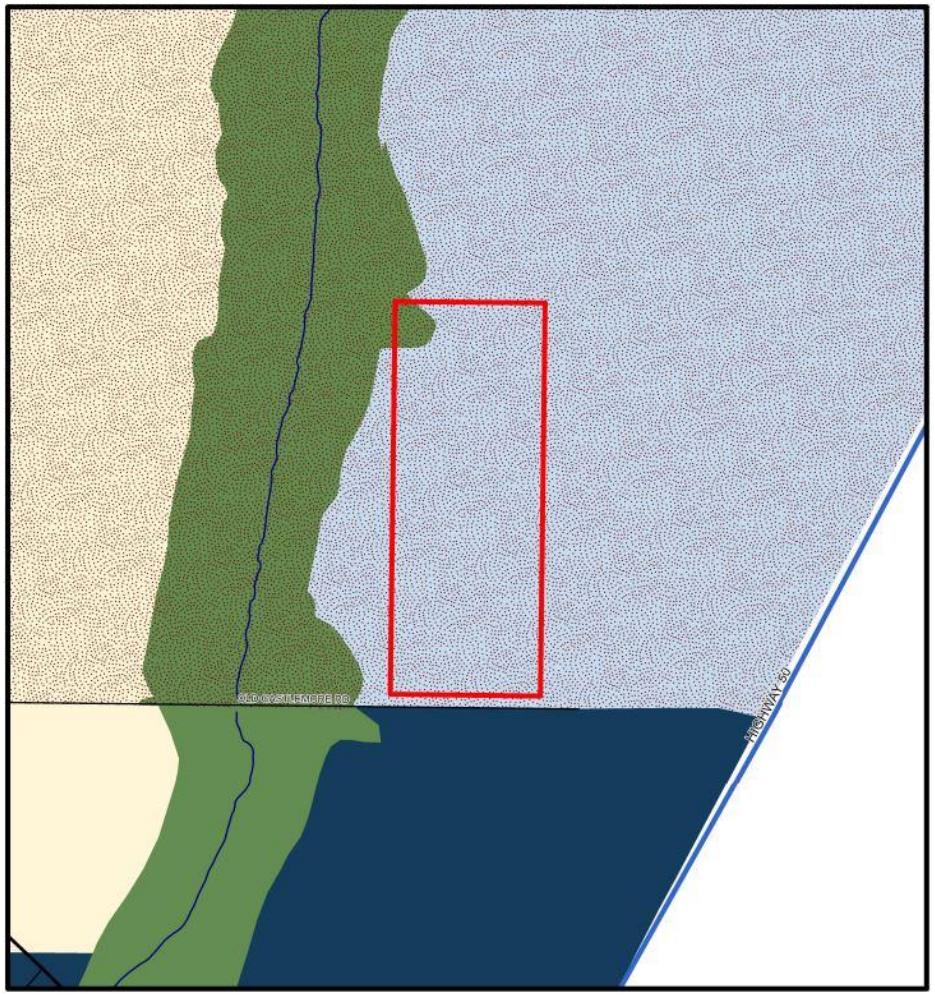
CURRENT PLANNING CONTEXT: OFFICIAL PLAN



- The property is designated 'Industrial', 'Open Space', and 'Special Study Area' in the Official Plan.
- The 'Industrial' designation permits a full range of industrial activities ranging from light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing, and distribution.
- An Amendment to the Official Plan is not required to accommodate the proposed temporary truck and trailer parking lot development.
- The Official Plan permits the passing of Temporary By-laws without the necessity of amending the City's Official Plan (S. 5.10.3).

SUBJECT LAND | INDUSTRIAL | RESIDENTIAL | CITY LIMIT
BUSINESS CORRIDOR | OPENSPACE | SPECIAL STUDY AREA

BRAMPTON

CURRENT PLANNING CONTEXT: SECONDARY PLAN

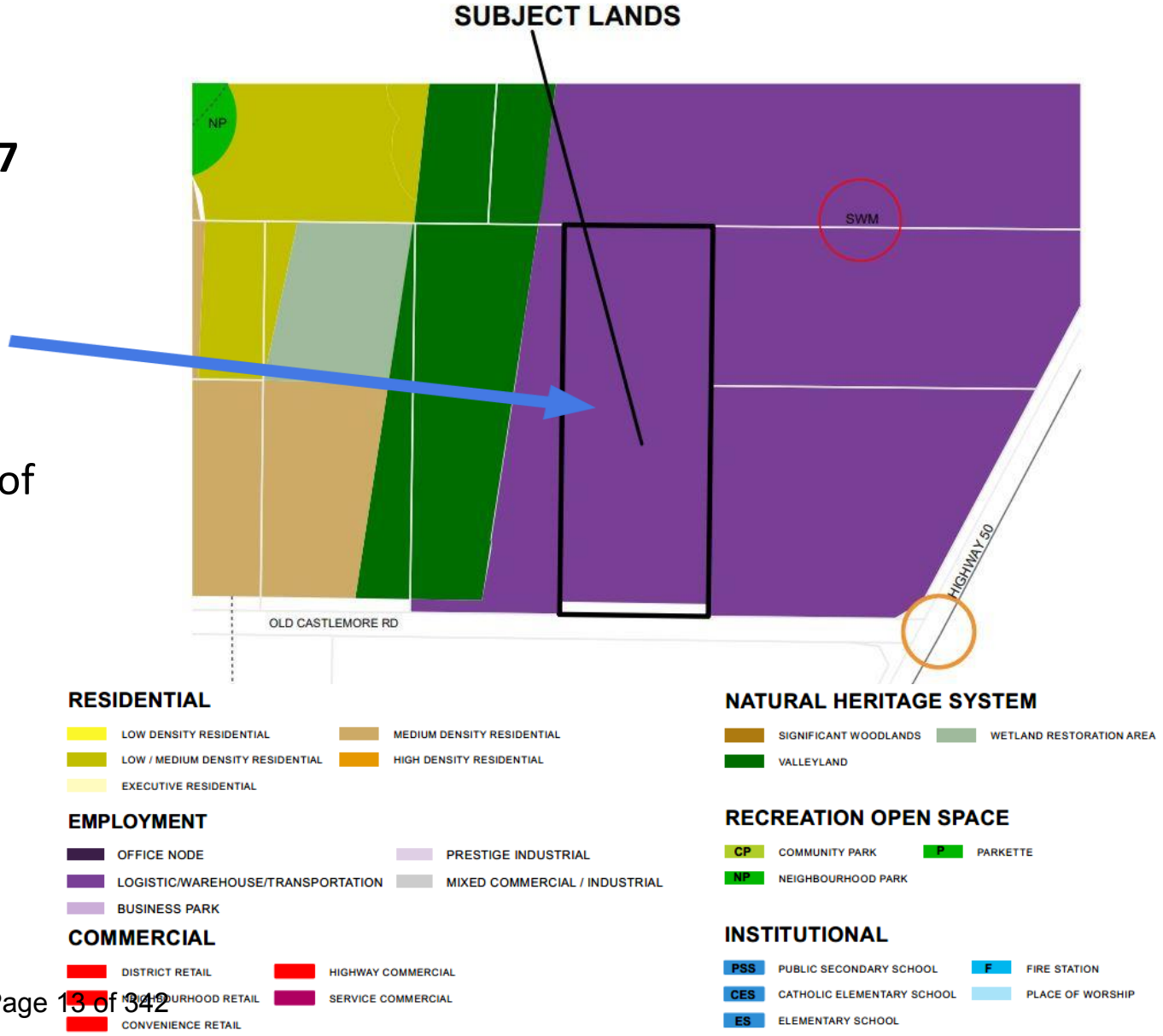
Highway 427 Industrial Secondary Plan Area 47

Designated:

- ‘Logistic/Warehouse/Transportation’

The designation permits manufacturing uses, warehousing, office uses, and outdoor storage of goods and materials.

An amendment to the Secondary Plan is not required to permit the proposed development.



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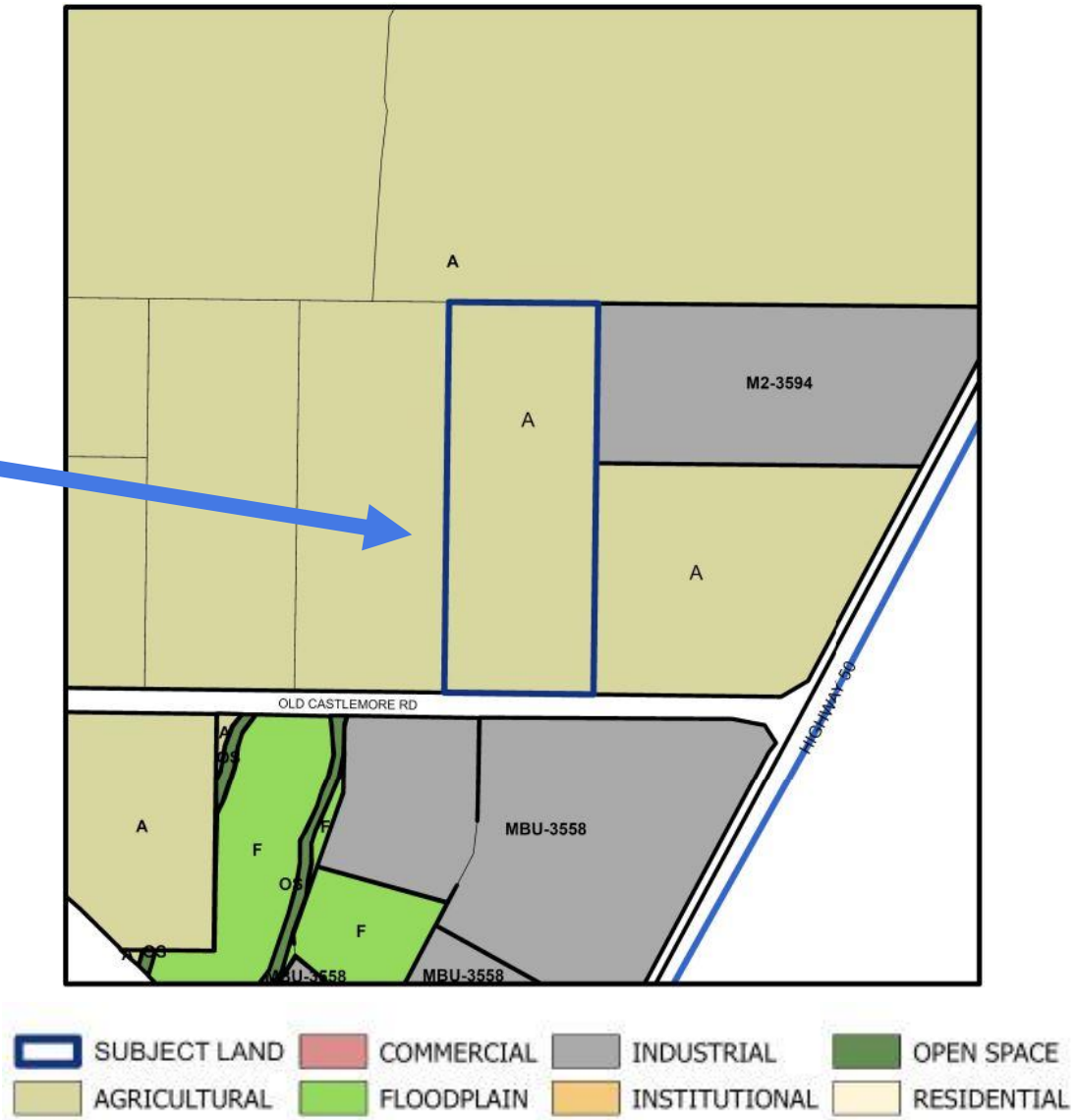
CURRENT ZONING CONTEXT: ZONING BY-LAW

Zoned: Agricultural (A)

- This zone permits an agricultural use and associated non-agricultural uses such as a single detached dwelling.
- An Amendment to the Zoning By-law is required to permit the proposed temporary truck and trailer parking development.



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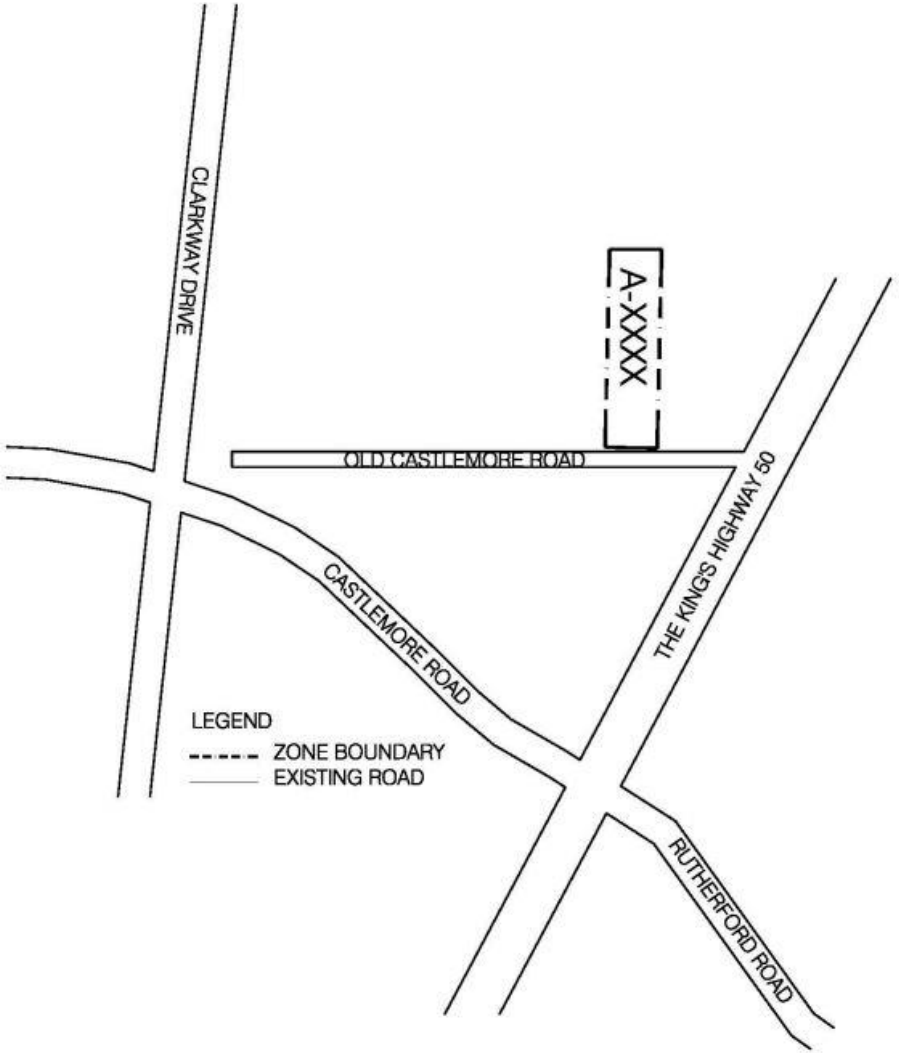
PROPOSED ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
Agricultural (A) “Notwithstanding the requirements and restrictions of the Agricultural Zone (A) of Zoning Bylaw 270-2004, as amended, the lands shown on Schedule ‘A’ hereto:”	• Shall permit outside storage of oversized motor vehicles and trailers; • Minimum rear yard depth: 27 metres; • Minimum front yard depth: 15 metres; • Minimum front yard landscaped open space: 3 metres; • Minimum interior side yard depth: 6 metres; • Maximum number of oversized motor vehicles and trailer parking spaces combined: 144.



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WE ARE HERE IN THE PLANNING PROCESS

Notice of complete application- March 29th, 2023

Circulation to departments and agencies

Notice of public meeting

Public Meeting (We Are Here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

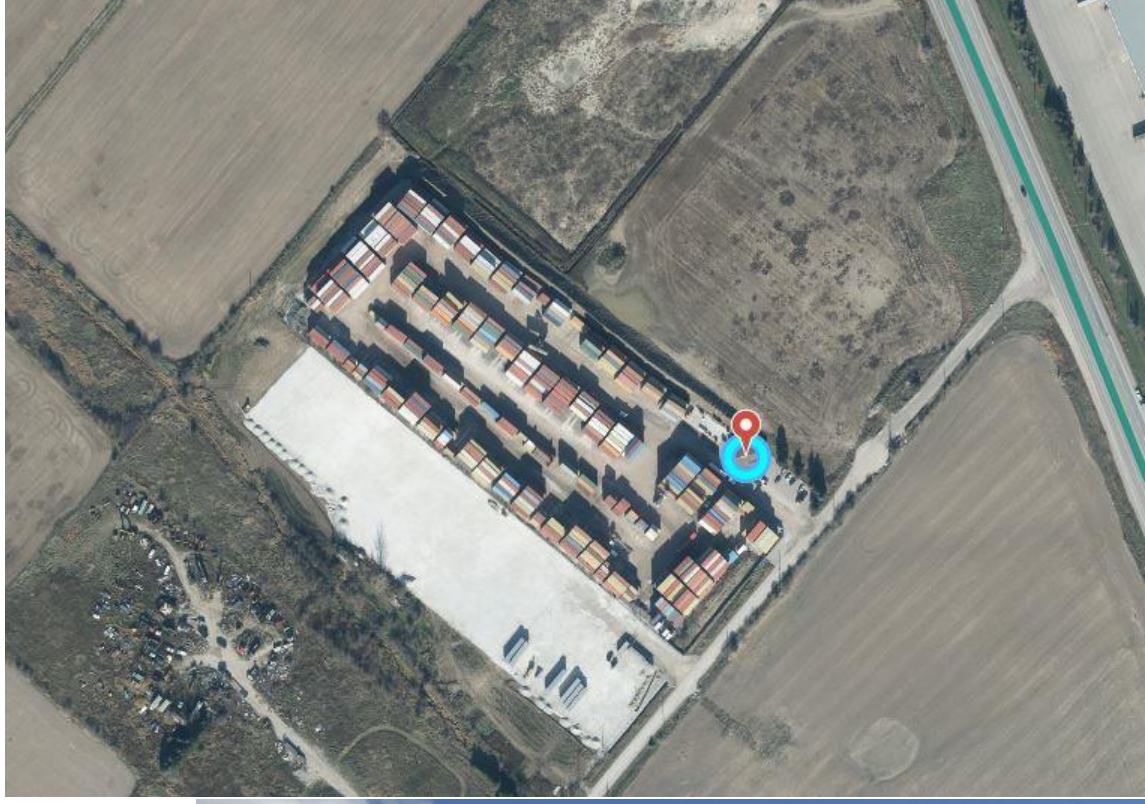
Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period

BRAMPTON

ISSUES & CONSIDERATIONS



Preliminary Issues:

- Old Castlemore Road is not built to ‘Class A’ standards and currently prohibits truck traffic.
- A cost sharing agreement to reconstruct Old Castlemore Road with the neighbouring landowner group;
- The site is currently being used for outdoor storage of cargo containers without the required permissions. Confirmation is required from the applicant regarding whether they will cease the existing non-permitted use.

Considerations:

- Screening the use from Old Castlemore Road and adjacent properties;
- Proximity of the temporary use to planned future residential uses in SP47;
- Understanding of what the intended long-term use of the property is following the 3-year period for the temporary use.

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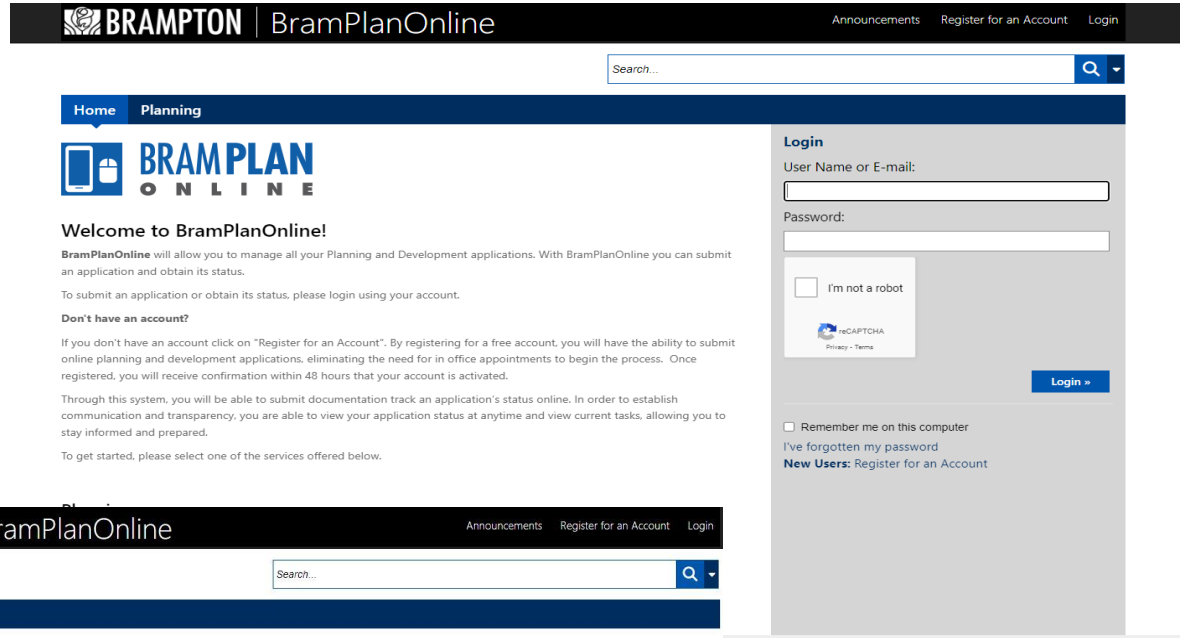
ACCESS MORE INFORMATION

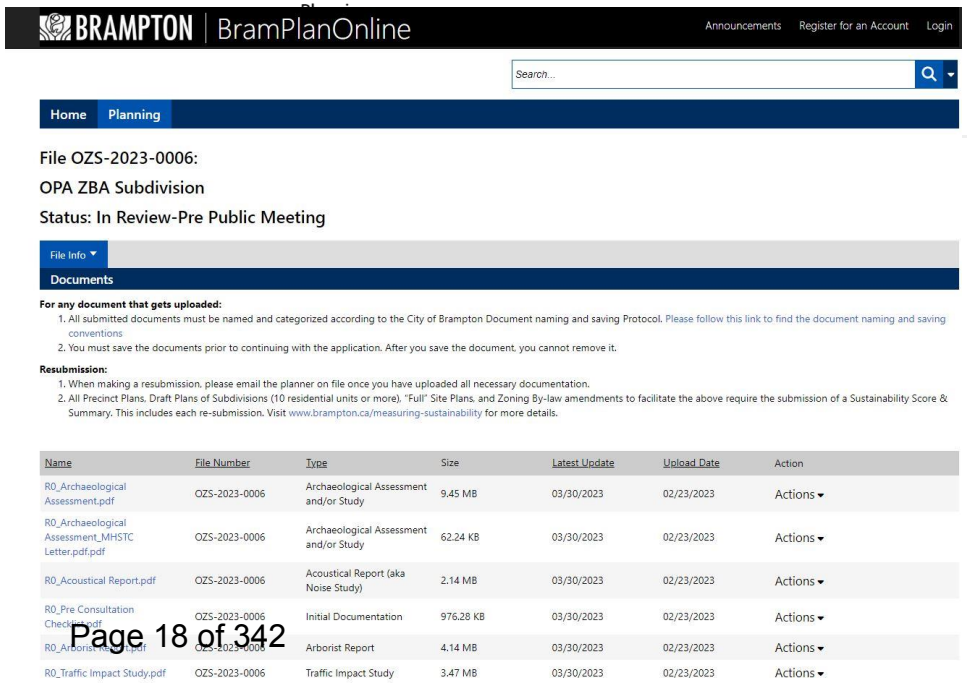
More information on the development proposal, including the full plans and supporting studies submitted by the applicant, can be found on the City's BramPlan Online portal. The information can be found by:

1. Click here to access BramPlan Online:

2. Type the file number in the required field:
File Number: OZS-2023-0006

3. On the OZS-2023-0006 file page click:
The File Info Tab, and click documents to review all application drawings and documents.





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CONTACT INFORMATION

- City Planner contact:

  Emma De Melo
  Development Planner
  City of Brampton
  Emma.Demelo@Brampton.ca

- Applicant contact:

  Maurizio Rogato
  Blackthorn Development Corp
  mrogato@blackthorncorp.ca

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Thank you!

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Presentation
The Corporation of the City of Brampton
6/5/2023

Date: 2023-05-17

Subject: **Application to Amend the Zoning By-lawTo facilitate the development of a 6-storey commercial building.MHBC Planning on behalf of Patel Land & Developments Ltd.8383 Mississauga RoadWard 4 – File OZS-2023-0007**

Contact: Edwin Li, Development Planner III, Development Services (905-874-2292 | Edwin.Li@Brampton.ca) and,

Alex Sepe, Principal Planner / Supervisor, Development Services (905-874-3557 | Alex.Sepe@Brampton.ca)

Report Number: Planning, Bld & Growth Mgt-2023-409

Recommendations:

1. THAT the presentation titled: Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., File No.: OZS-2023-0007, 8383 Mississauga Road, Ward 4 to the Planning and Development Committee meeting of June 5, 2023, be received.

Attachment:

- Statutory Public Meeting Presentation

APPLICATION TO AMEND THE ZONING BY-LAW

To facilitate the development of a 6-storey commercial building at:

8383 Mississauga Road

City of Brampton File: OZS-2023-0007

Application by:

MHBC PLANNING on behalf of **PATEL LAND & DEVELOPMENTS LTD.**

WARD : 4

REGIONAL COUNCILLOR: MARTIN MEDEIROS
CITY COUNCILLOR: DENNIS KEENAN

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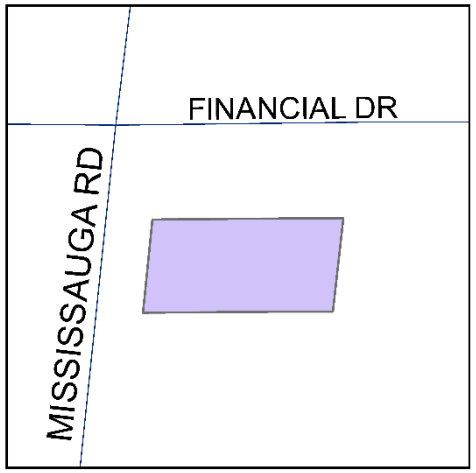
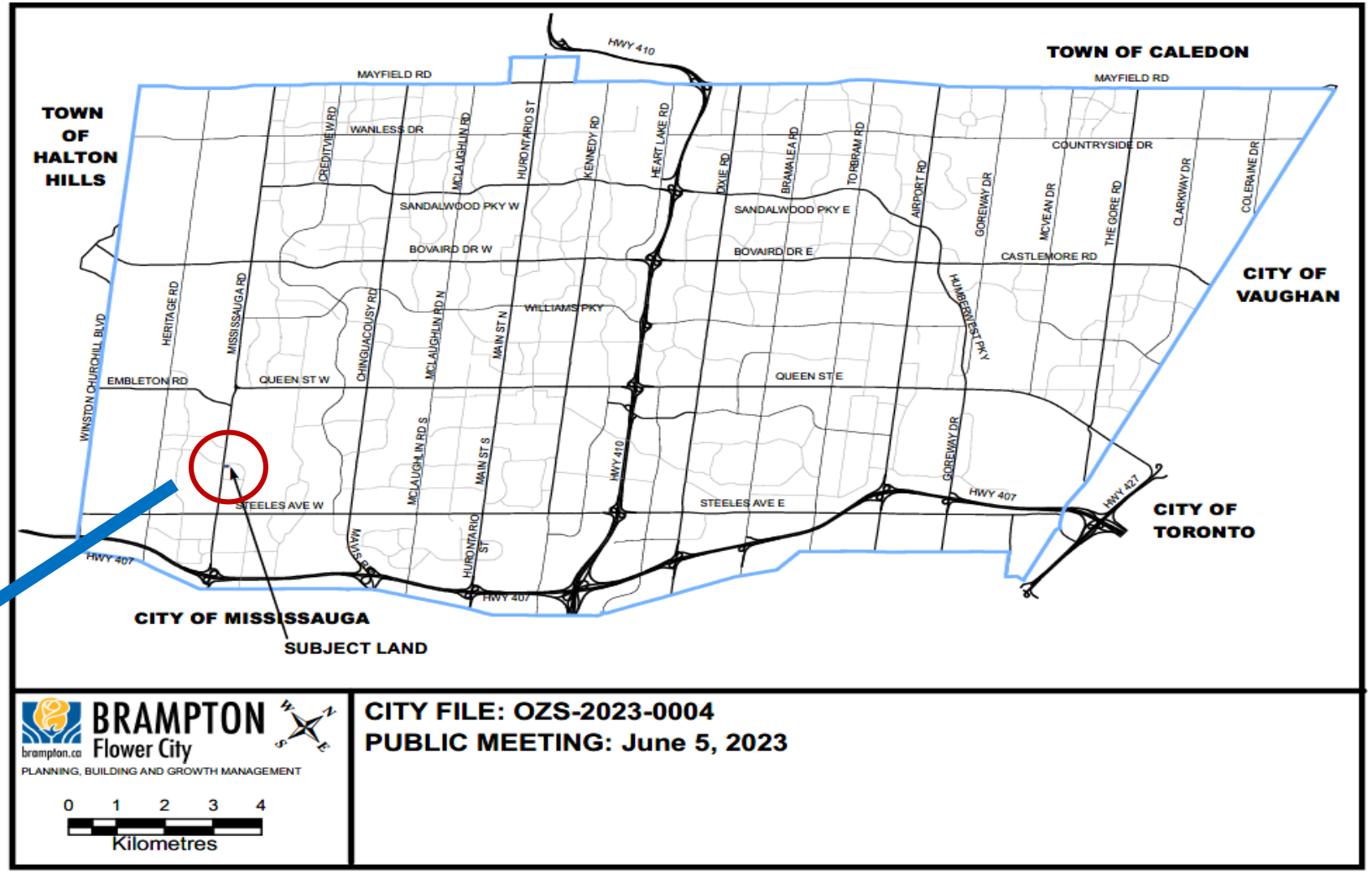
LOCATION OF SUBJECT PROPERTY





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AREA CONTEXT

North: Vacant lands, zoned for office and commercial uses, beyond which is Financial Drive;

South: Vacant lands, zoned for office and commercial uses; as well as existing single-detached dwellings;

East: Sky Harbour Drive, beyond which are street townhouses; and,

West: Mississauga Road, beyond which are one- to two-storey retail commercial buildings.

Legend

SUBJECT LAND
AGRICULTURAL
COMMERCIAL
INDUSTRIAL
INSTITUTIONAL
OPEN SPACE
RESIDENTIAL
ROAD
UTILITY

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AREA CONTEXT

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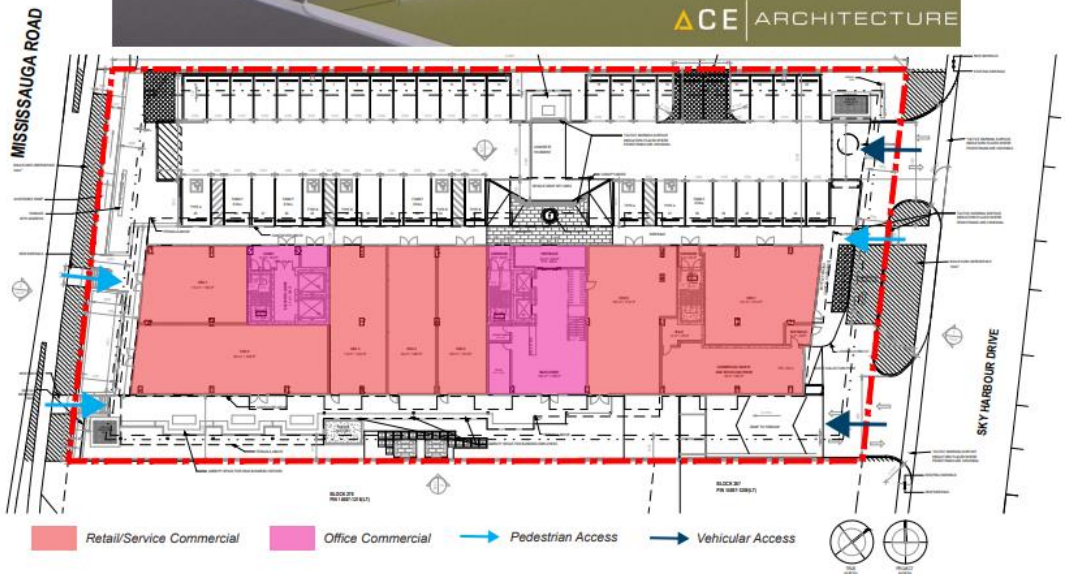
DEVELOPMENT PROPOSAL



An Application to Amend the Zoning By-law:

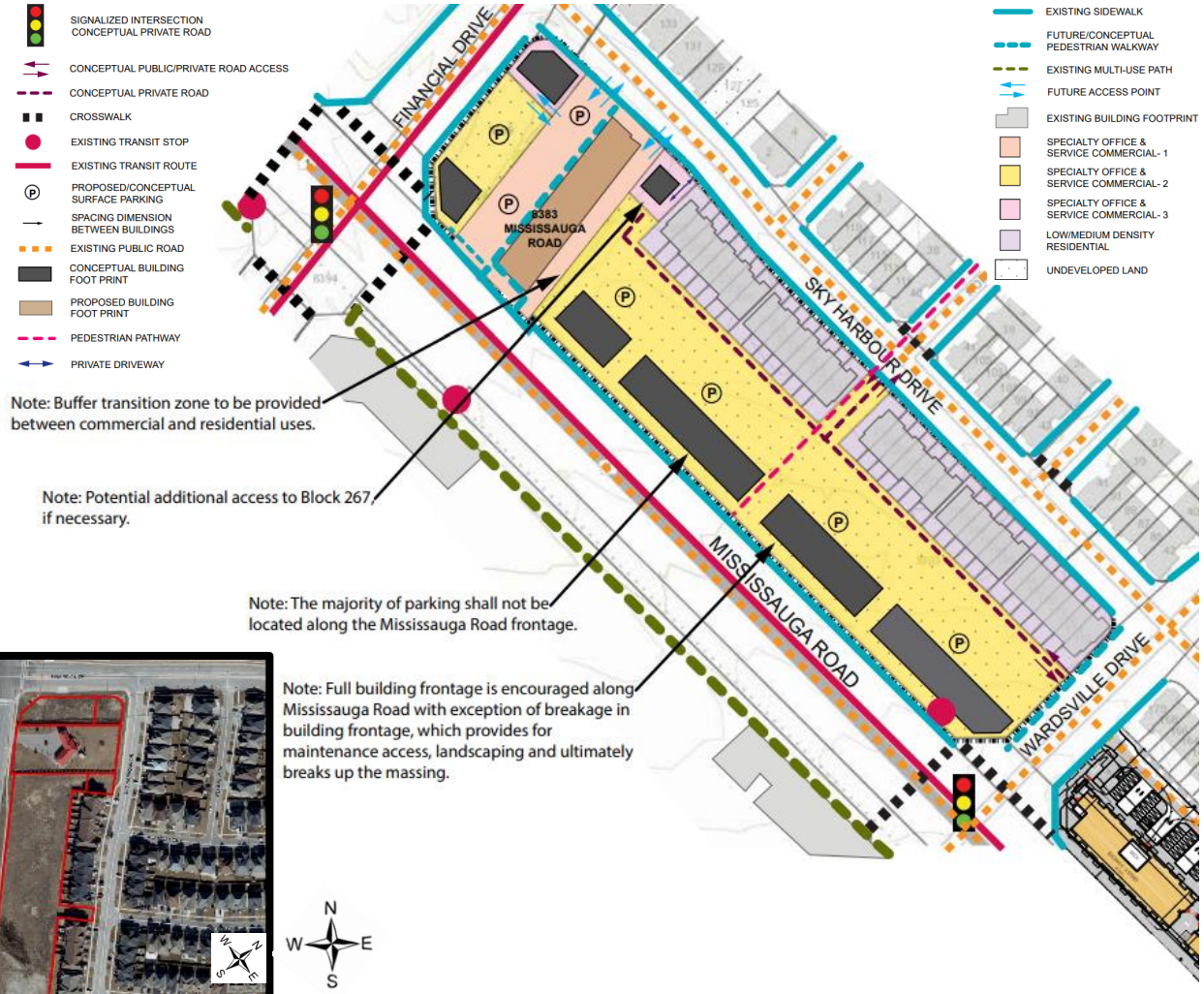
To facilitate the development of a 6-storey commercial building on the subject site.

The proposal includes / entails the following:

- 15,154 m^2 (163,121 ft^2) GFA including:
  - 934 m^2 (10,052 ft^2) of ground floor retail space; and,
  - 7,737 m^2 (83,281 ft^2) of office space;
- Building Height: 25.75 m;
- Lot Coverage: 39.2%;
- Floor Space Index (FSI): 3.60 times the area of the site;
- Proposed parking provision:
  - 218 vehicular parking spaces; and,
  - 70 bicycle parking spaces.

BRAMPTON

Development Proposal: Proposed Tertiary Plan



Tertiary Plan

Required in accordance to OP S. 5.35.

- Detailed land use study to guide (re)development in a consistent manner within a specified area.
- Once endorsed by Council, any future applications within the bounded area must have regard for the Tertiary Plan.
- Current Status:
  - The Applicant has submitted a proposed Tertiary Plan as part of this application.
  - Engagement process with area landowners is underway in accordance with City policies.
  - Under review; final version will be included as part of the Final / Recommendation Report.

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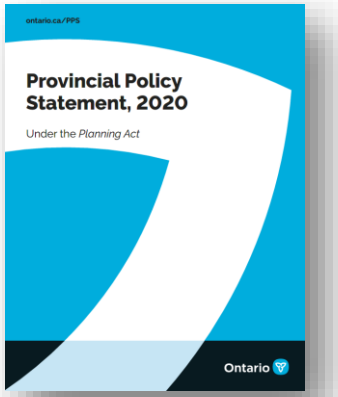
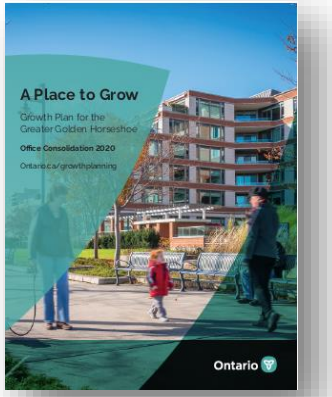
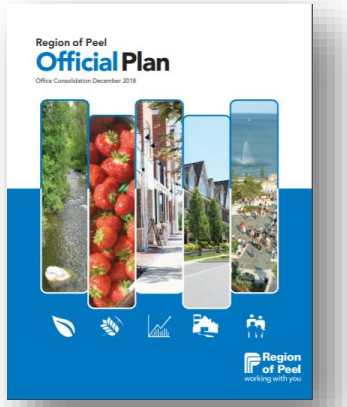
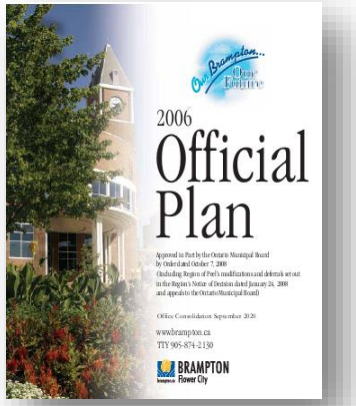
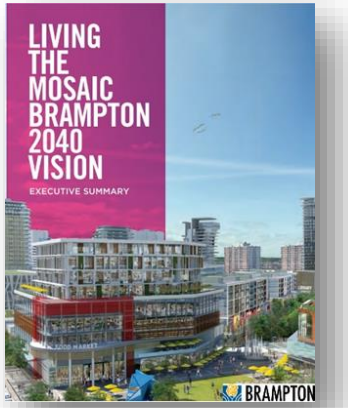
PLANNING FRAMEWORK SUMMARY











The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2020) *
- Growth Plan for the Greater Golden Horseshoe (2020) *
- Region of Peel Official Plan
- City of Brampton Official Plan
- Bram West Secondary Plan

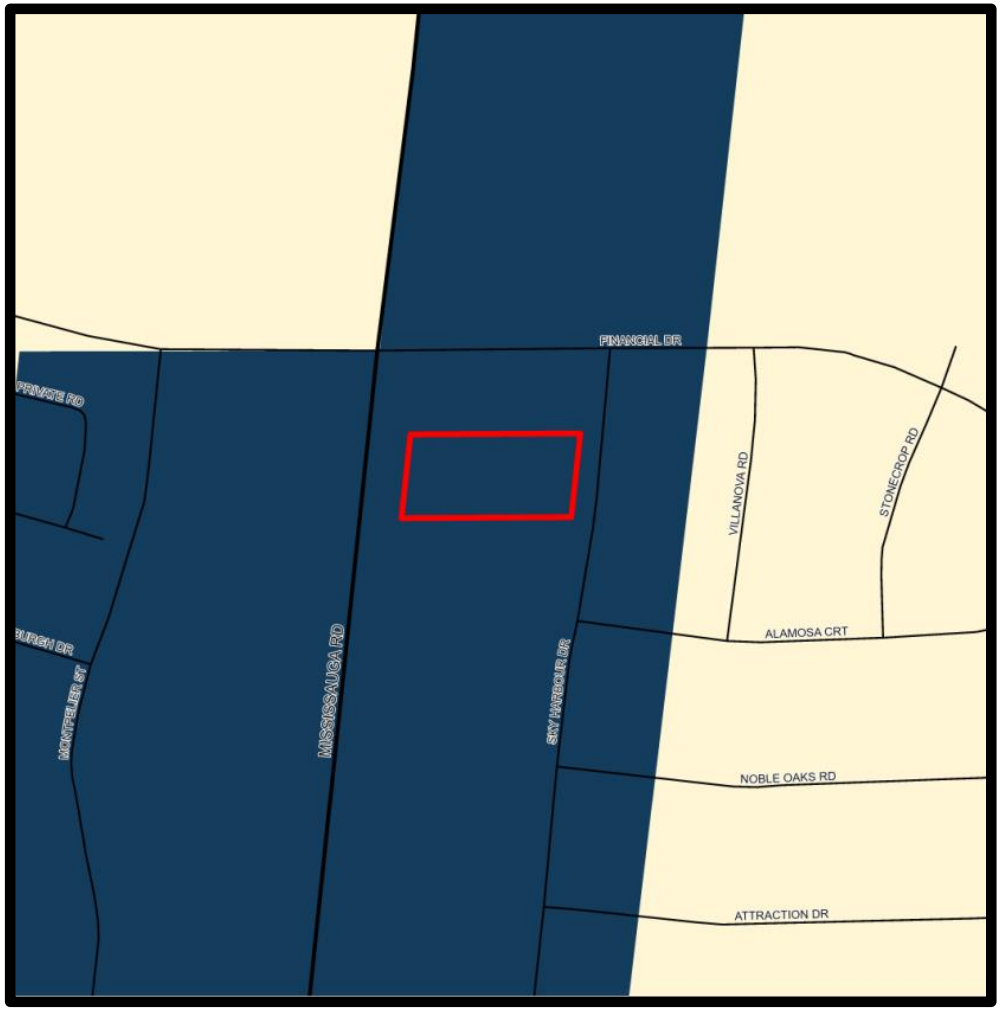
Also following the principles of:

- Brampton 2040 Vision

* Subject to the status of the proposed PPS, 2023

BRAMPTON

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN

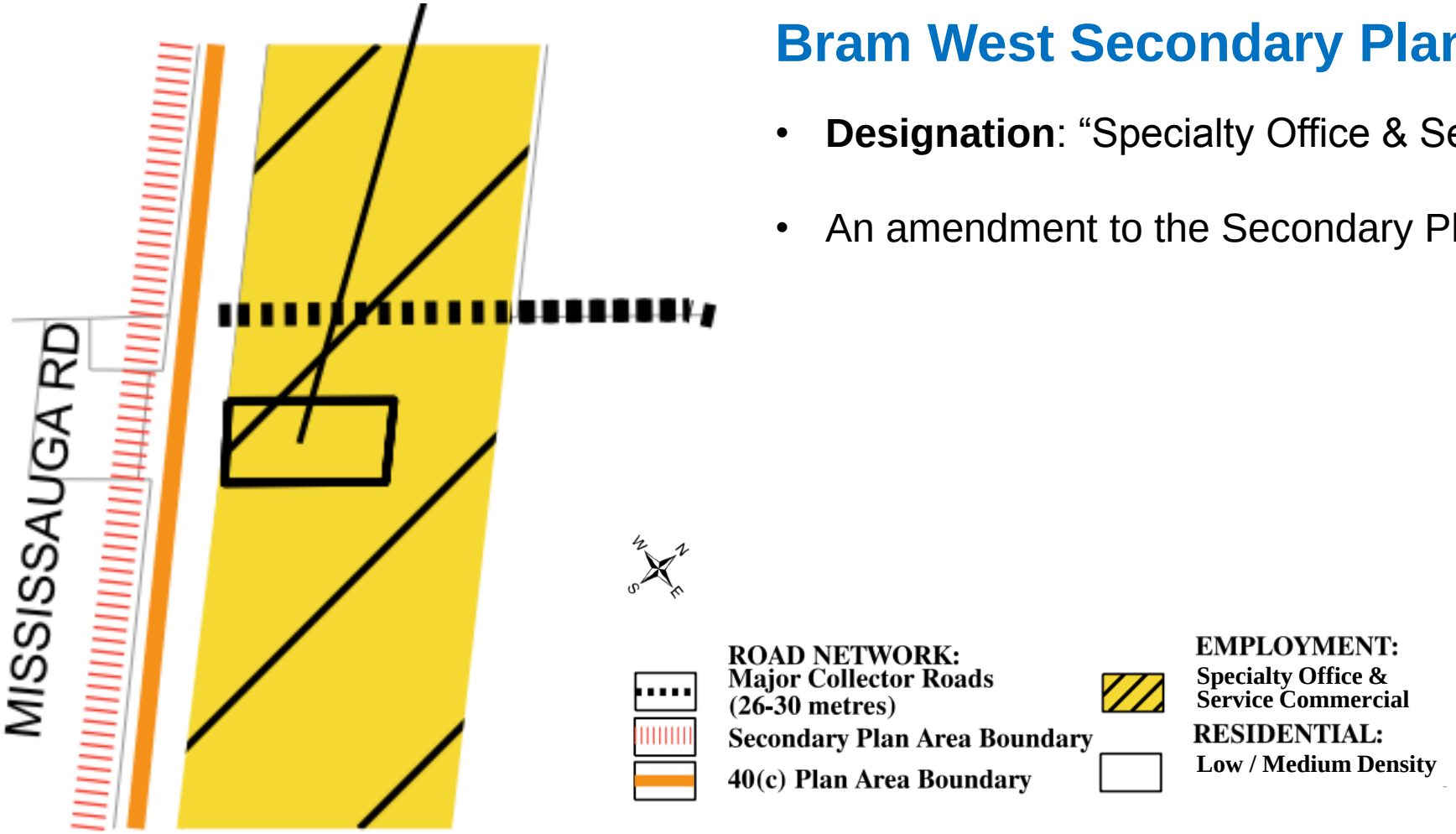


- **OP Land Use Designation**: "Business Corridor" (Schedule A – General Land Use Designations)
- An amendment to the Official Plan is **<u>not</u>** required.

SUBJECT LAND
RESIDENTIAL
BUSINESS CORRIDOR

BRAMPTON

CURRENT PLANNING CONTEXT: SECONDARY PLAN



Bram West Secondary Plan (SP 40(c))

- **Designation**: “Specialty Office & Service Commercial”
- An amendment to the Secondary Plan is **<u>not</u>** required.

BRAMPTON

CURRENT PLANNING CONTEXT: BLOCK PLAN

Sub Area 40-1 Block Concept Plan

- **Land Use Designation**: “Mixed Use”
- Proposed development is subject to “Mississauga Road Streetscape Enhancement”.
- An amendment to the Block Plan is **not** required.

LEGEND

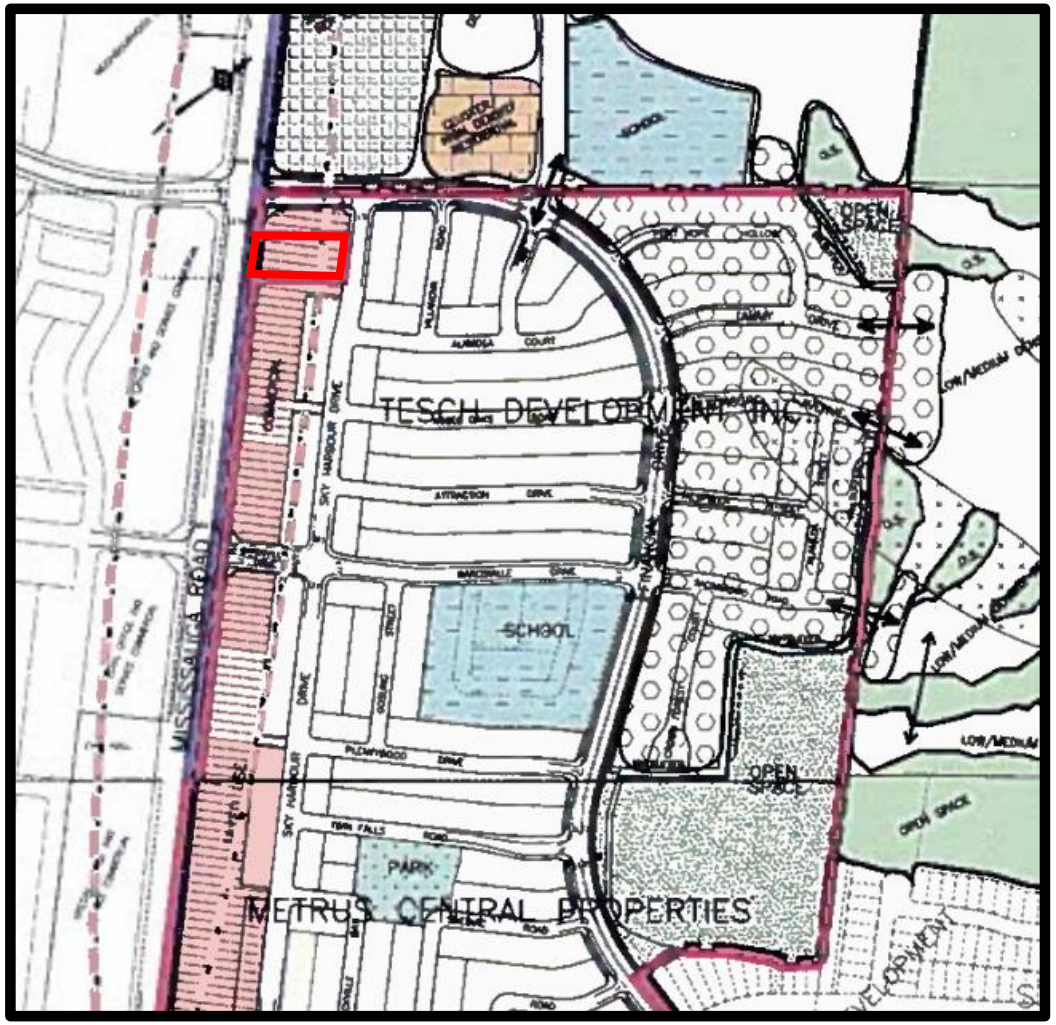
- LOW DENSITY RESIDENTIAL
- EXISTING DEVELOPMENT
- CLUSTER HIGH DENSITY RESIDENTIAL
- POTENTIAL STORM WATER MANAGEMENT
- OPEN SPACE
- PARK
- LIONHEAD LEGENDS GOLF COURSE
- SCHOOL
- MIXED USE
- OFFICE CENTRE
- EXISTING SERVICE STATION
- EXECUTIVE RESIDENTIAL
- SPECIALTY OFFICE & SERVICE COMMERCIAL
- POTENTIAL SERVICE STATION
- POTENTIAL ROAD CONNECTION
- EXISTING ROAD CONNECTION
- LIMIT OF SUB AREA 40-1
- SUB AREA 40-1 - PHASE 1
- LIMIT OF SUB AREA 40-2
- BIKE PATH
- DRIP LINE AS STAKED ON MAY 20, 2008
- DRIP LINE AS STAKED ON MAY 28, 2008
- PRIMARY GATEWAY
- MISSISSAUGA ROAD STREETSCAPE ENHANCEMENT

LANDS SUBJECT TO REFINEMENT, PENDING CREDIT VALLEY CONSERVATION AUTHORITY'S REVIEW AND ENDORSEMENT OF THE E.I.R. FOR THE 40-1 BLOCK PLAN PRIOR TO DRAFT PLAN APPROVAL OF SUBDIVISION 21T-07007B.

NOTE: THIS DEVELOPMENT PLAN IS CONCEPTUAL ONLY, AS THE FINAL ALIGNMENT OF FINANCIAL DRIVE IS PRESENTLY UNKNOWN.

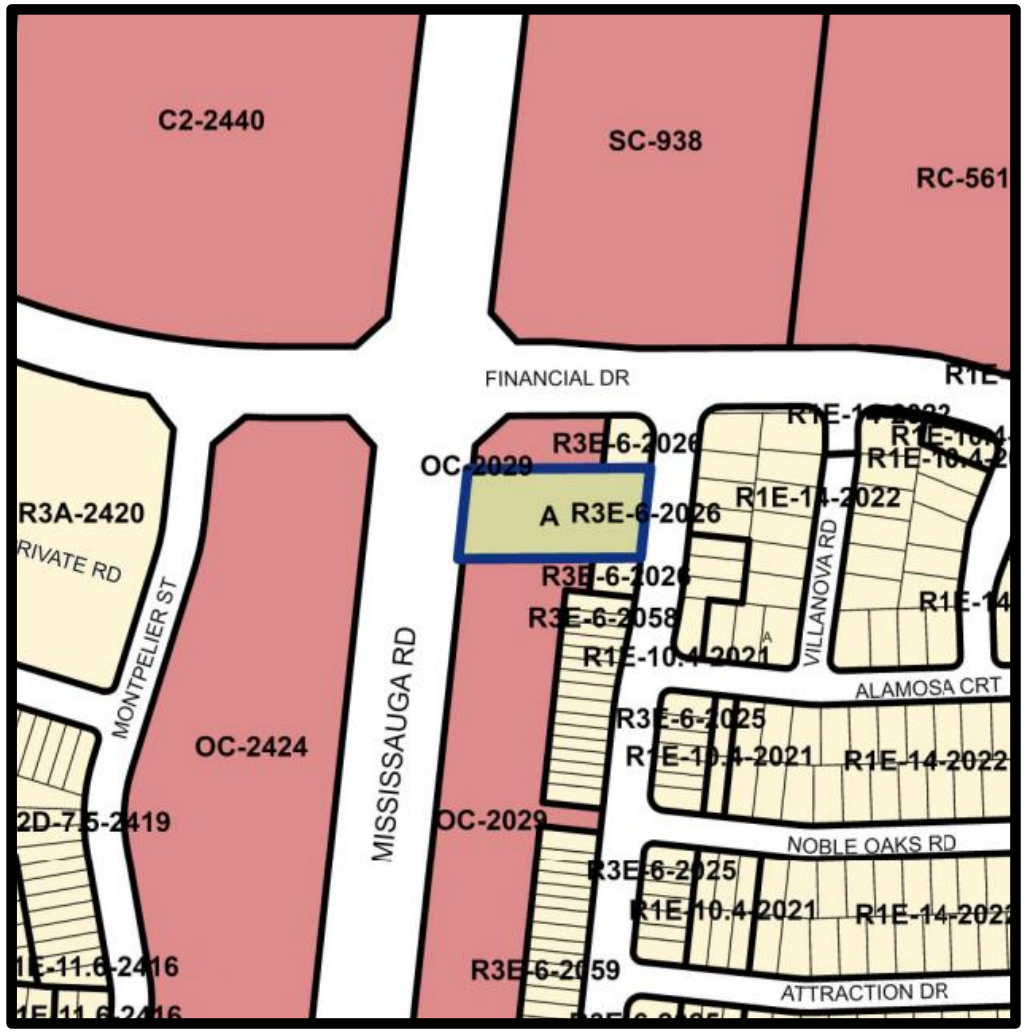
THE DEVELOPMENT CONCEPT WILL BE AMENDED TO REFLECT THE ALIGNMENT DETERMINED BY THE EA PROCESS, AND OTHER MATTERS DETERMINED THROUGH THE PUBLIC PLANNING PROCESS.

SUBJECT LAND



BRAMPTON

CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Agricultural (A)

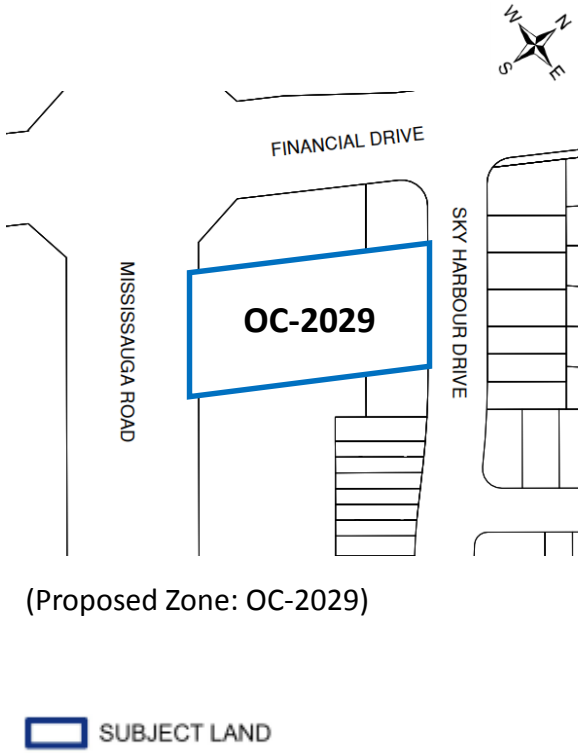
- **Land Use Permissions**:
  - Agricultural and accessory purposes
  - Selected non-agricultural uses including:
    - A single detached dwelling
    - Supportive Housing Residences
    - Cemetery
    - Animal Hospital
    - Kennel
    - Home Occupation
- An amendment to the Zoning By-law **<u>is required</u>**.

SUBJECT LAND | COMMERCIAL | OPEN SPACE
RESIDENTIAL | AGRICULTURAL | FLOODPLAIN

BRAMPTON

PROPOSED ZONING BY-LAW AMENDMENT

Proposed Zone	Highlights of Proposed Zoning
OFFICE CENTRE, SECTION 2029 ('OC-2029')* *With proposed minor amendments	• Minimum Front Yard Depth: 4.5 m, with certain exceptions • Minimum Rear Yard Depth: 4.5 m • Minimum Exterior Side Yard Depth: 4.5 m • Minimum Interior Side Yard Depth: 5.9 m • Minimum Building Frontage along Mississauga Road: 47% • Minimum Landscaped Open Space: 3.8 m wide along Mississauga Road with exception of retaining walls and ramps • Minimum Parking Spaces: 1 car spaces per each 33 m^2 of office GFA • Minimum Parking Spaces: 1 car spaces per each 53 m^2 of commercial GFA • Parking provision reduction rates with bicycle parking spaces, carpool parking spaces, minimum parking charge



(Proposed Zone: OC-2029)

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KEY ISSUES / CONSIDERATIONS

- Appropriate integration, scale and compatibility of proposed development within the surrounding area, including:
  - Built form/patterns (building height, massing, setbacks) and site layout;
  - Transition to existing low density residential neighbourhood to the east;
  - Intensity of use within the current and planned context; and,
  - Parking, access, circulation and servicing solutions.
- Contribution to the public realm & vision of Mississauga Road.
- Impact on medium- to long-term (re)development potential on the adjacent lands.
- Contribution to the creation of 15-minute, complete communities and local employment opportunities.

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Planning Process: Current Status

Notice of Complete Application – April 20th, 2023

Circulation to commenting departments and agencies

Notice of statutory public meeting

Public Meeting (We Are Here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final Report

Appeal Period

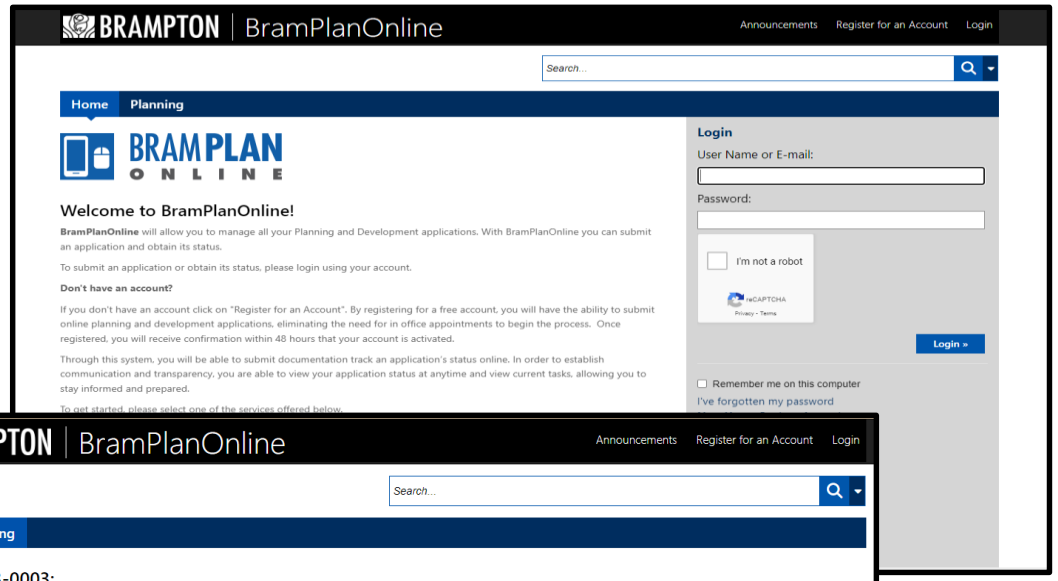
BRAMPTON

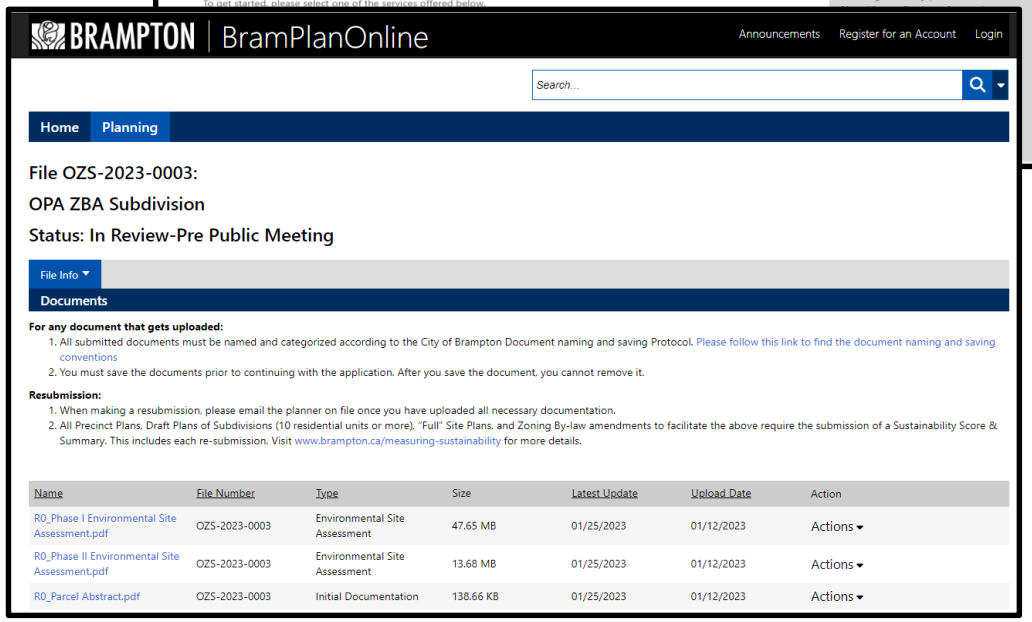
Accessing More Info About The Proposal

More info on the proposed development, including full plans and supporting studies submitted by the applicant, are publicly available on the **BramPlan Online** portal:

1. Click here to access **BramPlan Online**.
2. Click the “Planning” tab, and search for the file number: **OZS-2023-0007**.
3. On the **OZS-2023-0007** file page, click the “File Info” tab to select the “Documents” tab.

   You can select the individual documents for review / download.





BRAMPTON

CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at www.brampton.ca on the MEETINGS and AGENDAS page.

- **City Planner contact:**

  Edwin Li MScPl
  Development Planner III
  City of Brampton
  edwin.li@brampton.ca

- **Applicant information:**

  Stefan Staicu BES
  MacNaughton Hermsen Britton Clarkson Planning Ltd. (MHBC Planning)
  sstacu@mhbcplan.com

BRAMPTON

Thank you!

BRAMPTON

Presentation
The Corporation of the City of Brampton
6/5/2023

Date: 2023-05-05

File: OZS-2023-0012

Subject: **Application to Amend the Zoning By-Law**
To permit a 'Supermarket' use within an existing commercial building having a maximum gross floor area of approximately 30,000 square feet
Airport Highway 7 Developments Ltd. c/o Glen Schnarr and Associates Inc.
9125 Airport Road
Ward 8

Contact: Chinoye Sunny, Development Planner, Development Services, 905-874-2064, Chinoye.Sunny@Brampton.ca
Angelo Ambrico, Manager, Development Services, 905-874-2953, Angelo.Ambrico@Brampton.ca

Report Number: Planning, Bld & Growth Mgt-2023-411

Recommendations:

1. **THAT** the presentation titled: **Application to Amend the Zoning By-law, Airport Highway 7 Developments Ltd. c/o Glen Schnarr and Associates Inc.**, File: OZS-2023-0012, 9125 Airport Road, Ward 8 to the Planning and Development Committee meeting of June 5, 2023, be received.

Attachment:

- Statutory Public Meeting Presentation

APPLICATION TO AMEND THE ZONING BY-LAW

To permit a ‘Supermarket’ use within an existing commercial building having a maximum gross floor area of approximately 30,000 square feet.

9125 Airport Road

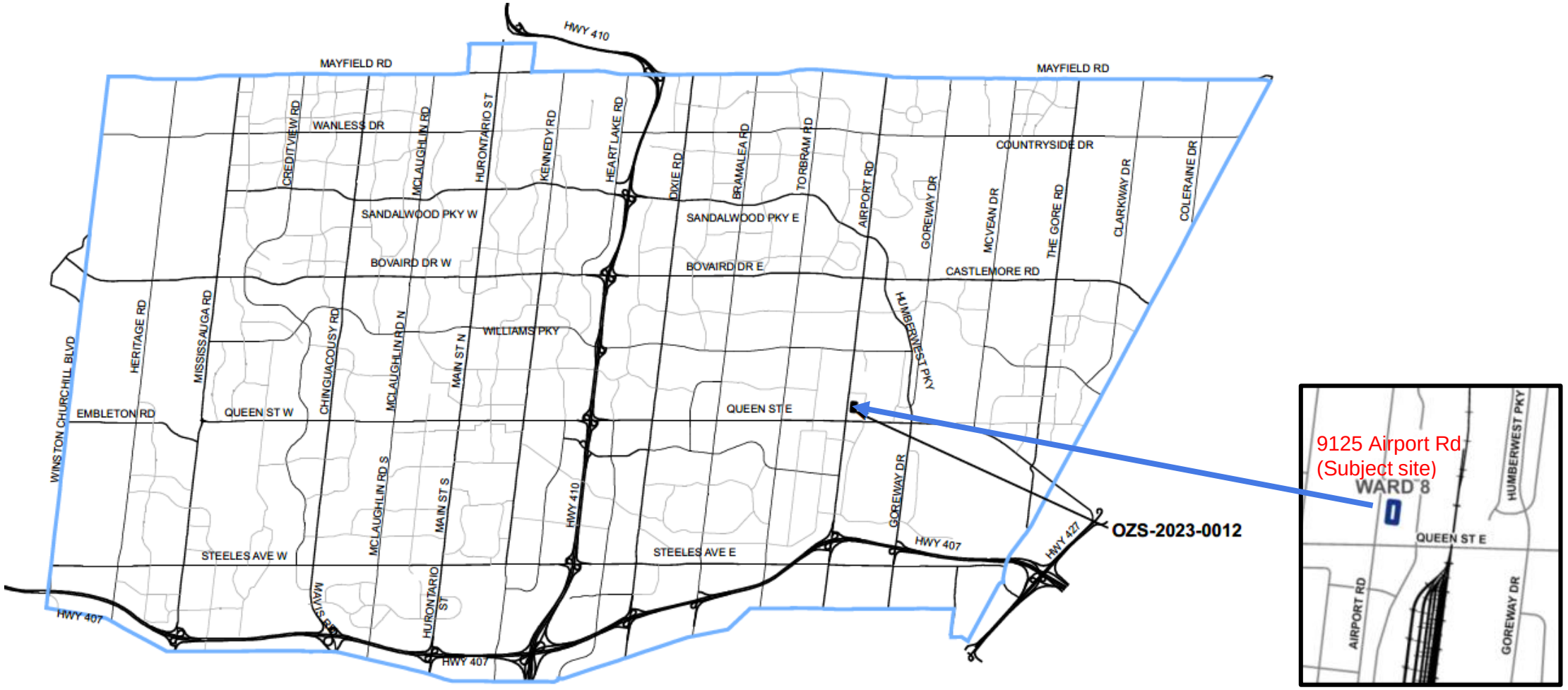
City of Brampton File # : OZS-2023-0012

Application By:
Airport Highway 7 Developments Ltd. c/o Glen Schnarr and Associates Inc.

WARD : 8
REGIONAL COUNCILLOR: Pat Fortini
CITY COUNCILLOR: Rod Power

BRAMPTON

LOCATION OF SUBJECT PROPERTY



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AREA CONTEXT

North: Existing commercial and industrial developments.

South: Existing commercial and industrial developments.

East: Existing industrial developments.

West: Existing industrial developments.

Legend

- SUBJECT LAND
- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- OPEN SPACE
- RESIDENTIAL
- ROAD
- UTILITY

BRAMPTON

AREA CONTEXT

BRAMPTON

DEVELOPMENT PROPOSAL

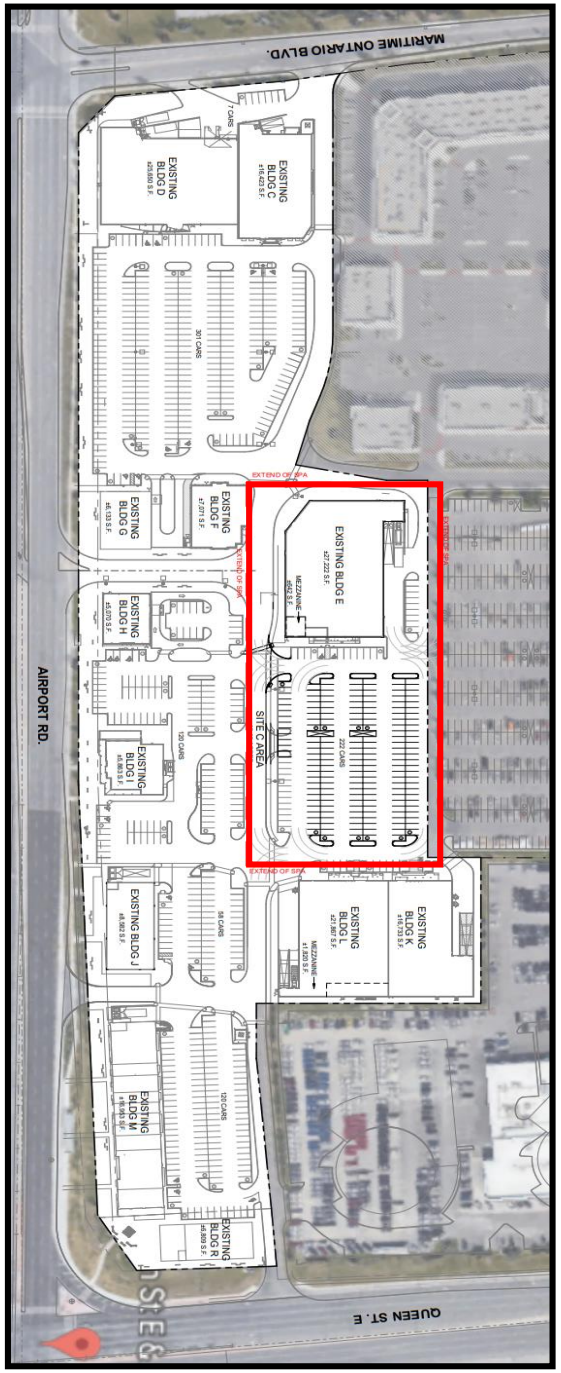
The Amendment to the Zoning By-law proposes:

To permit a ‘Supermarket’ use within an existing commercial building having a maximum gross floor area of 30,000 square feet.

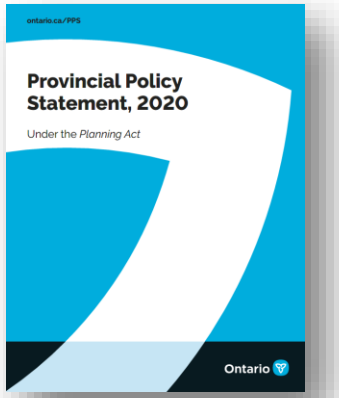
Further details include:

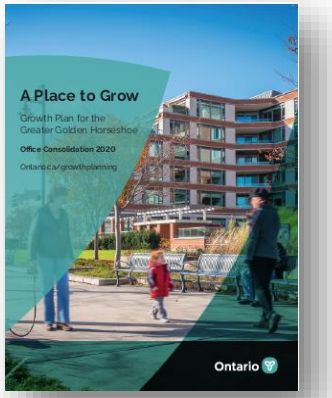
Lot Area: 4.98 Hectares (12.31 acres)

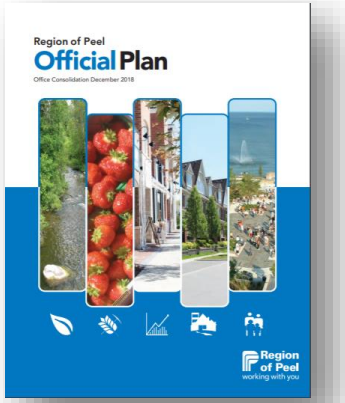
- The current tenant of the subject building (Bed, Bath and Beyond) is terminating its lease. The intent is for the new tenant to use the building as a Supermarket.
- The proposal requires minor exterior alterations to the existing commercial building, to accommodate the proposed Supermarket use.
- The proposal is specific to only one building as shown herein.

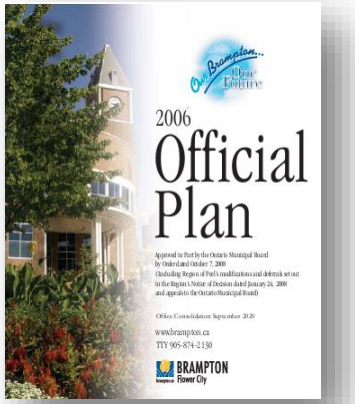


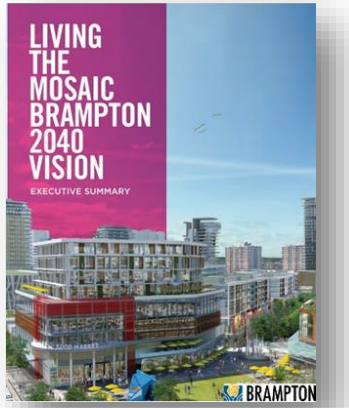
PLANNING FRAMEWORK SUMMARY











The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Airport Intermodal Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

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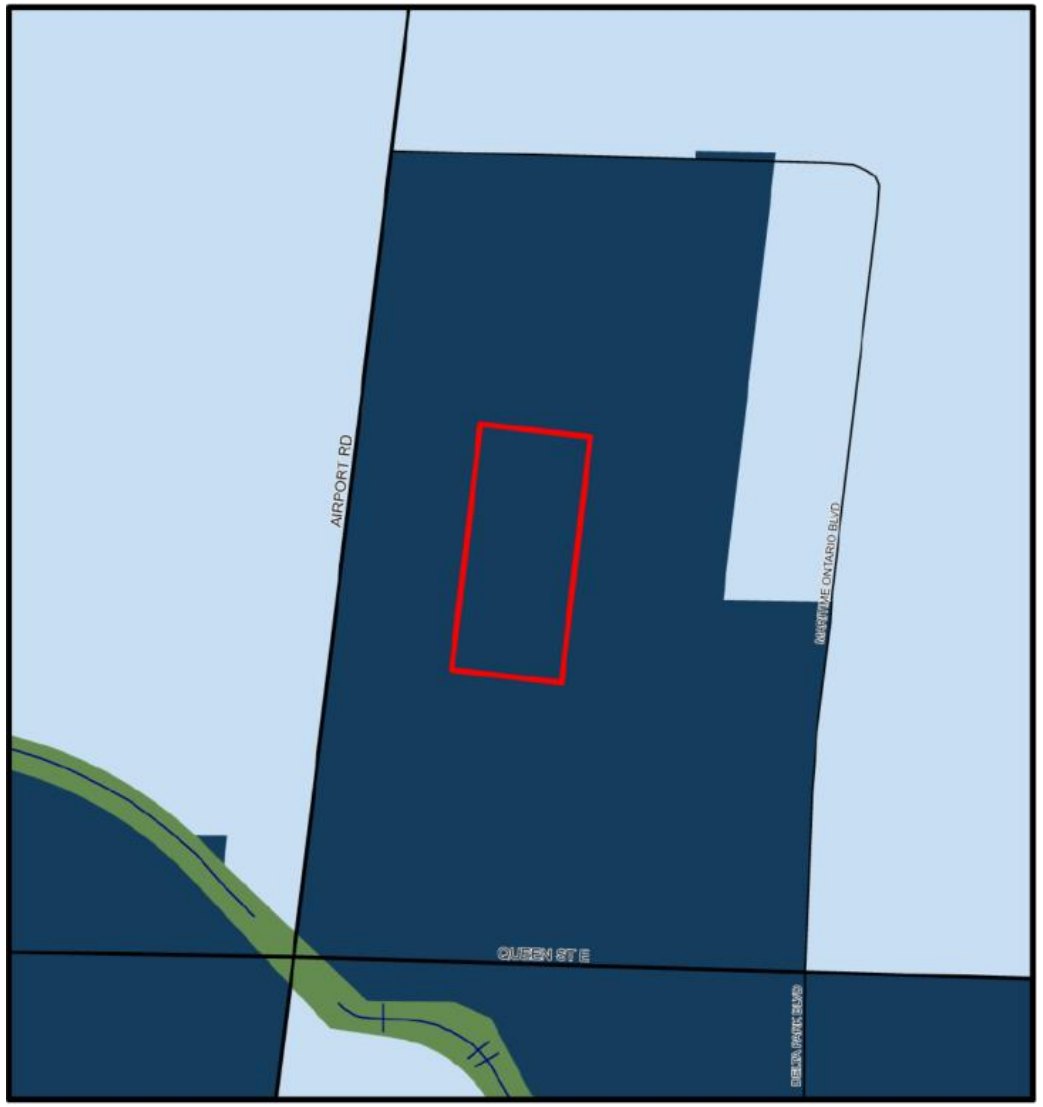
CURRENT PLANNING CONTEXT: OFFICIAL PLAN



The property is designated 'Business Corridor' in the Official Plan.

The permitted uses within the 'Business Corridor' designation include:

- A broad range of employment and employment-related uses.
- A broad range of business, service, and institutional uses to serve the public and adjacent employment area.

An Amendment to the Official Plan is not required to accommodate the proposed development.

SUBJECT LAND
BUSINESS CORRIDOR
INDUSTRIAL
OPENSPACE

BRAMPTON

CURRENT PLANNING CONTEXT: SECONDARY PLAN

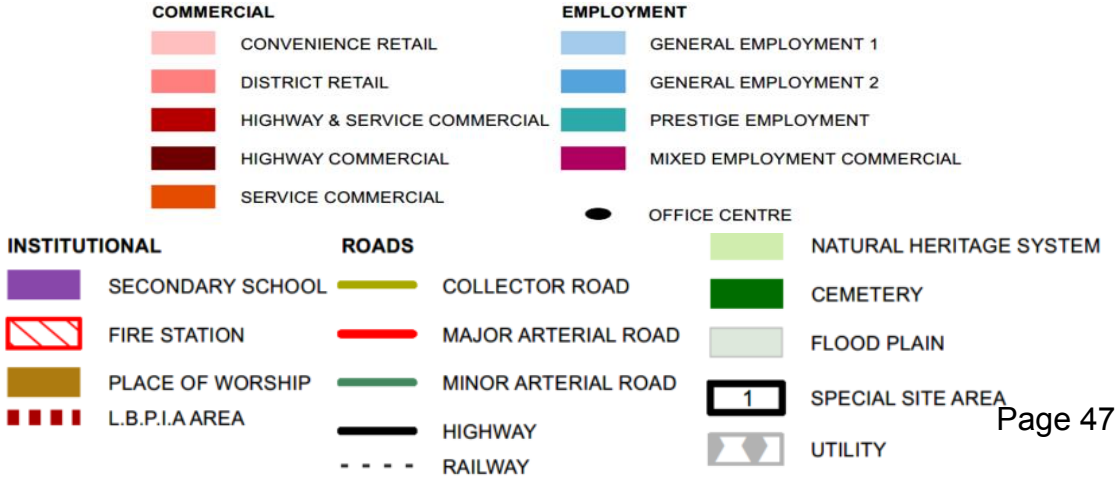
Airport Intermodal Secondary Plan Area 4(a)

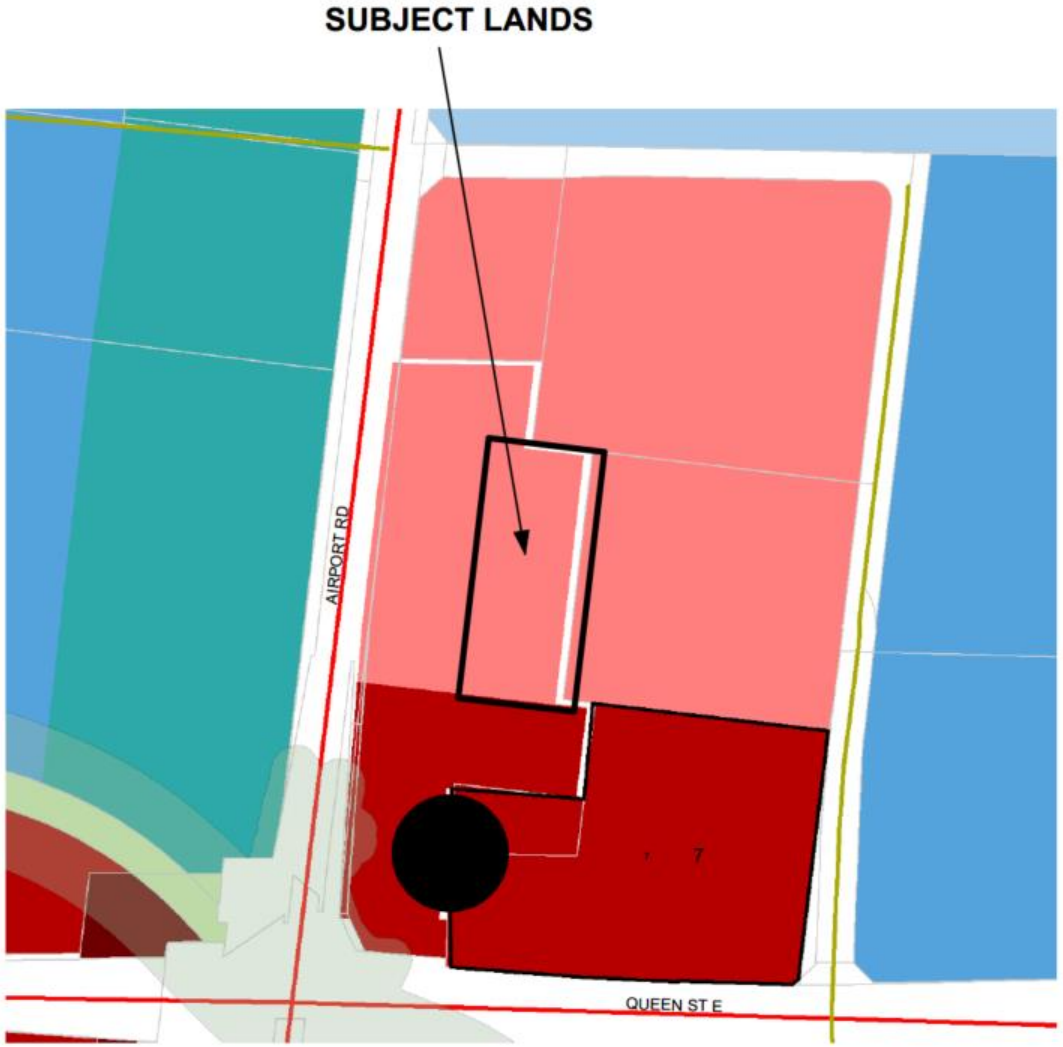
The property is designated 'District Retail' in the Airport Intermodal Secondary Plan.

Permitted uses include:

- A wide range of retail, service, community, institutional and recreational uses.

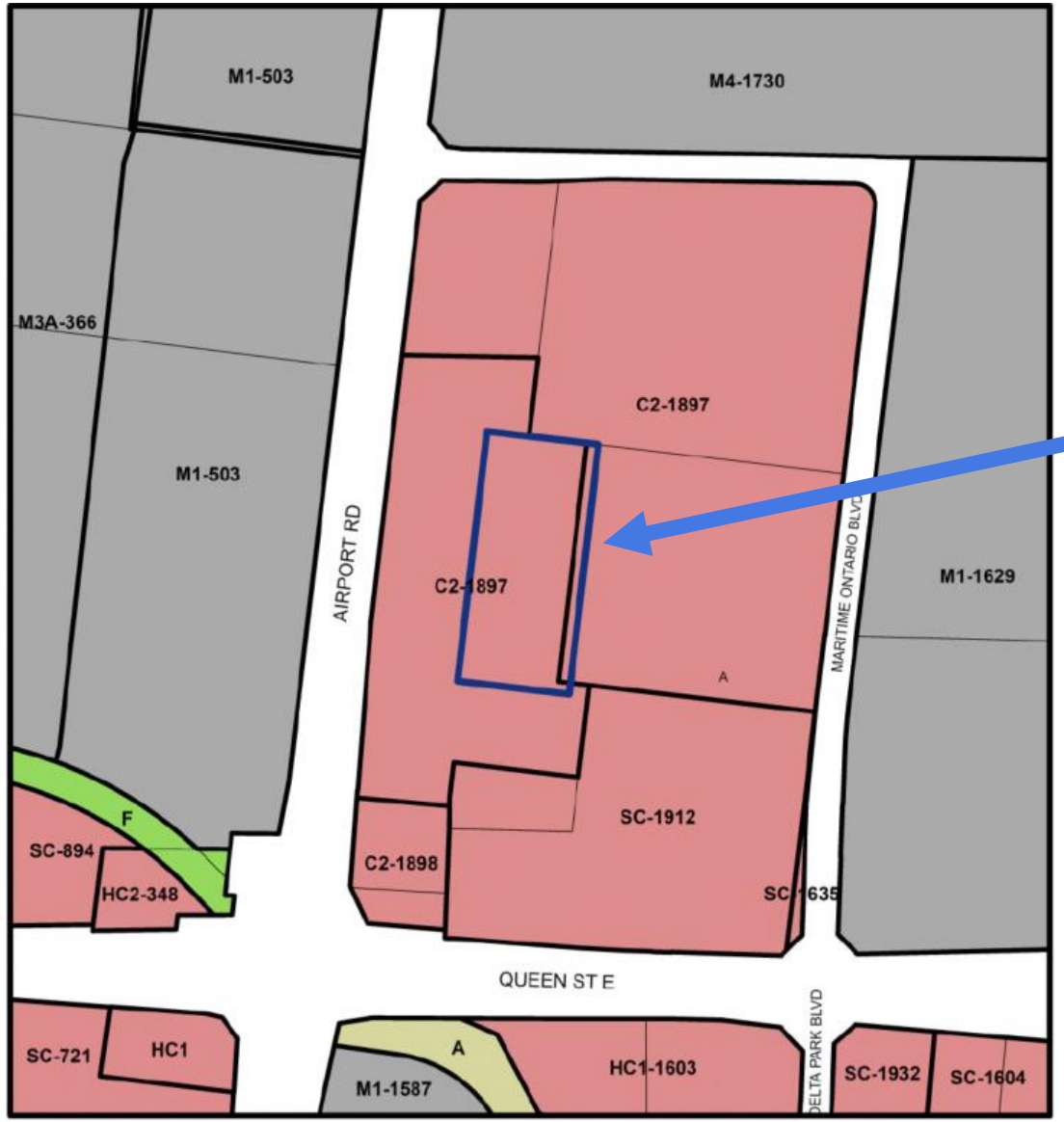
An Amendment to the Secondary Plan is not required to accommodate the proposed development.





BRAMPTON

CURRENT ZONING CONTEXT: ZONING BY-LAW



Zoned: Commercial Two – Special Section 1897 (C2-1897)

This zone permits a range of commercial and retail uses, including but not limited to, a retail warehouse, an office, restaurants.

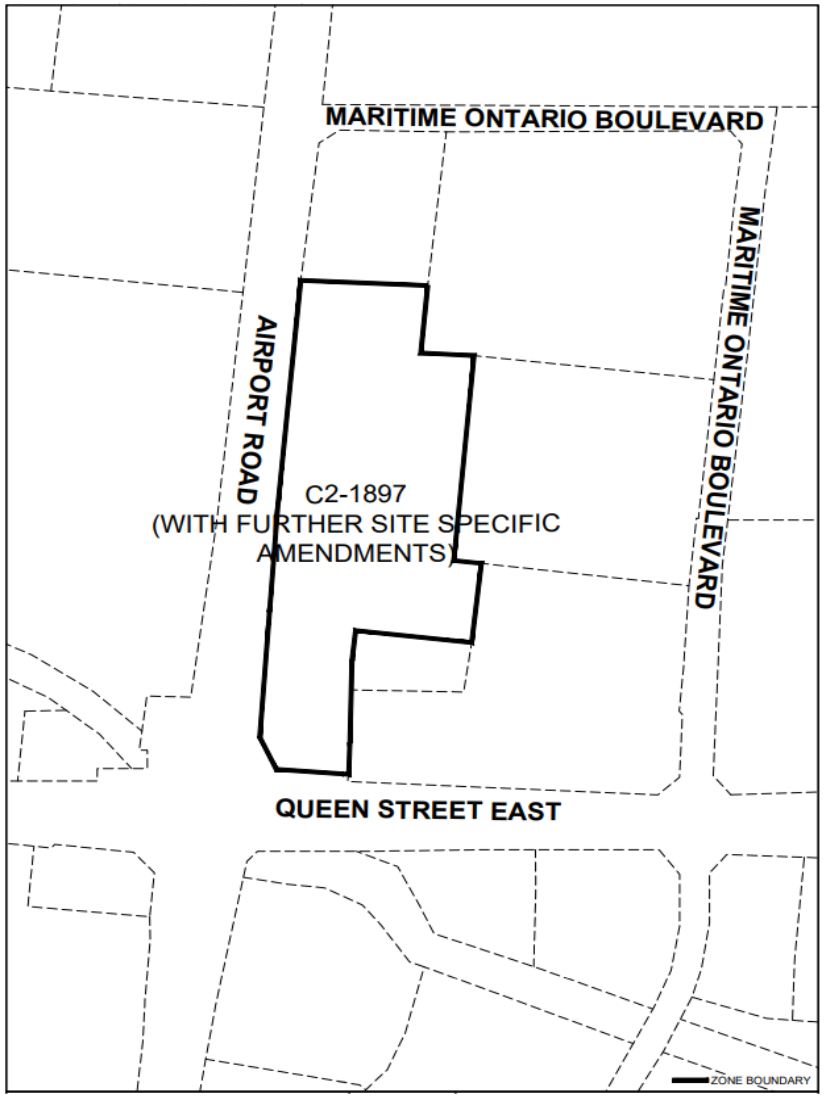
The zone specifies that a stand alone supermarket and/or a stand alone department store shall not be permitted.

As such, an Amendment to the Zoning By-law is required to permit the proposed development.

BRAMPTON

PROPOSED ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
Commercial Two – Special Section 1897 (C2-1987)	• To permit a 'Supermarket' having a maximum gross floor area of 30,000 square feet.



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WE ARE HERE IN THE PLANNING PROCESS

Notice of complete application- April 20th, 2023

Circulation to departments and agencies

Notice of public meeting

Public Meeting (We Are Here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

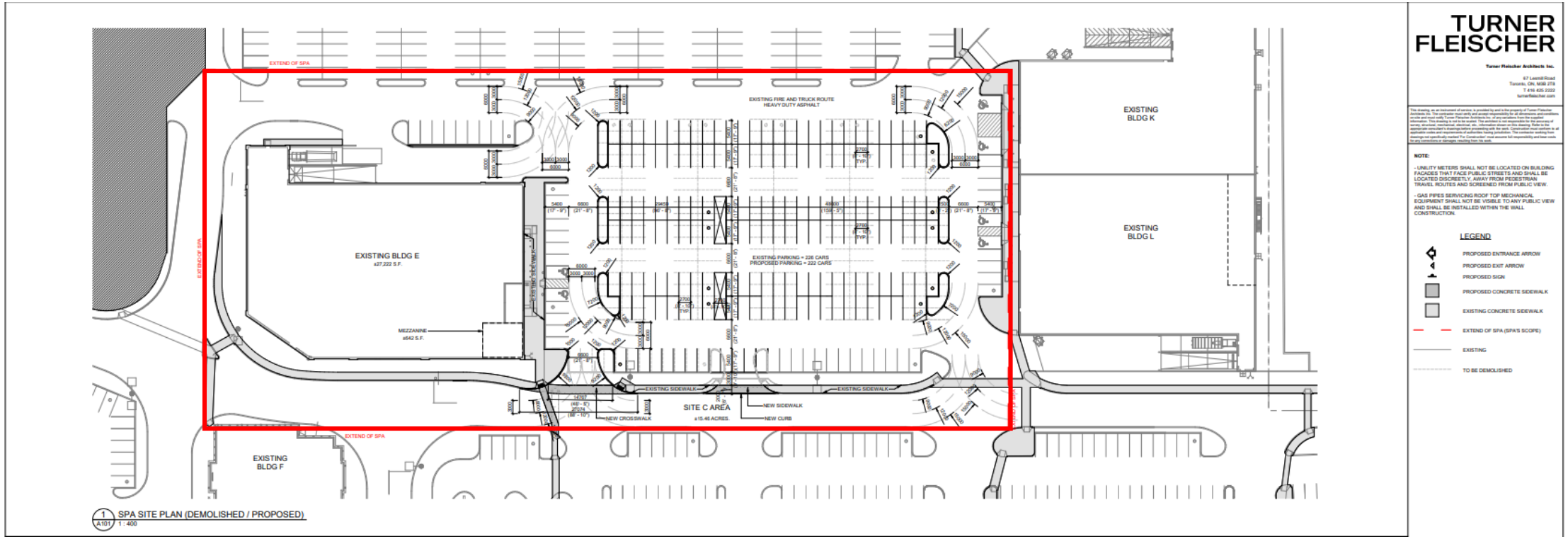
Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period

BRAMPTON

ISSUES & CONSIDERATIONS



Preliminary Issues:

- Potential increase in traffic in the surrounding area as a supermarket generates more traffic than the current building use.

Considerations:

- The proposed development will provide services that cater to both the local and surrounding community.
- The proposed supermarket will have limited site alterations to the existing exterior building.

BRAMPTON

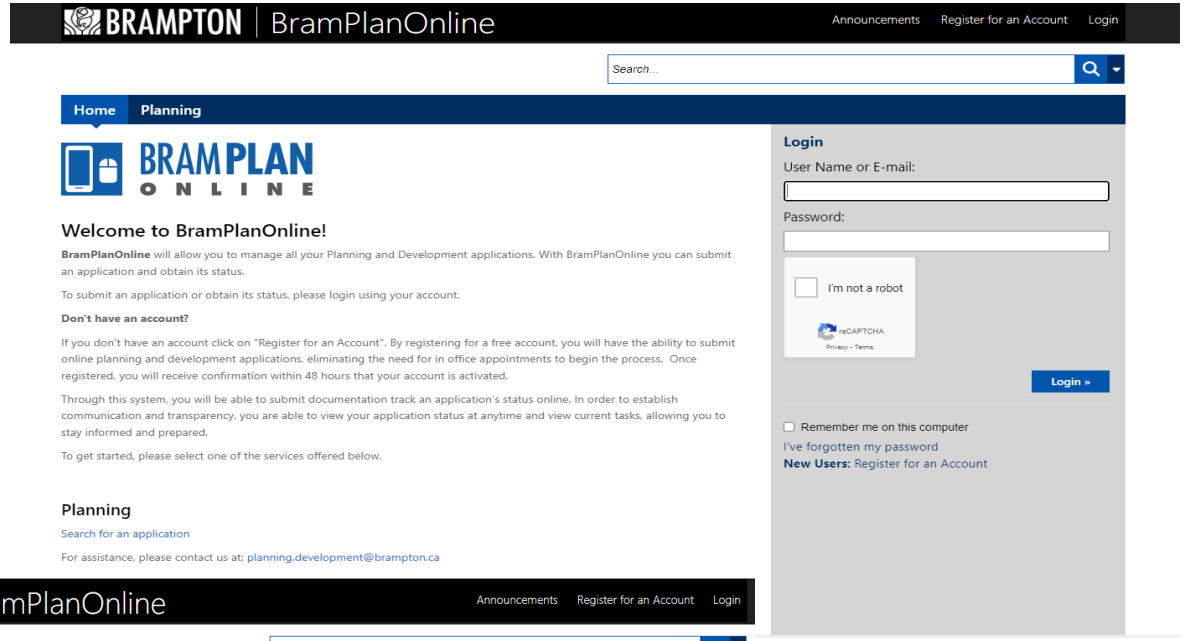
ACCESS MORE INFORMATION

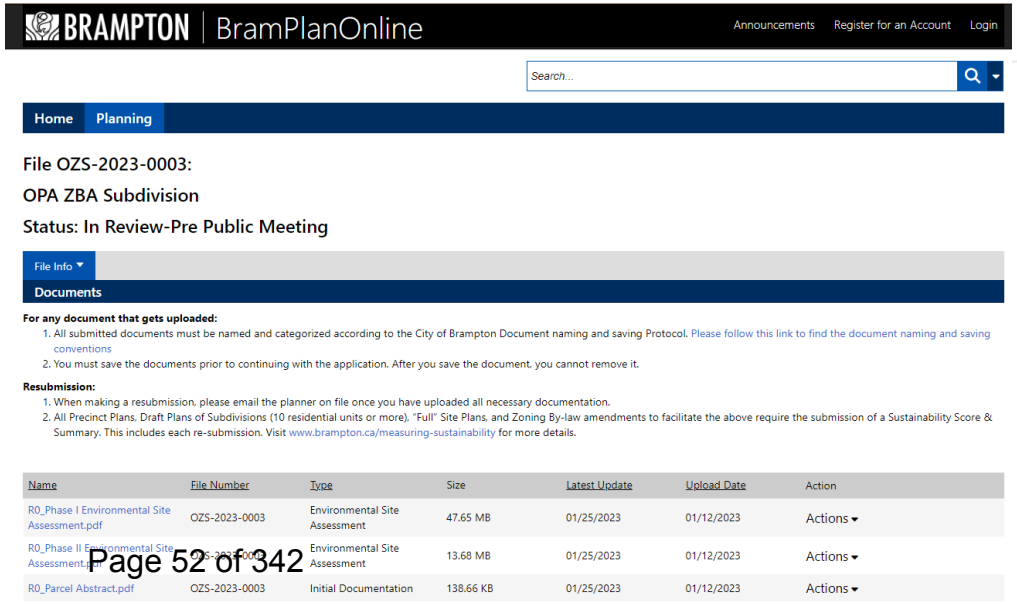
More information on the development proposal, including the full plans and supporting studies submitted by the applicant, can be found on the City's BramPlan Online portal. The information can be found by:

1. Click here to access BramPlan Online:

2. Type the file number in the required field:
File Number: OZS-2023-0012

3. On the OZS-2023-0012 file page click:
The File Info Tab, and click documents to review all application drawings and documents.





BRAMPTON

CONTACT INFORMATION

- City Planner contact:

  Chinoye Sunny

  Development Planner

  City of Brampton

  Chinoye.Sunny@Brampton.ca

- Applicant contact:

  Mark Condello

  Glen Schnarr and Associates Inc.

  MarkC@gsai.ca

BRAMPTON

Thank you!

BRAMPTON

Report
Staff Report
The Corporation of the City of Brampton
6/5/2023

Date: 2023-05-17

File: OZS-2023-0008 & 21T-23003B

Subject: **Application to Amend the Secondary Plan and Zoning By-law**
To facilitate the development of 685 units consisting of single detached, townhouse and apartment units; as well as blocks for a park, vista, stormwater management pond, district retail and natural heritage.
Apoca Carpenters Limited – Candevcon Limited
4584 Castlemore Road
Ward: 10

Contact: Andrew Ramsammy, Development Planner, Development Services, 905-874-3485, Andrew.Ramsammy@Brampton.ca and Angelo Ambrico, Manager, Development Services, 905-874-2953, Angelo.Ambrico@Brampton.ca

Report Number: Planning, Bld & Growth Mgt-2023-391

Recommendations:

1. **THAT** the presentation titled: **Application to Amend the Secondary Plan and Zoning By-law, Apoca Carpenters Limited – Candevcon Limited, Files: OZS-2023-0008 & 21T-23003B,** 4584 Castlemore Road, Ward 10 to the Planning and Development Committee meeting of June 5, 2023, be received.

Attachments:

- Statutory Public Meeting Presentation

APPLICATION TO AMEND THE SECONDARY PLAN & ZONING BY-LAW

To permit a development of a residential community with a range of residence types, park, stormwater management pond, retail and natural heritage

4584 Castlemore Road

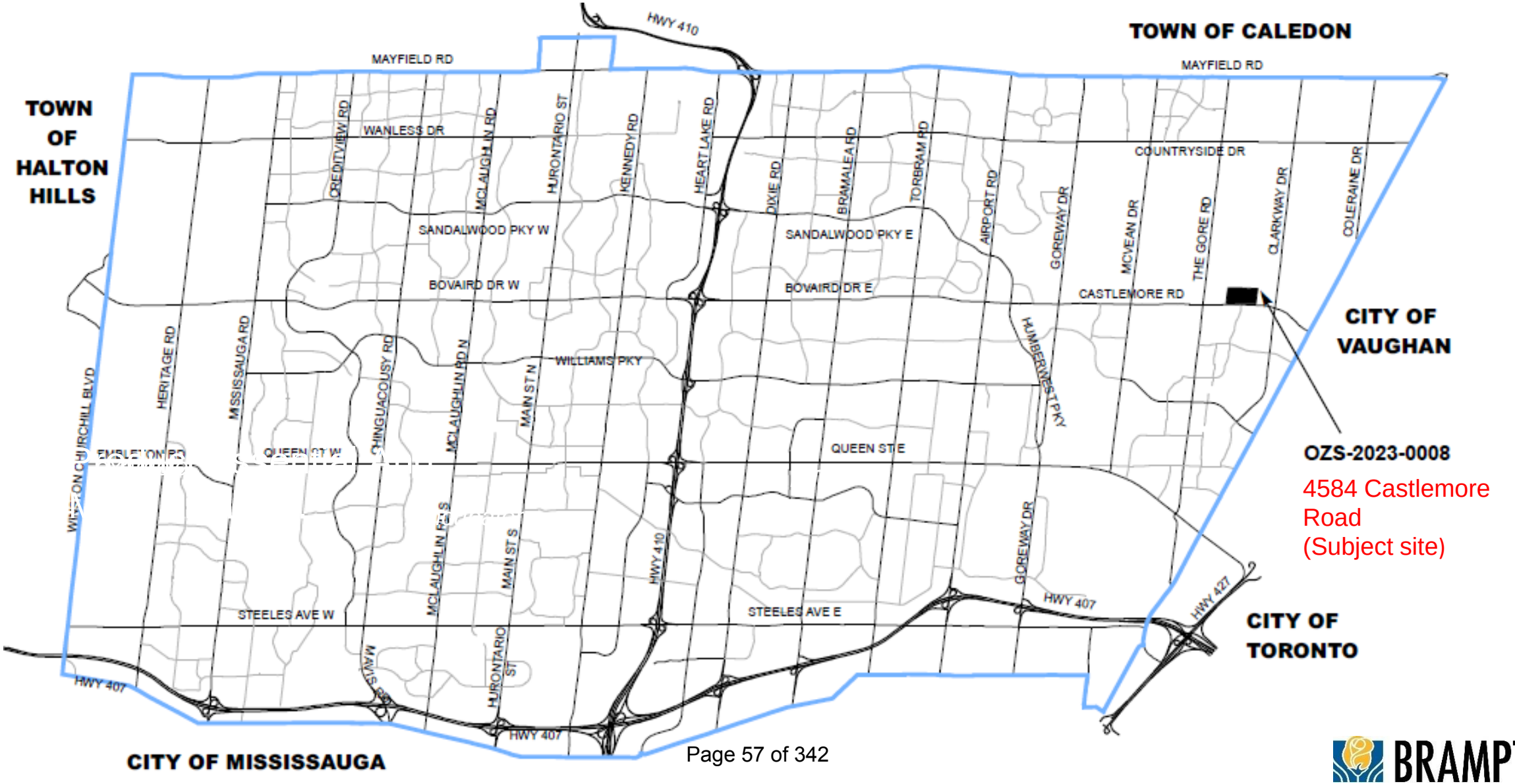
City of Brampton File # : OZS-2023-0008

Application By:
Apoca Carpenters Limited / Candevcon Limited

WARD : 10
REGIONAL COUNCILLOR: Gurpartap Singh Toor
CITY COUNCILLOR: Harkirat Singh

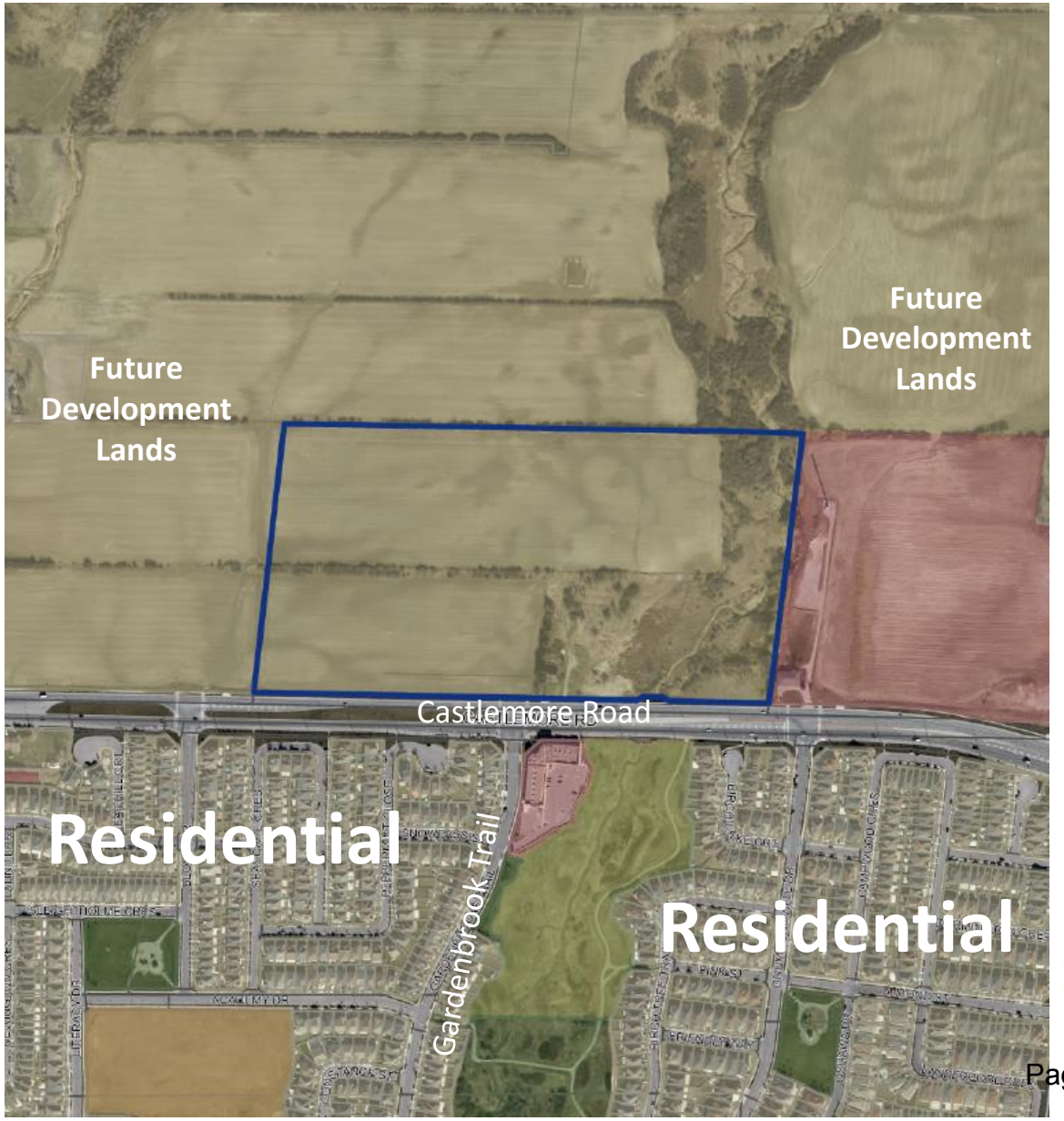
BRAMPTON

LOCATION OF SUBJECT PROPERTY



BRAMPTON

AREA CONTEXT



North: Agricultural lands, which are planned for future medium density residential, low density residential uses, as proposed in application File: OZS-2021-0038 and valleylands;

South: Castlemore Road, and beyond are existing residential subdivisions consisting of single-detached dwellings;

East: Agricultural lands, which are planned for future district retail, as proposed in application File: OZS-2021-0038 and valleylands; and

West: Agricultural lands, which are planned for future medium density residential and high density residential uses, as proposed in application File: OZS-2021-0038.

Legend

SUBJECT LAND	AGRICULTURAL	INSTITUTIONAL	ROAD
	COMMERCIAL	OPEN SPACE	UTILITY
	INDUSTRIAL	RESIDENTIAL	

BRAMPTON

AREA CONTEXT

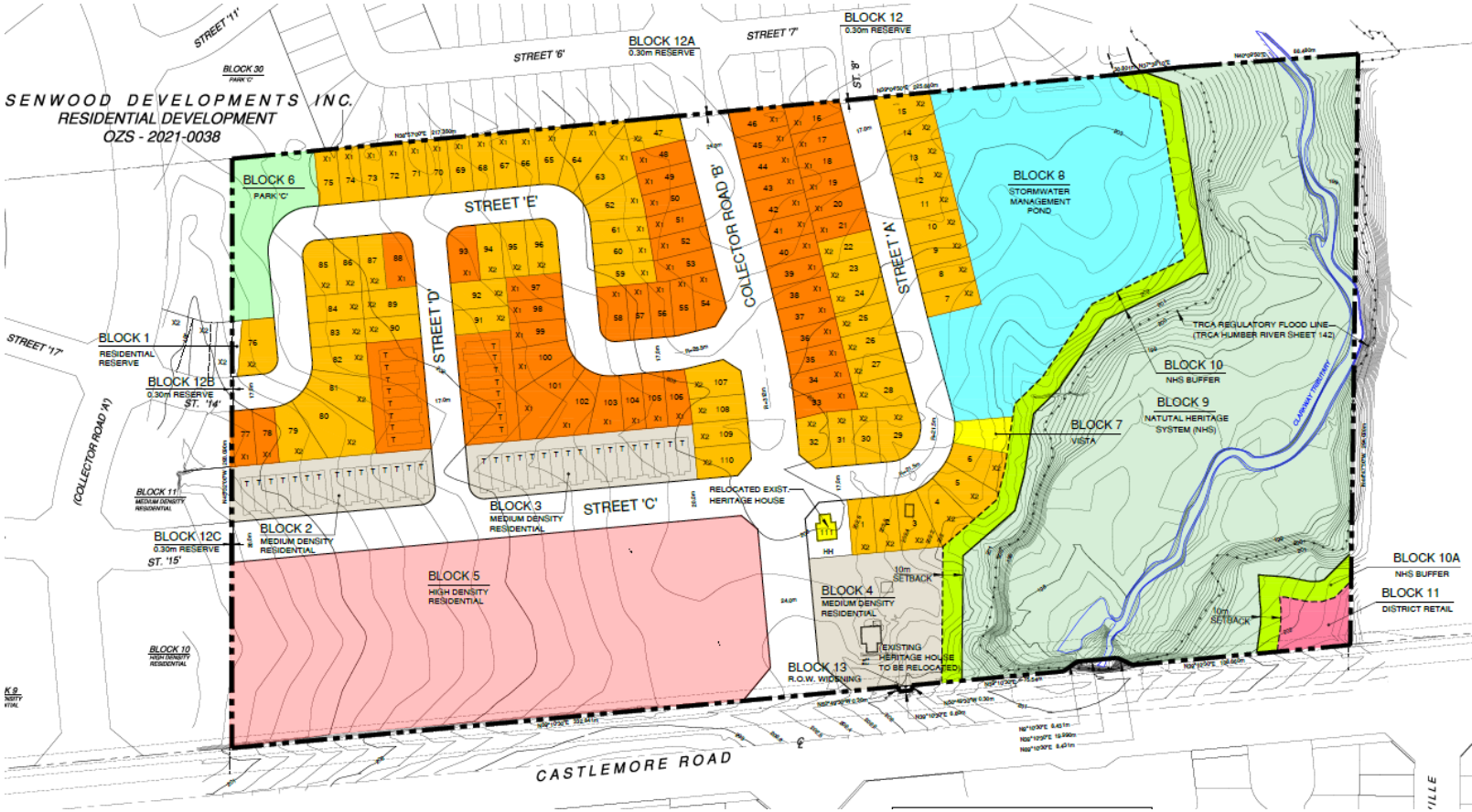
BRAMPTON

DEVELOPMENT PROPOSAL

An Application to Amend the Secondary Plan & Zoning By-law:

To facilitate the development of 16.39 Hectares (40.5 acres) site with:

- Low & medium density residential lots;
- Three (3) medium density residential blocks totaling 1.01ha (2.50ac);
- One (1) high density residential block totaling 2.4ha (5.93ac);
- One (1) district retail block totaling 0.09ha (0.22ac);
- One (1) park block totaling 0.23ha (0.57ac);
- One (1) vista block totaling 0.04ha (0.10ac);
- One (1) SWM Pond block totaling 1.45ha (3.58ac);
- One (1) NHS block totaling 3.77ha (9.31ac); and
- Two (2) NHS buffer block totaling 0.45ha (1.11ac).



DEVELOPMENT PROPOSAL

Conceptual Elevation of proposed high density block

Further details of proposed residential:

Approximately 685 total residential units, including:

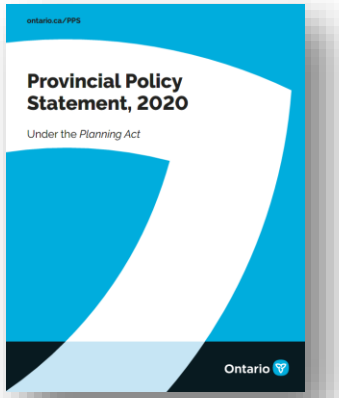
- Single detached lots - 111 units
- Standard Townhouse units - 48 units
- Stacked Townhouse units - 90 units
- Apartment units – Approximately 436 units*
    - One bedroom units - 222 units
    - Two bedroom units - 170 units
    - Three bedroom units - 22 units

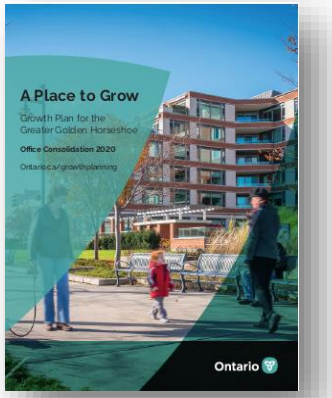
*High Density Block for Apartment units subject to Site Plan Control

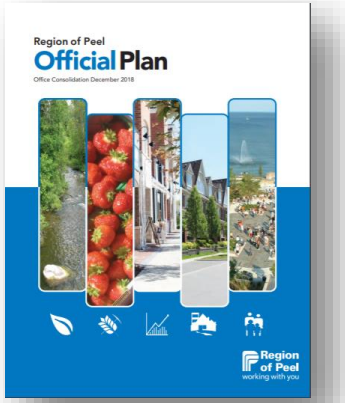
SITE VIEW 1

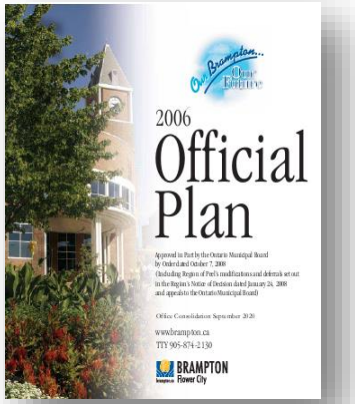
SITE VIEW 2

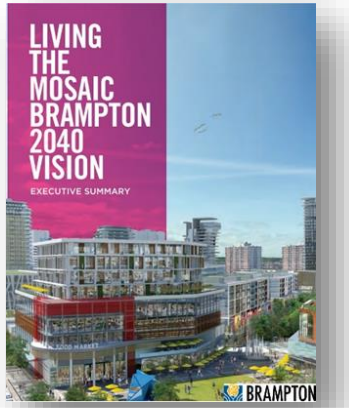
PLANNING FRAMEWORK SUMMARY











The application will be evaluated based on:

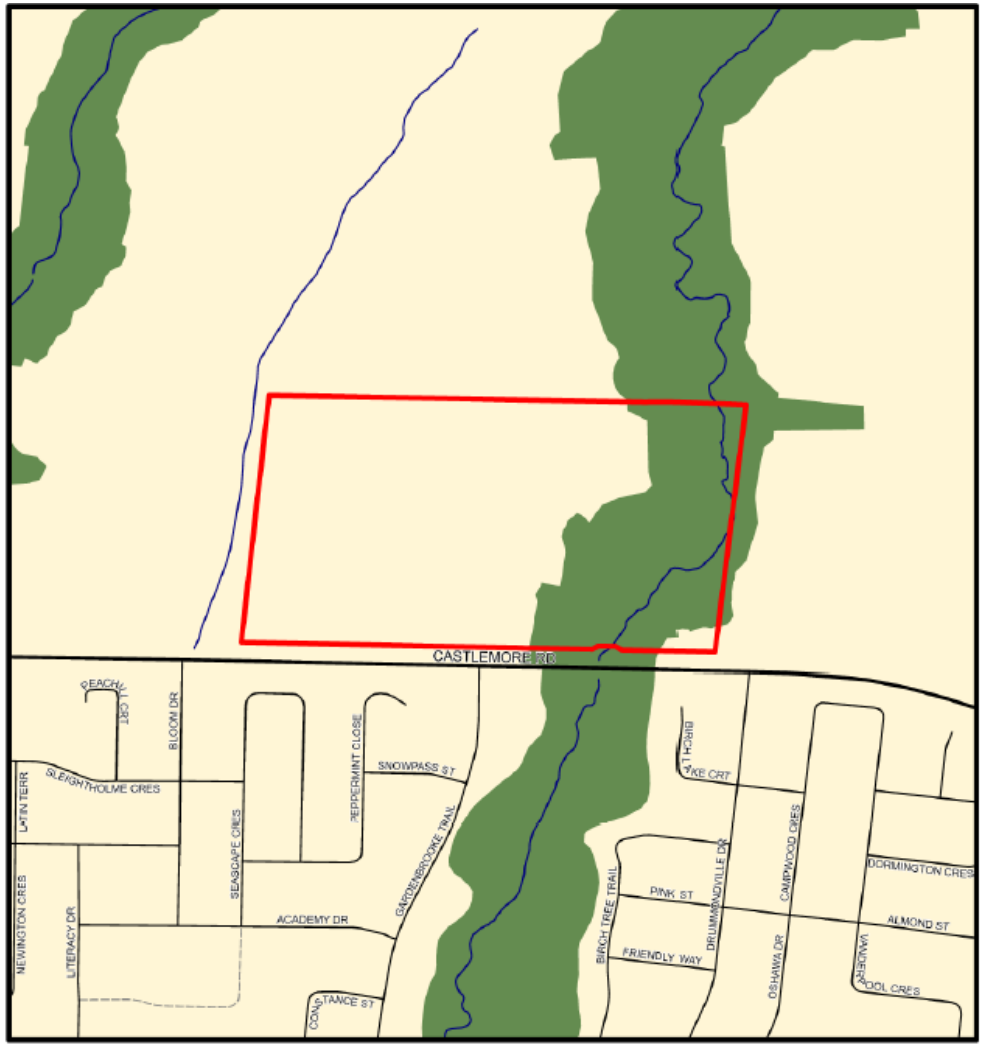
- The *Planning Act*
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Highway 427 Industrial Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

BRAMPTON

CURRENT PLANNING CONTEXT: OFFICIAL PLAN



SUBJECT LAND OPENSPACE RESIDENTIAL

The property is designated ‘Residential’ and ‘Open Space’ in the Official Plan, which permits a full range of dwelling types from single-detached houses to high-rise apartments.

An Amendment to the Official Plan is not proposed.

Note: An existing Secondary Plan designation of ‘Special Policy Area 8’ permits convenience retail uses.

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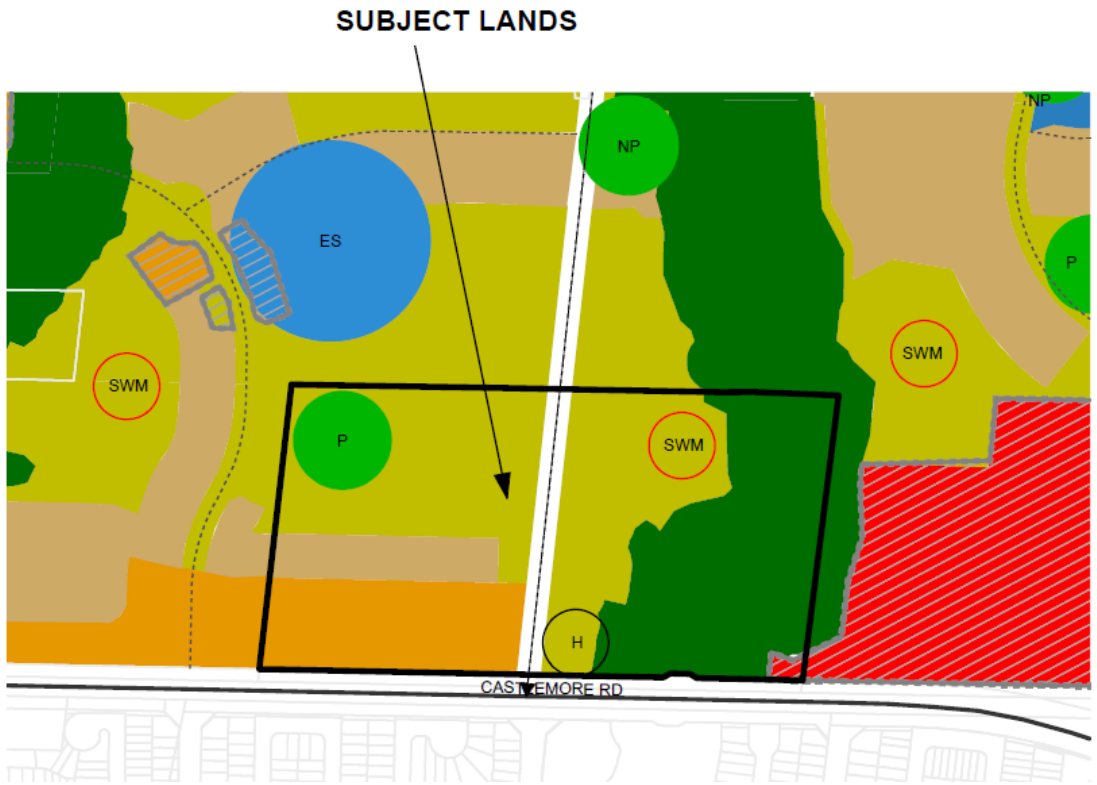
CURRENT PLANNING CONTEXT: SECONDARY PLAN

Highway 427 Industrial Secondary Plan Area 47

The property is designated as:

- High Density Residential
- Medium Density Residential
- Low/Medium Density Residential
- Parkette
- SWM Facility
- Heritage Resource
- District Retail – Special Policy Area 9 and
- Valleyland

An amendment to the Secondary Plan is proposed.



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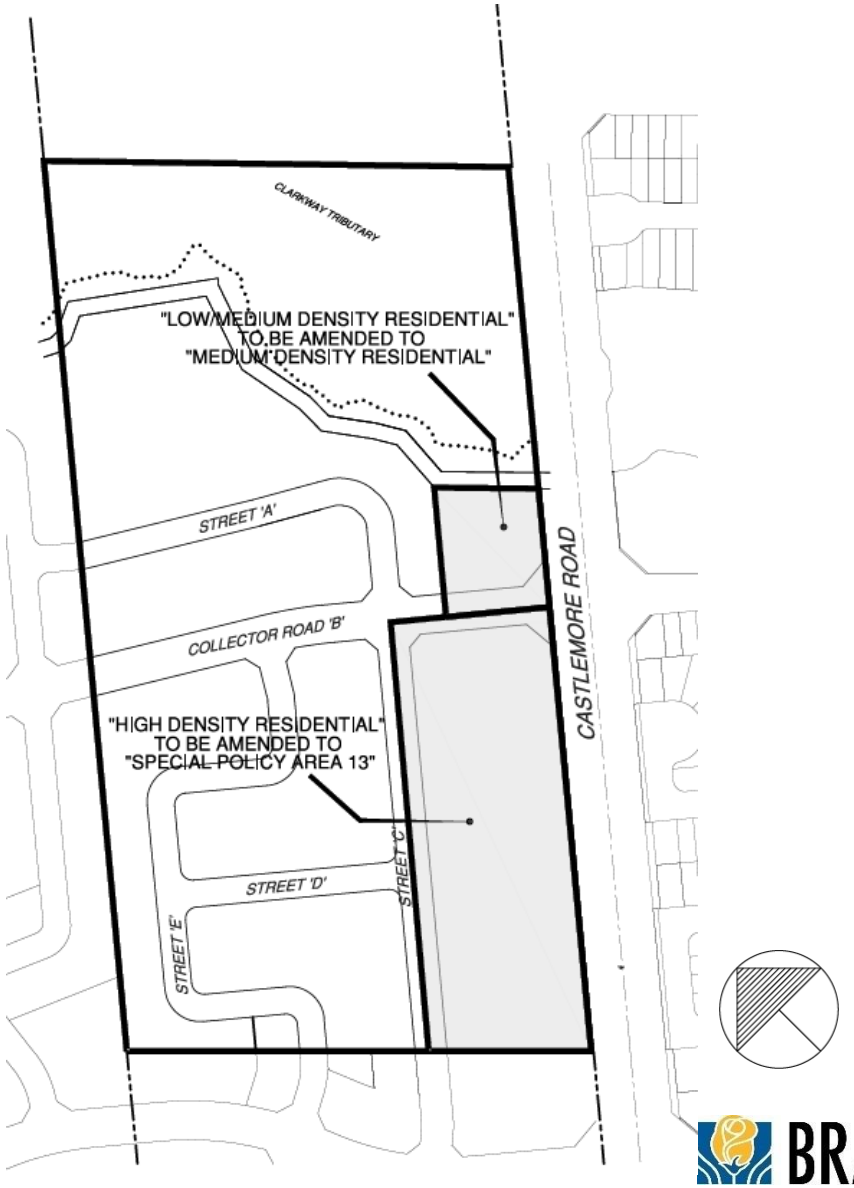
PROPOSED SECONDARY PLAN AMENDMENT

The Secondary Plan Amendment proposes to:

- Amend the ‘Low/Medium Density Residential’ land to ‘Medium Density Residential”; and
- Amend the ‘High Density Residential’ land to ‘Special Policy Area 13’. This special policy area proposes:
  - To apply specifically to the lands located on the north side of Castlemore Road that is currently designated high density residential;
  - To permit medium and high-density residential uses;
  - A minimum building height of four (4) storeys;
  - A maximum building height of eight (8) storeys; and
  - Additional policies proposed regarding building orientation.



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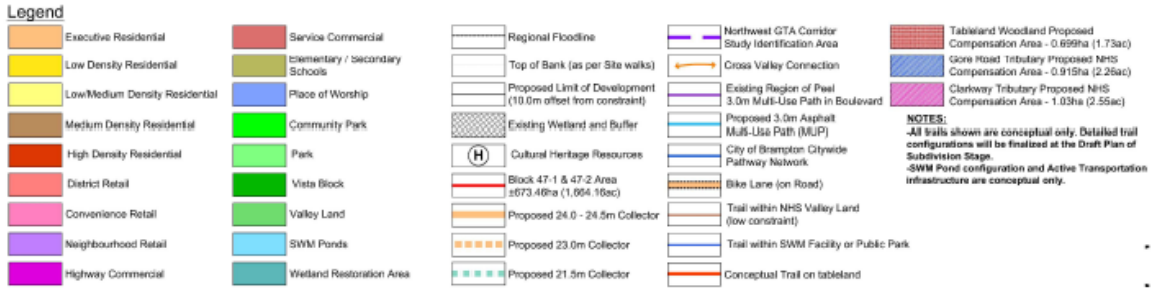
CURRENT PLANNING CONTEXT: BLOCK PLAN

Highway 427 Industrial 47-1 & 47-2

The property is designated as ‘High Density Residential’, ‘Medium Density Residential’, Low/Medium Density Residential’, ‘Valleyland’, ‘Park’, ‘SWM Pond’, ‘Cultural Heritage Resources’, ‘Vista Block’, ‘Service Commercial’ and is partially located within the ‘Town Centre’ boundary.

No amendment to the Block Plan is proposed.



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CURRENT ZONING CONTEXT: ZONING BY-LAW

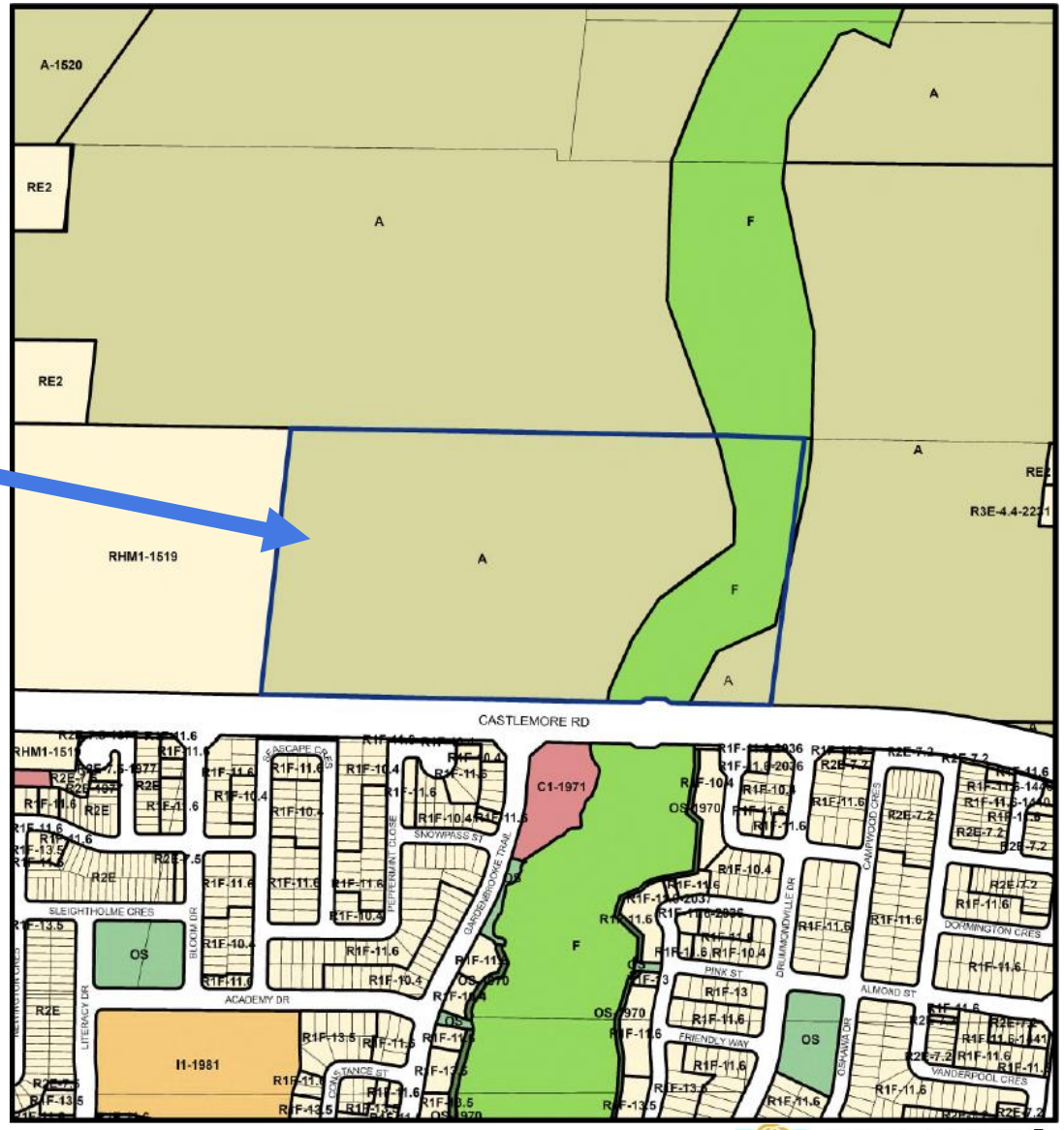
Zoned: Agricultural and Floodplain

Agricultural

- Permits agricultural uses, a single detached dwelling and group homes

Floodplain

- Permits flood and erosion control, any conservation area or purposes and public parks.



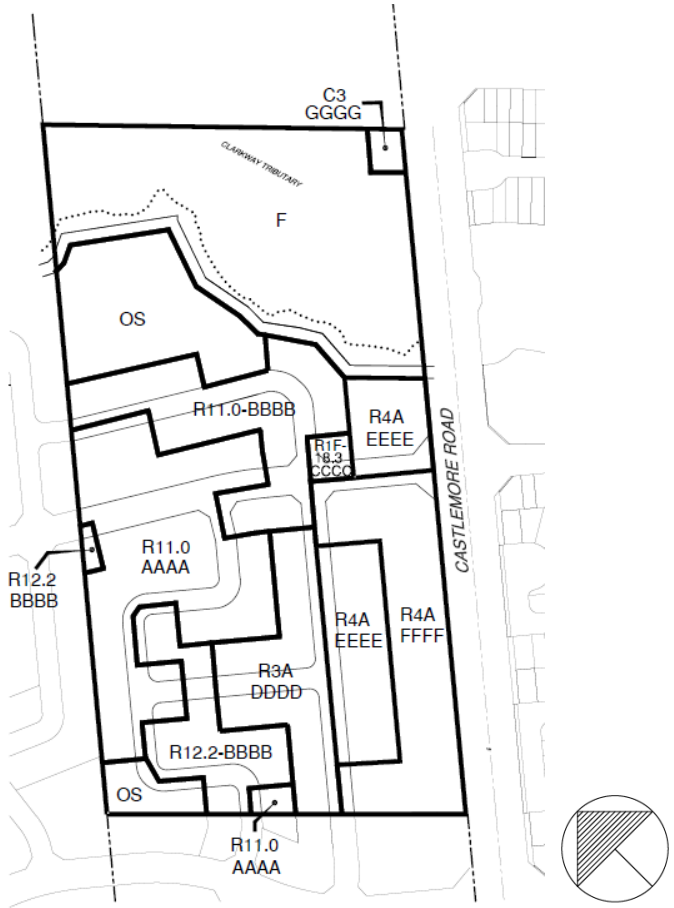
SUBJECT LAND | COMMERCIAL | INDUSTRIAL | OPEN SPACE
AGRICULTURAL | FLOODPLAIN | INSTITUTIONAL | RESIDENTIAL

BRAMPTON

PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will rezone the subject site from 'Agricultural' and 'Floodplain' to a site specific Detached Residential, Residential Townhouses, Residential Apartment, Commercial, Open Space and Floodplain zones.

Proposed Zones	Highlight of proposed Zone
Residential Single Detached F11.0 – Site Specific (R1F-11.0 – AAAA) Residential Single Detached F12.2 – Site Specific (R1F-12.2 – BBBB) Residential Single Detached F18.3 – Site Specific (R1F-18.3 – CCCC)	• Single Detached residential with frontages ranging from 11m to 18m.
Residential Townhouse A – Site Specific (R3A-DDDD)	• Residential Townhouses
Residential Apartment A – Site Specific (R4A-EEEE) Residential Apartment A – Site Specific (R4A-FFFF)	• Residential Apartments
Commercial Three – Special Section (C3-JJJJ)	
Open Space (OS) Floodplain (F)	



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WE ARE HERE IN THE PLANNING PROCESS

Notice of complete application - April 5th, 2023

Circulation to departments and agencies

Notice of public meeting

Public Meeting (We Are Here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period

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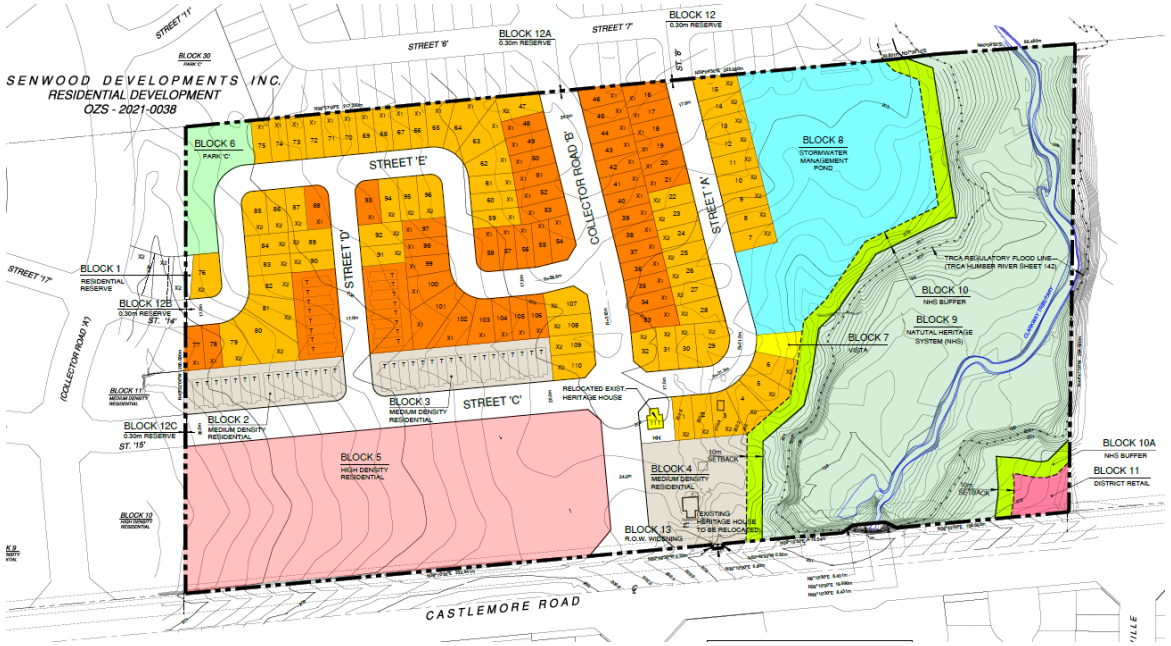
CONSIDERATIONS

Considerations:

- Support for ‘Housing Brampton’, the City’s comprehensive housing strategy and action plan.
- How the proposal fits into the planned Town Centre designation of the Block Plan.
- Potential impacts to the existing community.
- Opportunities to achieve a higher sustainability score from the current Bronze score.



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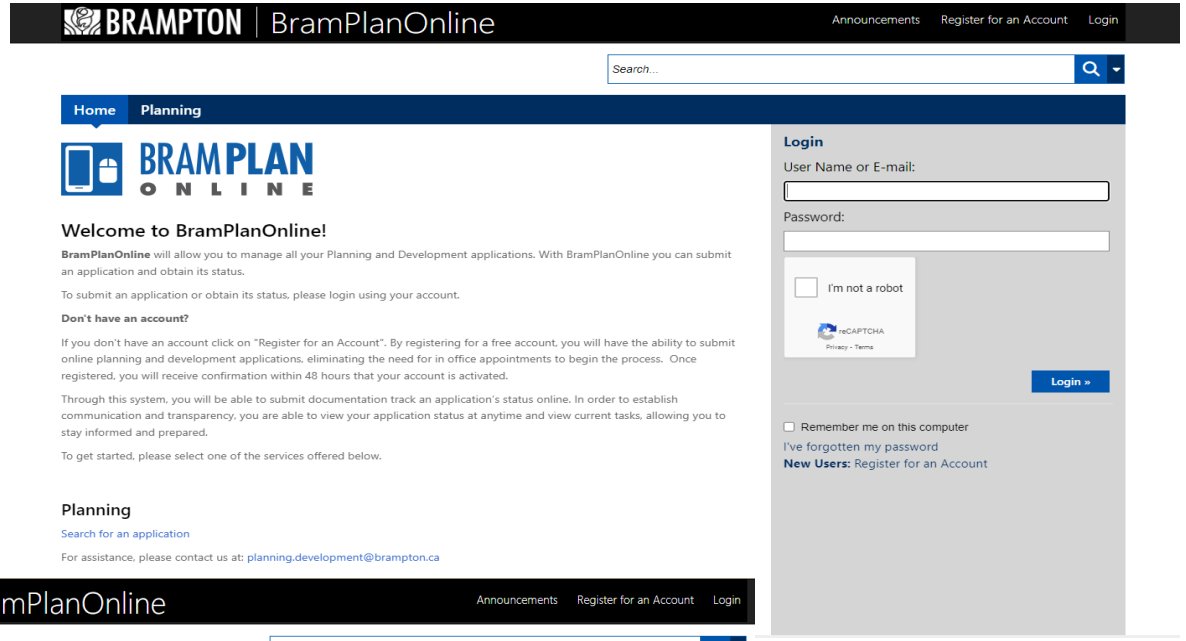
ACCESS MORE INFORMATION

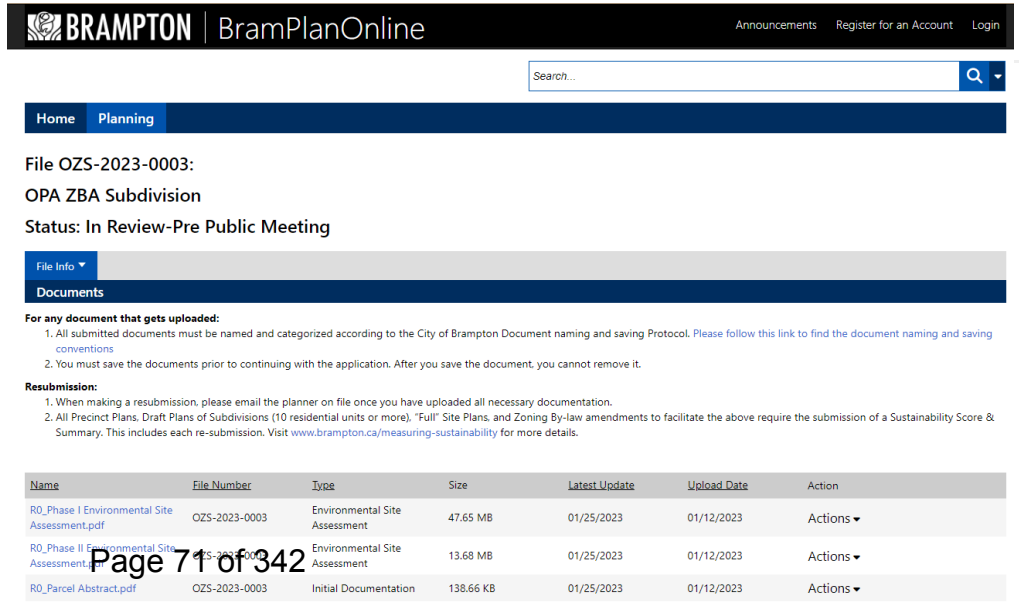
More information on the development proposal, including the full plans and supporting studies submitted by the applicant, can be found on the City's BramPlan Online portal. The information can be found by:

1. Click here to access BramPlan Online:

2. Type the file number in the required field:
File Number: OZS-20223-0008

3. On the OZS-2023-0008 file page click:
The File Info Tab, and click documents to review all application drawings and documents.





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CONTACT INFORMATION

- City Planner contact:

  Andrew Ramsammy
  Development Planner
  City of Brampton
  Andrew.Ramsammy@Brampton.ca

- Applicant contact:

  Maria Jones MCIP, RPP
  Project Planner
  Candevcon Limited
  Maria@candevcon.com

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Thank you!

BRAMPTON

BRAMPTON Flower City
brampton.ca

Chief Administrative Office
City Clerk

For Office Use Only:
Meeting Name:
Meeting Date:

Delegation Request

Please complete this form for your request to delegate to Council or Committee on a matter where a decision of the Council may be required. Delegations at Council meetings are generally limited to agenda business published with the meeting agenda. Delegations at Committee meetings can relate to new business within the jurisdiction and authority of the City and/or Committee or agenda business published with the meeting agenda. **All delegations are limited to five (5) minutes.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2
Email: cityclerksoffice@brampton.ca Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting:
- ☐ City Council
- ☐ Committee of Council
- ☑ Planning and Development Committee
- ☐ Other Committee:

Meeting Date Requested: June 5, 2023 **Agenda Item (if applicable):**

Name of Individual(s): Stefan Staicu & Debra Walker (MHBC Planning)

Position/Title: Stefan Staicu - Senior Planner
Debra Walker - Partner

Organization/Person being represented: Patel Land and Developments Limited

Full Address for Contact: 7050 Weston Road, Vaughan, ON L4L 8G7 **Telephone:** 906-761-5588 ext. 211 **Email:** sstaicu@mhbcplan.com

Subject Matter to be Discussed:	Application for a Zoning By-law Amendment at 8383 Mississauga Road.
Action Requested:	Speaking on behalf of the Applicant to provide any necessary additional information or responses to questions or concerns raised by the public, staff, or committee.

A formal presentation will accompany my delegation: ☑ Yes ☐ No

Presentation format:
- ☑ PowerPoint File (.ppt)
- ☐ Picture File (.jpg)
- ☐ Adobe File or equivalent (.pdf)
- ☐ Video File (.avi, .mpg)
- ☐ Other:

Additional printed information/materials will be distributed with my delegation: ☐ Yes ☐ No ☐ Attached

Note: Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:**
(i) 25 copies of all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
(ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

Submit by Email

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable council/committee agenda and will be attached to the agenda and publicly available at the meeting and om the City's website. Questions about the collection of personal information should be directed to the Deputy City Clerk, Council and Administrative Services, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2115.

Report
Staff Report
The Corporation of the City of Brampton
6/5/2023

Date: 2023-05-01

Subject: **OZS-2022-0034 & 21T-22009B**

Secondary Title: **Recommendation Report**
Application to Amend the Zoning By-law and Draft Plan of Subdivision
(To permit 185 residential dwellings; a walkway block; a park block; two right-of-way buffer blocks; a valley buffer block; and 6 public road rights-of-way)
KLM Planning Partners Inc. – Upper Mayfield Estates c/o Caliber Homes
0, 5759 Mayfield Road
Ward: 10

Contact: Emma De Melo, Development Planner, Development Services & Design, 905-874-3837 (emma.demelo@brampton.ca)

Angelo Ambrico, Manager, Development Services & Design, 905-874-2953 (angelo.ambrico@brampton.ca)

Report Number: Planning, Bld & Growth Mgt-2023-333

Recommendations:

1. That the report titled: Recommendation Report, Application to Amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Upper Mayfield Estates c/o Caliber Homes, 0, 5759 Mayfield Road, Ward 10 (City File OZS-2022-0034 and Planning, Bld & Growth Mgt-2023-333) dated May 1st, 2023 to the Planning and Development Committee Meeting of June 5th, 2023, be received; and

2. That the application for Zoning By-law Amendment and Draft Plan of Subdivision submitted by KLM Planning Partners Inc. on behalf of Caliber Homes be approved on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in the Recommendation Report;

3. That the amendment to the Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted;

4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Overview:

- **The purpose of this application is to facilitate the development of the planned residential uses on this property – delivering one hundred and fifteen (115) detached dwellings and ten (10) townhouse blocks containing approximately seventy (70) units. The proposal also includes a park block, a walkway block, two road buffer blocks, a valley buffer block, and 6 public road rights-of-way.**

- **The subject property is designated 'Residential', and 'Open Space' in the Official Plan. An amendment to the Official Plan is not required to implement the proposal.**

- **The property is designated 'Low Density Residential', 'Valleyland', and 'Neighbourhood Park' in Schedule 48(b) of the Countryside Villages Secondary Plan. An amendment to the Secondary Plan is not required to permit the proposed development.**

- **The property is currently zoned 'Agricultural (A)' under By-law 270-2004, as amended. An amendment to the Zoning By-law is required to implement the proposal.**

- **A statutory Public Meeting for this application was held on September 26, 2022. No written correspondence was received and no members of the public spoke at the meeting. Details of the public meeting are included in Appendix 9 of this report.**

- **The proposed development is consistent with the "A City of Opportunities" theme. The proposal is consistent with the direction of building complete communities to accommodate growth and revitalize neighborhoods.**

- **The proposed Zoning By-law Amendment and Draft Plan of Subdivision represent good planning, consistent with the Provincial Policy Statement and conforming to the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the City of Brampton Official Plan.**

Background:

KLM Planning Partners Inc. submitted an application on behalf of Caliber Homes to amend the Zoning By-law and Draft Plan of Subdivision on July 12th, 2022. This application was deemed complete on August 2nd, 2022 in accordance with Section 34 (10.4), and Section 51(19.1) of the Planning Act. The statutory Public Meeting for the application was held at the Planning and Development Committee Meeting of September 26, 2022.

Current Situation:

Proposal:

This application to amend the Zoning By-law and for a Draft Plan of Subdivision has been filed with the City to develop a 10.1 hectares (25 acres) site with 115 single detached residential dwellings, and ten (10) townhouse blocks containing approximately 70 units.

Details of the proposal are as follows (refer to Appendix 1):

- Residential dwellings to include 115 detached dwellings;
- Ten (10) townhouse blocks containing approximately 70 units;
- A park block;
- A walkway block;
- Two road buffer blocks;
- A valleyland buffer block;
- Six public road rights-of-way.

Application to Amend the Zoning By-law:

The subject property is zoned 'Agricultural (A)' as per Zoning By-law 270-2004, as amended. The zoning designation does not permit the proposed residential uses.

The proposed Zoning By-law Amendment will rezone the property to new single detached residential zones (R1F-13.0-2367, R1F-9.0-2368, R1F-11.0-3704, & R1F-13.0-3705), residential townhouse zones (R3E-6.0-3706), as well as open space (OS), and floodplain (F) zones

.

Property Description and Surrounding Land Use (Refer to Appendix 6):

The lands have the following characteristics:

- municipally known as 0 and 5759 Mayfield Road, and is generally located on the east side of Torbram Road, and south of Mayfield Road;
- generally square in shape with a site area of approximately 10.1 hectares (25 acres);
- a frontage of approximately 278.42 metres (913.45 feet) along Mayfield Road; and
- currently vacant land consisting of agricultural row crops bordered by shrub hedgerows.

The surrounding land uses are described as follows:

- North: Mayfield Road, beyond which are agricultural uses in the Town of Caledon;
- South: Vacant lands, subject to a residential plan of subdivision (the draft approved plan of subdivision 21T-19020B);
- East: Valleyland and existing agricultural use with rural residential dwelling, with commercial and institutional beyond;
- West: Vacant lands, subject to a residential plan of subdivision (part of the draft approved plan of subdivision 21T-19020B).

Further details on this application can be found in the Detailed Planning Analysis contained in Appendix 8, which contains an evaluation of the various technical aspects, including matters addressed in the site-specific studies submitted by the applicant.

Summary of Recommendations

This report recommends that Council approve the proposed Zoning By-law Amendment and Draft Plan of Subdivision application. This report further recommends that Council approve the Zoning By-law Amendment generally in accordance with Appendix 9 to accommodate the approval of the Draft Plan of Subdivision. The proposed residential development represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City of Brampton Official Plan – see associated details in Appendix 8.

Matters of Provincial Interest

Planning Act, (2020)

This development proposal has regard for the matters of Provincial interest as set out in Section 2 of the Planning Act.

The development supports the orderly development of safe and healthy communities and the adequate provision of housing and the efficient use of land in accordance with S. 2 (h) and (j). The development represents the appropriate location of growth and development as the subject property is located in a designated greenfield area in accordance with S. 2 (p) of the Planning Act.

Staff is satisfied that the proposed development is consistent with the matters of provincial interest as set out in the Planning Act.

Provincial Policy Statement (PPS)

Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The application is consistent with the PPS as the proposed development helps to support livable, healthy communities by supporting residential land uses in close proximity to transit services on Mayfield Road, directs growth to an existing settlement area, and implements residential densities that promote the efficient use of land in accordance with the targets established in the Countryside Villages Secondary Plan.

Staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision is consistent with the policies of the Provincial Policy Statement.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject application conforms to the applicable policies as outlined in the Growth Plan for the Greater Golden Horseshoe with respect to directing development to a settlement area, and supporting the achievement of complete communities.

The recommendations conform to the applicable sections of the Growth Plan.

Municipal Planning Documents:

Region of Peel Official Plan

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner.

The subject lands are within the "Urban System" in Schedule E-1: Regional Structure, and the 'Designated Greenfield Area' in Schedule E-3 of the Region of Peel Official Plan. The proposal will contribute to complete communities through the provision of housing options including single detached and townhouse structural types, in close proximity to park facilities, and other uses in the Block Plan area such retail and service uses in accordance with the policies of the Region of Peel Official Plan.

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision are consistent with the policies of the Region of Peel Official Plan.

City of Brampton Official Plan

The City's Official Plan and associated Secondary Plans are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation and the environment. The intent of the Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet current and future needs of residents.

The property is designated "Residential" and "Open Space" in Schedule A: General Land Use Designations of the Official Plan. The proposal includes single-detached and townhouse structural units and proposes a density of 25.19 units per net residential hectare (10.2 units per net acre) in accordance with the Low Density and Medium Density housing mix and density categories listed in S. 4.2.1.2 of the Official Plan. A 10-metre setback is applied from the lands designated "Open Space" in the Official Plan to mitigate impacts to the valleyland feature such as storage of materials, removal of vegetation, informal trails, and accumulation of debris in the valleyland in accordance with 4.2.1.15.

Staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision is consistent with the policies of the City of Brampton Official Plan.

Countryside Villages Secondary Plan (Area 48b)

Secondary Plans implement the Official Plan policies but provide a more detailed land use designation and vision for the specific area. The subject property is located within the Countryside Villages Secondary Plan (Area 48b). The lands are designated as 'Low Density Residential', 'Neighbourhood Park', and 'Valleyland'. This proposal creates a

sustainable community that provides a mix of housing types while protecting natural features in accordance with the policies of the Secondary Plan.

Staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision is consistent with the policies of the Countryside Villages Secondary Plan.

Block Plan for Sub Area 48-2

The proposed development is located within the Block Plan for Sub-Area 48-2 of the Countryside Villages Secondary Plan. The site is designated “Low/Medium Density Residential”, “Park”, “10m Buffer”, and “Valleyland/Channel” in the Countryside Villages Block Plan for Sub-Area 48-2. The proposal provides for a range of housing types including single detached and townhouse dwelling types, and adequately protects environmental features to preclude valleylands from future development.

Community Engagement:

Notice of the application was circulated to City departments, community agencies and property owners within 240 metres of the subject property, exceeding the Planning Act requirement of 120 metres for such applications. The correspondence received from residents and commenting agencies is included in Appendix 12 – Results of Public Meeting. Notice signs were placed on the subject lands to advise members of the public that the application to amend the Official Plan and Zoning By-law was filed with the City.

A Statutory Public Meeting for this application was held on September 26, 2022. No members of the public spoke at the meeting and no pieces of written correspondence were received.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this application. Revenue that is collected through the development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

Term of Council Priorities:

This application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs.

Living the Mosaic – 2040 Vision:

This report has been prepared in full consideration of the overall vision that the people of Brampton will "Live the Mosaic". This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres.

Conclusion:

Staff is satisfied that the proposed Draft Plan of Subdivision and Zoning By-law Amendment, subject to the Draft Conditions of Draft Approval in Appendix 11, represent good planning. The proposal has regard for matters of provincial interest in Section 2.0 of the Planning Act, and the proposed development conforms to provincial plans including the Growth Plan for the Greater Golden Horseshoe, and is consistent with the Provincial Policy Statement. Furthermore, the proposal conforms to the principles and policy direction of the Region of Peel Official Plan, the City of Brampton Official Plan and the Countryside Villages Secondary Plan (Area 48b).

The report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 9 and Appendix 9a. The Zoning By-law Amendment and Plan of Subdivision application is appropriate for the orderly development of the lands considering the following:

- The proposal conforms to provincial plans such as the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement;

- The proposed development precludes development on lands within the City's open space network;

- The development proposes residential typologies and densities which conform to the City of Brampton Official Plan and Countryside Villages Secondary Plan (Area 48b);

- The application has been circulated to the appropriate internal reviewers and external agencies to ensure technical matters have been adequately addressed.

The application is appropriate for the orderly development of the lands and represents good planning. Staff recommends approval of the Zoning By-law Amendment and endorsement of the Draft Plan of Subdivision as the proposal is in the public interest.

Authored by:

Emma De Melo
Development Planner, Development Services & Design
Planning, Building & Growth Management

Reviewed by:

Allan Parsons, MCIP, RPP
Director, Development Services & Design
Planning, Building and Growth Management Department

Submitted by:

Steve Ganesh, MCIP, RPP
Commissioner
Planning, Building and Growth Management Department

Approved by:

Marlon Kallideen
Chief Administrative Officer
City of Brampton

Attachments:

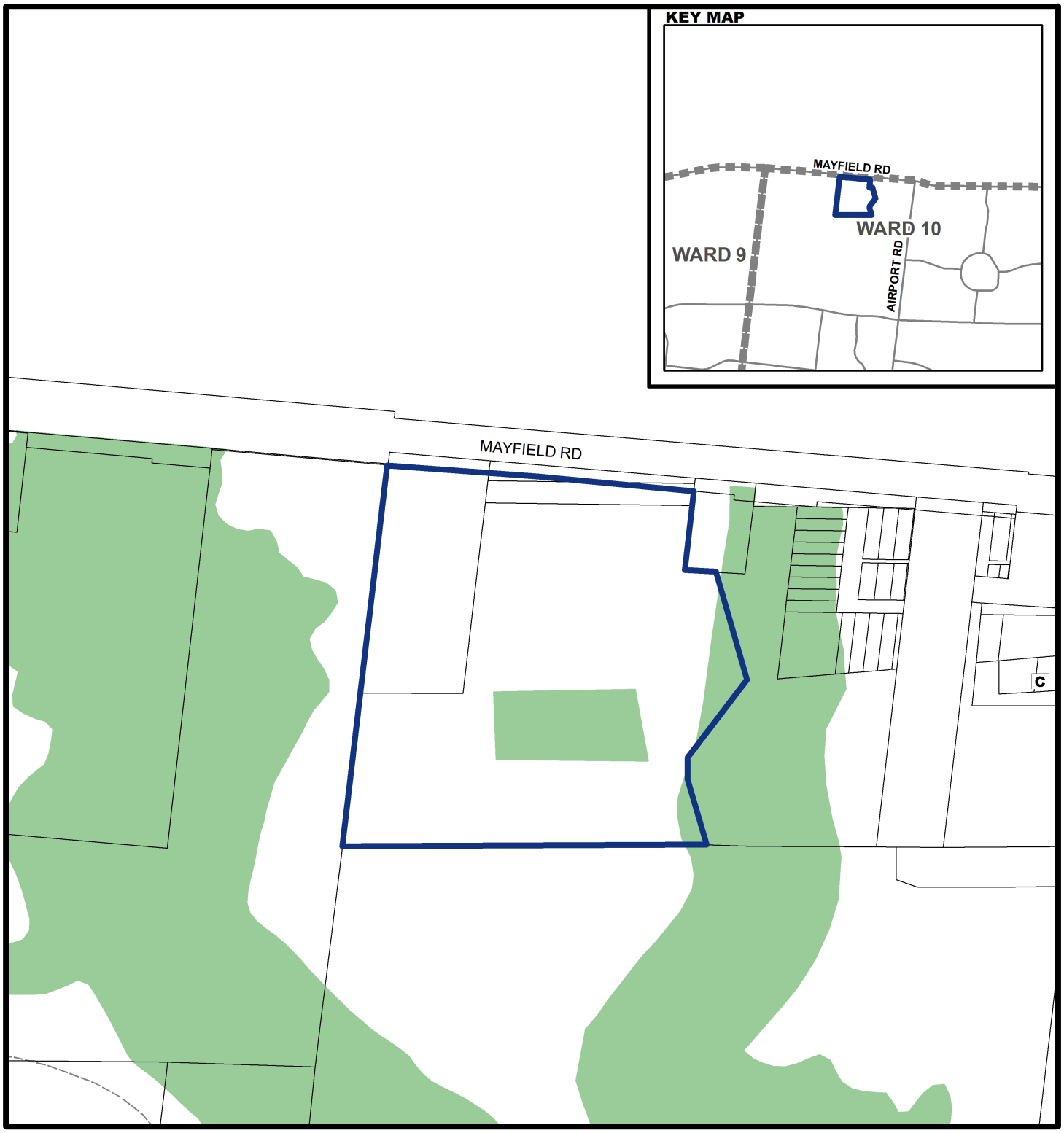
- Appendix 1: Concept Plan
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 4A: Block Plan Designations
- Appendix 5: Zoning Designations
- Appendix 6: Existing Land Use Plan
- Appendix 7: Heritage Resources Plan
- Appendix 8: Detailed Planning Analysis
- Appendix 9: Draft Zoning By-law Amendment
- Appendix 9a: Zoning By-law Amendment Schedule
- Appendix 10: Draft Plan of Subdivision
- Appendix 11: Draft Conditions of Draft Plan Approval
- Appendix 12: Results of Public Meeting
- Appendix 13: Results of Application Circulation
- Appendix 14: Sustainability Assessment

BRAMPTON FlowerCity
brampton.ca
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

Date: 2023 04 28 Drawn By: CJK

APPENDIX 1
DRAFT PLAN OF SUBDIVISION
KLM PLANNING PARTNERS
UPPER MAYFIELD ESTATES INC.

CITY FILE: OZS-2022-0034



SUBJECT LAND

GREENSPACE

PROPERTY LINE

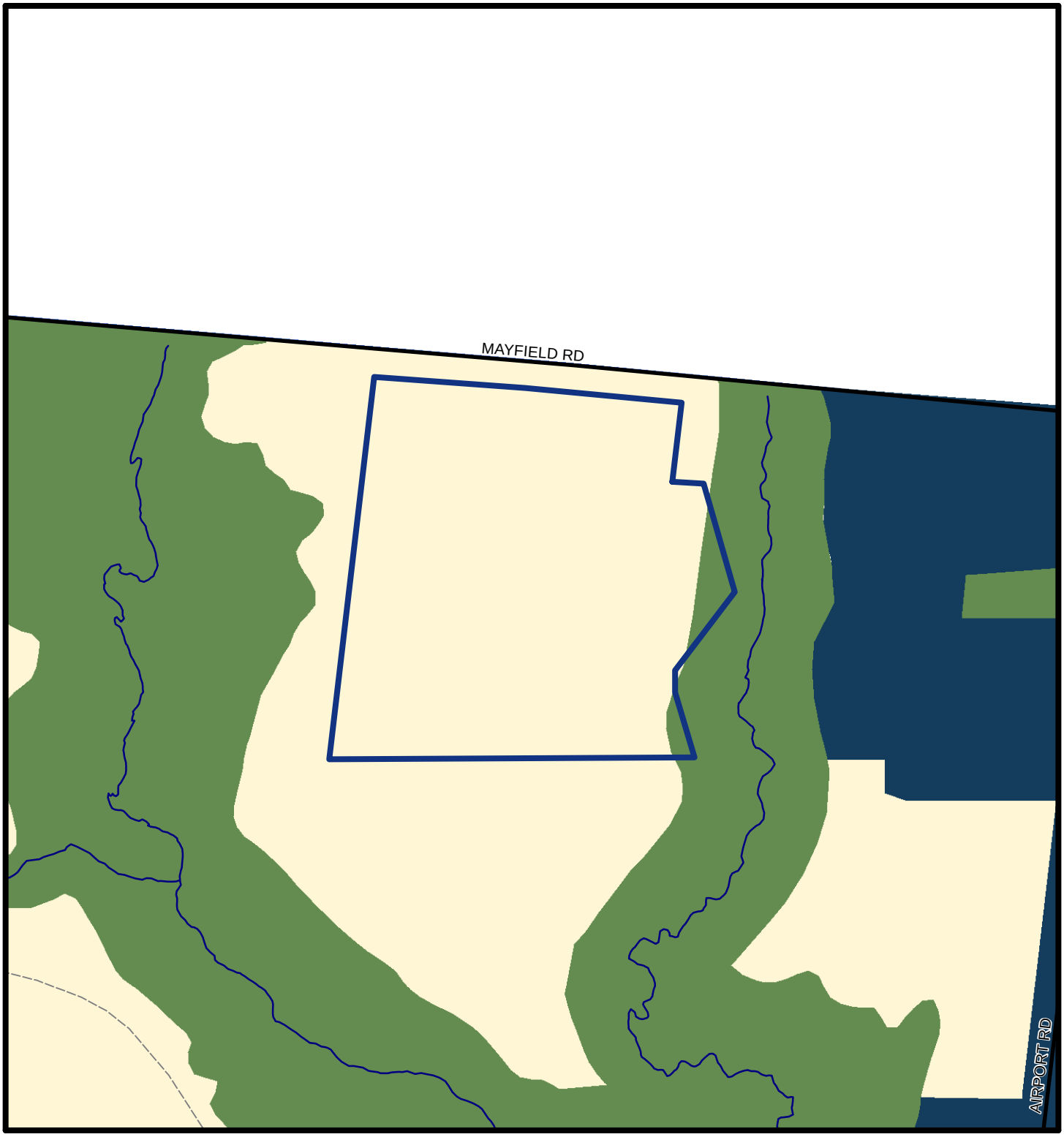
BRAMPTON
Flower City
brampton.ca
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

0 50 100
Metres

Author: ckovac
Date: 2022/08/04

APPENDIX 2
LOCATION MAP
KLM PLANNING PARTNERS
UPPER MAYFIELD ESTATES INC.

CITY FILE: OZS-2022-0034



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

SUBJECT LAND
CITY LIMIT
BUSINESS CORRIDOR
OPENSPACE
RESIDENTIAL

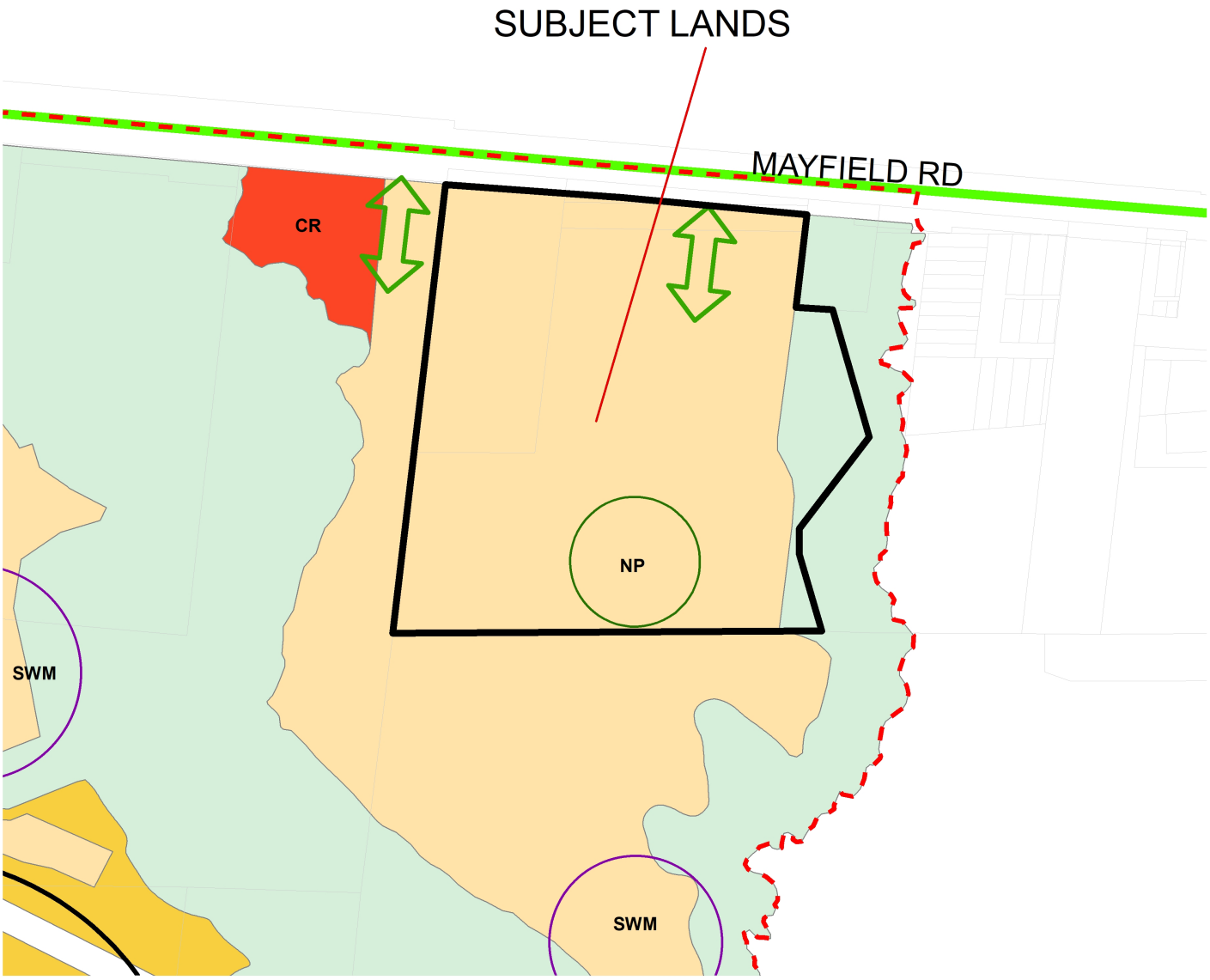
BRAMPTON Flower City
brampton.ca
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

0 50 100
Metres

Author: ckovac
Date: 2022/08/04

APPENDIX 3
OFFICIAL PLAN DESIGNATIONS
KLM PLANNING PARTNERS
UPPER MAYFIELD ESTATES INC.

CITY FILE: OZS-2022-0034



EXTRACT FROM SCHEDULE SP48(B) OF THE DOCUMENT KNOWN AS THE COUNTRYSIDE VILLAGES SECONDARY PLAN

ROAD NETWORK

- GATEWAY
- POTENTIAL INTERSECTION
- COLLECTOR ROAD
- MINOR ARTERIAL
- MAJOR ARTERIAL (REGIONAL)
- INTERSECTION

RECREATION OPEN SPACE

- CP CITY WIDE PARK
- NP NEIGHBOURHOOD PARK

COMMERCIAL

- D.R. DISTRICT RETAIL
- MVC MOTOR VEHICLE COMMERCIAL
- C.R. CONVENIENCE RETAIL
- N.R. NEIGHBOURHOOD RETAIL COMMERCIAL
- M.U. MIXED USE
- VILLAGE_CORE
- SPECIAL POLICY AREA
- AREA SUBJECT TO THIS AMENDMENT

INSTITUTIONAL

- K-5 PUBLIC JUNIOR ELEMENTARY SCHOOL SITE
- 6-8 PUBLIC MIDDLE SCHOOL SITE
- SE SEPERATE ELEMENTARY SCHOOL
- SEP SEPARATE SECONDARY SCHOOL SITE
- S PUBLIC SECONDARY SCHOOL SITE
- W PLACE OF WORSHIP

NATURAL HERITAGE & ENVIRONMENTAL MANAGEMENT

- VALLEYLAND
- SWM STORMWATER MANAGEMENT FACILITY
- WOODLOT

RESIDENTIAL

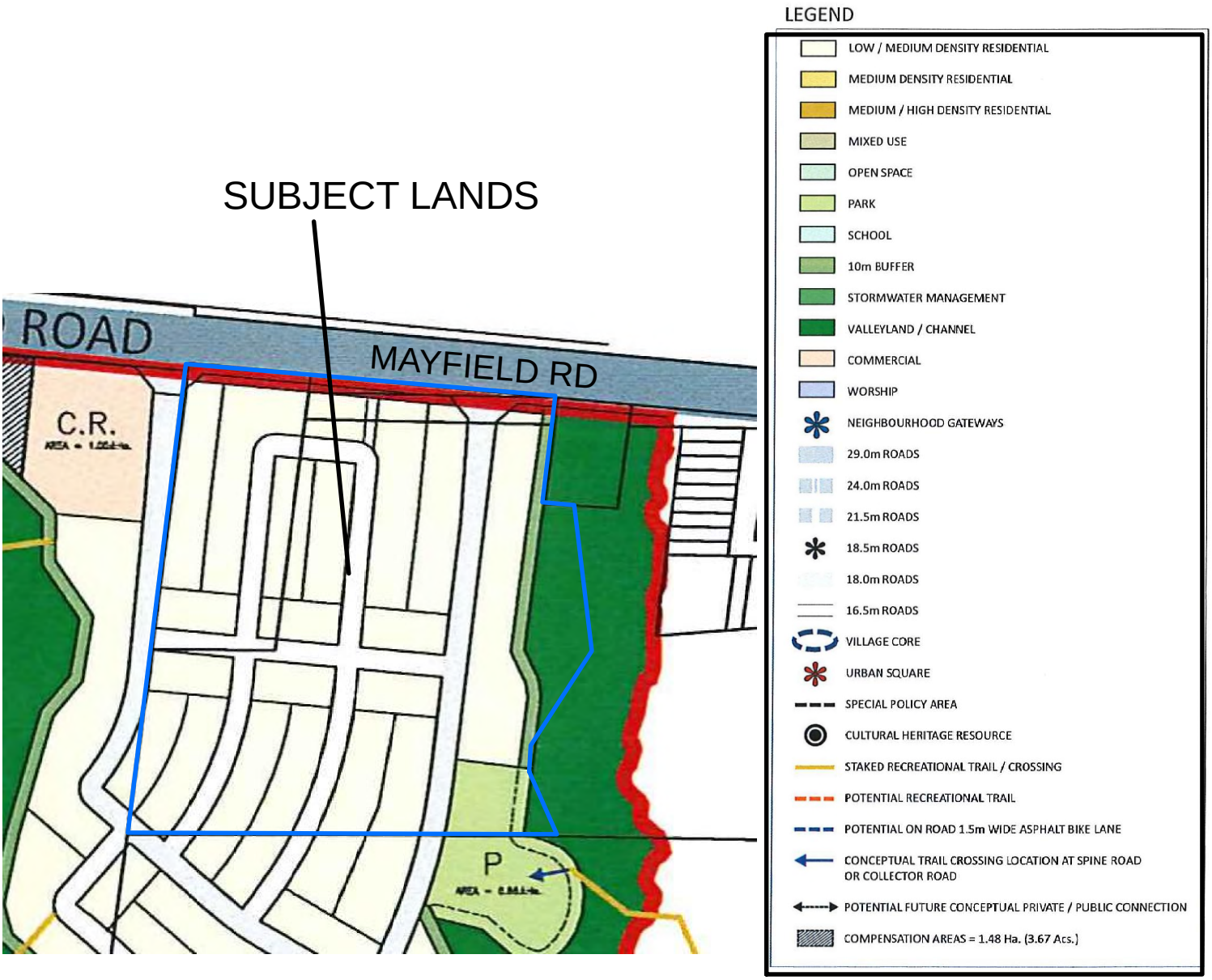
- LOW DENSITY
- MEDIUM DENSITY
- MEDIUM / HIGH DENSITY RESIDENTIAL
- LIVE / WORK

BRAMPTON
Flower City
brampton.ca
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

Author: ckovac
Date: 2022/08/04

APPENDIX 4
SECONDARY PLAN DESIGNATIONS
KLM PLANNING PARTNERS
UPPER MAYFIELD ESTATES INC.

CITY FILE: OZS-2022-0034



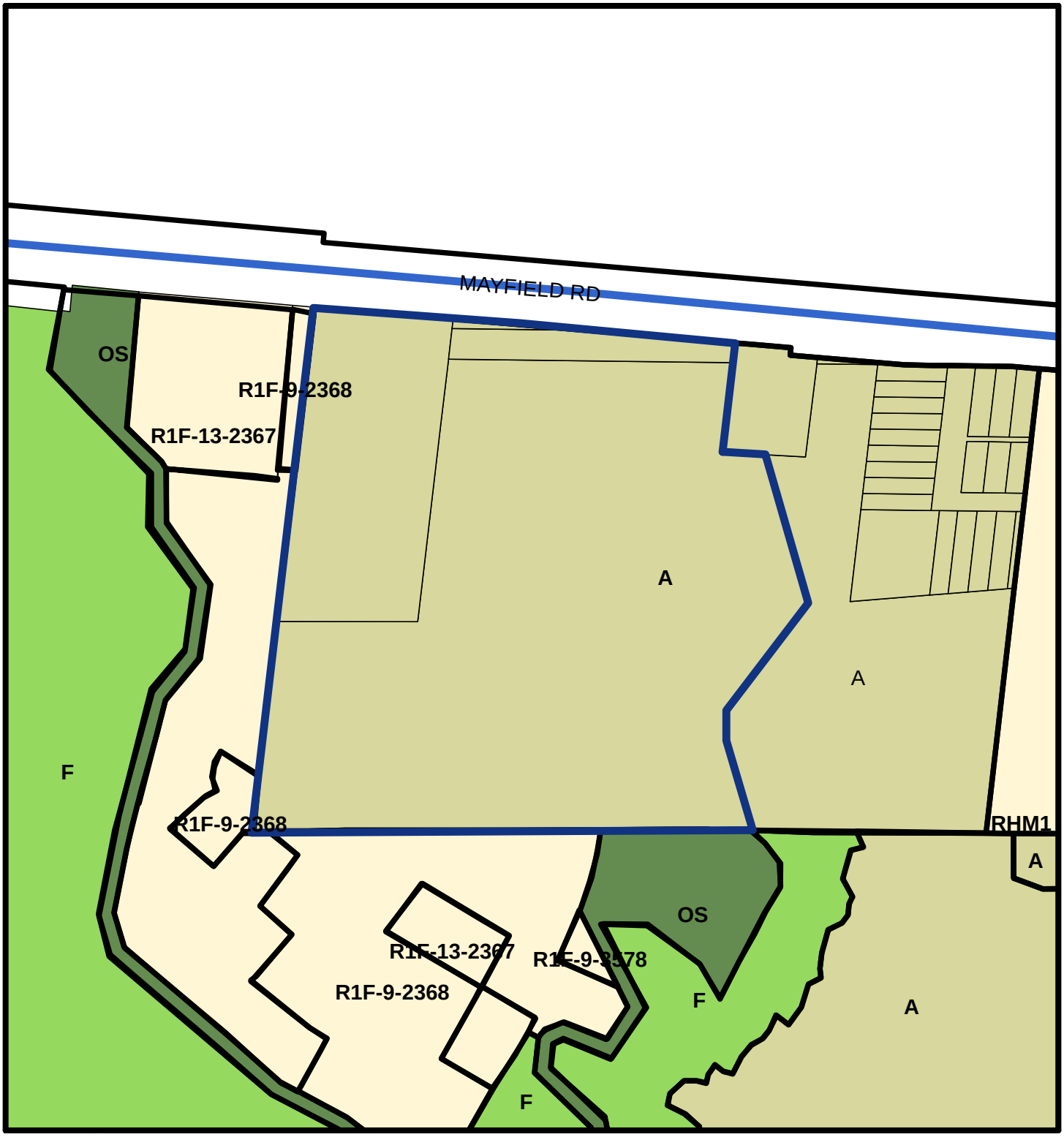
EXTRACT FROM BLOCK PLAN 48-2 FROM THE BLOCK PLAN KNOWN AS THE COUNTRYSIDE VILLAGES SECONDARY PLAN

BRAMPTON Flower City
brampton.ca
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

Author: ckovac
Date: 2022/08/04

APPENDIX 4A
BLOCK PLAN DESIGNATIONS
KLM PLANNING PARTNERS
UPPER MAYFIELD ESTATES INC.

CITY FILE: OZS-2022-0034



SUBJECT LAND
CITY LIMIT
AGRICULTURAL
FLOODPLAIN
OPEN SPACE
RESIDENTIAL

BRAMPTON
Flower City
brampton.ca
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

0 50 100
Metres

Author: ckovac
Date: 2022/08/04

APPENDIX 5
ZONING DESIGNATIONS
KLM PLANNING PARTNERS
UPPER MAYFIELD ESTATES INC.

CITY FILE: OZS-2022-0034

AERIAL PHOTO DATE: FALL 2021

Legend

SUBJECT LAND
AGRICULTURAL
COMMERCIAL
INDUSTRIAL
INSTITUTIONAL
OPEN SPACE
RESIDENTIAL
ROAD
UTILITY

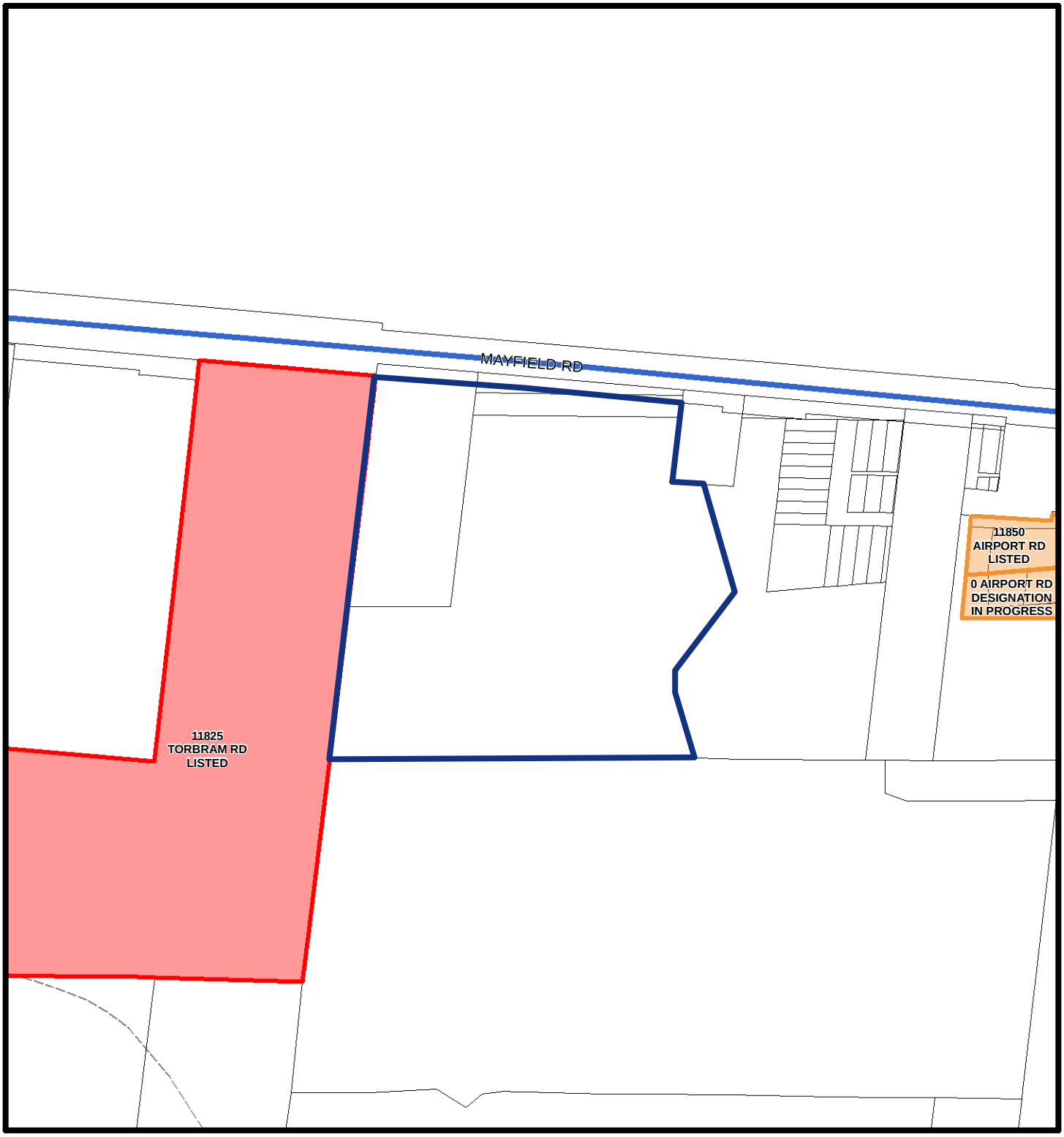
BRAMPTON Flower City
brampton.ca
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

0 50 100
Metres

Author: ckovac
Date: 2022/08/04

APPENDIX 6
AERIAL & EXISTING LAND USE
KLM PLANNING PARTNERS
UPPER MAYFIELD ESTATES INC.

CITY FILE: OZS-2022-0034



SUBJECT LAND

CITY LIMIT

HERITAGE PROPERTIES OUTSIDE 50M

HERITAGE PROPERTIES WITHIN 50M

BRAMPTON
Flower City
brampton.ca

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

0 50 100
Metres

Author: ckovac
Date: 2022/08/04

APPENDIX 7
HERITAGE RESOURCES
KLM PLANNING PARTNERS
UPPER MAYFIELD ESTATES INC.

*The Heritage Resource boundaries are generalized and not definitive. Please contact a Heritage Coordinator for more information.

CITY FILE: OZS-2022-0034

Detailed Planning Analysis

The proposal has been reviewed and evaluated against the Planning Act, Provincial Policy Statement, and Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, the City's Official Plan, and the other applicable City of Brampton studies, guidelines, and priorities.

The *Planning Act*, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Peel Regional Official Plan, and the Brampton Official Plan provide direction and policies that encourage efficient and sustainable development through development, and the use of existing infrastructure to provide an appropriate mix and density of land uses and built form. These documents support land use planning in a logical, well-designed manner that supports sustainable long-term economic viability.

Planning Act R.S.O 1990

The proposed development has been reviewed with respect to matters of provincial interest, and has regard for the matters identified in **Section 2 of the Planning Act R.S.O 1990** in terms of:

h) The orderly development of safe and healthy communities;

j) The adequate provision of a full range of housing, including affordable housing;

p) The appropriate location of growth and development;

o) The protection of public health and safety; and

q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

r) The promotion of built form that

> *i) is well designed,*
> *ii) encourages a sense of place, and*
> *iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.*

Analysis: Planning Act R.S.O 1990

The development supports the orderly development of safe and healthy communities and the adequate provision of housing and the efficient use of land in accordance with S. 2 (h) and (j). The development represents the appropriate location of growth and development as the subject property is located in a designated greenfield area in accordance with S. 2 (p) of the Planning Act.

Staff is satisfied that the proposed development has regard for matters of provincial interest in the Planning Act.

Provincial Policy Statement (PPS):

The Provincial Policy Statement sets out fundamental planning principles and provides policy direction on matters of provincial interest related to land use planning and development. This application is consistent with matters of Provincial interest as identified in the Provincial Policy Statement. The PPS policies that are applicable to this application include:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

b) Accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;

d) Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

e) Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

a) Efficiently use land and resources;

b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;

d) Prepare for the impacts of a changing climate;

e) Support active transportation;

f) Are transit-supportive, where transit is planned, exists or may be developed;

1.4 Housing

1.4.3 – Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

a) Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower tier municipalities;

b) Permitting and facilitating:

1. All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and

2. All types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

c) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or where it is to be developed;

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Analysis: Provincial Policy Statement (PPS)

The proposed development supports livable, healthy communities by supporting residential land uses in proximity to transit services on Mayfield Road, which is designated a Secondary Transit Corridor in Schedule C of the City of Brampton Official Plan. The proposal is in close proximity to a diverse range of land uses within the Block Plan 48-2 area, including recreational trails, park and open space facilities, commercial uses, services, and other uses to meet long-term needs in accordance with S. 1.1.1 (b) of the PPS. The proposed development avoids environmental concern by placing a 10-metre buffer from the limits of the natural heritage system, and through careful consideration for mitigation measures through the scoped Environmental Impact Study submitted on the subject lands in accordance with S. 1.1.1 (c). The proposal includes single detached and townhouse structural types, consistent with S. 1.1.1. (b) of the PPS.

The proposed development is located in a settlement area in accordance with S. 1.1.3.1 of the PPS, and the proposed development implements residential densities which align with the planned targets outlined in the City of Brampton Official Plan and Countryside Villages Secondary Plan, thus promoting efficient land use densities in accordance with S. 1.4.3 of the PPS.

The proposed development supports the long-term protection of the natural heritage system by placing the valleyland buffer and valleyland feature in a “Floodplain – F” zone which precludes development, and through the conveyance of the features to the City for long-term protection, in support of S. 2.1.1 and S. 2.1.8 of the PPS.

Based on the above, staff is satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides a framework for building stronger, more prosperous communities by managing growth over the long term. Guiding principles include supporting complete communities, providing a mix of housing types, and prioritizing intensification throughout the built-up area. The proposed development demonstrates conformity generally to this plan, including:

2.2 Policies for Where and How to Grow

2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:

a) the vast majority of growth will be directed to settlement areas that:

i. have a delineated built boundary;

ii. have existing or planned municipal water and wastewater systems; and

iii. can support the achievement of complete communities;

d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;

e) development will be generally directed away from hazardous lands;

2.2.1.4. Applying the policies of this Plan will support the achievement of complete communities that:

a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;

b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;

c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

d) expand convenient access to:

i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;

ii. public service facilities, co-located and integrated in community hubs;

iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and

iv. healthy, local, and affordable food options, including through urban agriculture;

e) provide for a more compact built form and a vibrant public realm, including public open spaces;

2.2.7 Designated Greenfield Areas

2.2.7.1. New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:

a) supports the achievement of complete communities;

b) supports active transportation; and

c) encourages the integration and sustained viability of transit services.

2.2.7.2. The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:

a) The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;

Analysis: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The proposed development supports the achievement of complete communities in accordance with 2.2.1.2 (a), 2.2.1.4 (a) (d), and 2.2.7.1 by supporting residential development in accordance with the approved Block Plan, within close proximity to park facilities, recreational trails, commercial uses, schools, and other diverse land uses allocated through the block planning process. The proposed development is located on lands within the existing settlement area in accordance with section 2.2.1.2 (d). The proposal exceeds the minimum density targets in S. 2.2.7.2 by accommodating 91 residents per hectare.

Based on the above, staff is satisfied that the proposed Official Plan and Zoning By-law amendment conform to the policies of the Growth Plan.

Region of Peel Official Plan (April 2022)

The Region of Peel Official Plan facilitates decisions with regard to land use matters and guides growth and development within the lower-tier municipalities in the Region of Peel. The subject lands are within the "Urban System" in Schedule E-1: Regional Structure, and the 'Designated Greenfield Area' in Schedule E-3 of the Region of Peel Official Plan. The proposal has been evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

5.4 Growth Management

5.4.10 Direct the local municipalities to incorporate official plan policies to develop complete communities that are well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses in a compact built form, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality public open space and easy access to retail and public service facilities.

5.4.11 Direct a significant portion of new growth to the Delineated Built-up Areas of the community through intensification.

5.4.12 Develop compact, transit-supportive communities in Designated Greenfield Areas.

5.4.16 Employ a comprehensive, integrated approach to land use planning, infrastructure planning and infrastructure investment to achieve the objectives of this Plan.

5.4.19 Greenfield Density

5.4.19.6 Plan to achieve a minimum greenfield density target of 70 residents and jobs combined per hectare by 2051, to be measured over Peel's Designated Greenfield Area excluding the following:

> *a) natural heritage features and areas, natural heritage systems and flood plains, provided development is prohibited in these areas;*

5.4.19.7 Development within the Designated Greenfield Areas shall be designed to meet or exceed the following minimum densities:

- *City of Mississauga: 87 residents and jobs combined per hectare;*
- *City of Brampton: 71 residents and jobs combined per hectare; and,*
- *Town of Caledon: 67.5 residents and jobs combined per hectare.*

5.4.19.10 Direct the local municipalities to incorporate official plan policies to plan for complete communities within Designated Greenfield Areas that create high quality public open spaces with site design and urban design standards that support opportunities for

transit, walking and cycling and direct the development of high-quality public realm and compact built form.

5.6 The Urban System

5.6.11 Direct urban development and redevelopment to the Urban System within the Regional Urban Boundary, as shown on Schedule E-1, consistent with the policies in this Plan and the local municipal official plan.

5.6.20 Designated Greenfield Area

5.6.20.10 Direct the local municipalities to delineate a structure for the Designated Greenfield Area, including the identification of Employment Areas, and secondary planning boundaries to guide future development.

5.6.20.11 Where an approved secondary plan is not already in place, require as a part of Policy 5.5.6, that local municipalities develop staging and sequencing plans that provide for the orderly, fiscally responsible, and efficient progression of development that is coordinated with the Region's Capital Plan, Peel Water and Wastewater Master Plan, and Transportation Master Plans.

5.6.20.13 Ensure that community block plans for new neighbourhoods and communities are developed in a manner that will address the principles of sustainability such as providing a mix of uses, a range, and a mix of housing options and densities, including affordable housing, walkable communities, transit-supportive densities and designs, financial sustainability, attention to detail in the design of the public realm, the provision and integration of public service facilities, planning for alternative and renewable energy systems, including low carbon district energy systems, and respecting natural and cultural heritage. Consistent with these principles of sustainability, community block plans must be developed in accordance with background studies and agreements to be required by the local municipality addressing these matters.

Analysis: Region of Peel Official Plan (April 2022)

The proposal will contribute to complete communities through the provision of housing options including single detached and townhouse structural types, in close proximity to park facilities, and other uses in the Block Plan area such as retail and service uses in accordance with S. 5.4.10. The proposal includes residential uses at appropriate densities as determined through the block planning process in close proximity to Mayfield Road, which is identified as a Secondary Transit Corridor supporting medium frequency public transportation services in accordance with S. 5.4.12. The proposal exceeds the minimum densities outlined in the Region of Peel Official Plan S. 5.4.19.7 and proposes a total of 91.1 persons per hectare. The proposal directs development to the urban system in accordance with S. 5.6.11 of the Region of Peel Official Plan.

Based on the above, staff is satisfied that the proposed Zoning By-law amendment conforms to the policies of the Region of Peel Official Plan.

City of Brampton Official Plan (2006):

The City of Brampton Official Plan guides the physical growth and development of the City and guides land use decision-making to meet the needs of current and future residents to 2031. The plan incorporates policies from the Region of Peel Official Plan, PPS, and Growth Plan to address land use planning decisions.

The property is designated “Residential” and “Open Space” in Schedule A: General Land Use Designations of the Official Plan. The proposed amendment generally conforms to the intent of this plan. This includes:

4.2 Residential

4.2.1.1 The Residential designations shown on Schedule "A" permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. Complementary uses, other than Places of Worship, shall be permitted subject to specific Secondary Plan policies or designations, and may include uses permitted in the Commercial and Institutional and Public Uses designations of this plan, such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centre, neighbourhood retail, convenience retail, or highway and service commercial uses. Quasi-institutional uses including social service agencies, union halls, as well as fire halls, police stations and utility installations may also be permitted in the Residential designations of this Plan.

4.2.1.2 The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below and also set out in the “Residential Areas and Density Categories” definitions contained in Section 5 of this Plan.

The following Residential Density Categories are referenced by the housing mix and density policies in the newer secondary plans or portions thereof as identified on Schedule “G” as being subject to the New Housing Mix and Density Categories:

New Housing Mix and Density Categories

DENSITY CATEGORY	MAXIMUM DENSITY	PERMITTED HOUSING TYPES
• Low Density	• 30 units / net hectare • 12 units / net acre	• Single detached homes
• Medium Density	• 50 units / net hectare • 20 units / net acre	• Single detached homes • Semi-detached homes • Townhouses
• High Density	• 200 units / net hectare • 80 units / net acre	• Townhouses • Duplexes • Maisonettes • Apartments

The density categories above shall not be construed as limiting the City's housing mix and density flexibility or its ability to narrow or expand such categories or the associated densities or to use them in various combinations within a particular Secondary Plan.

4.2.1.15 The City shall consider the following natural heritage planning principles in the design of residential development:

> *(vii) That watercourse and valley corridors and an adequate buffer and/or setback shall be conveyed to the City or the Conservation Authority. These lands shall be conserved in perpetuity from development, to protect their ecological features, functions and linkages including natural hazard management (eg. flood control, slope stability, erosion); and ecosystem biodiversity (corridor integrity, fish and wildlife habitat, etc.) to maximize the ecological and aesthetic quality of the natural features.*

<u>4.6.2 Environmental Implementation Reports</u>

4.6.2.4 In some instances, the City in consultation with the area Conservation Authority may determine that a scoped Environmental Implementation Report (or Master Environmental Servicing Plan as appropriate) is appropriate.

<u>4.6.6 Natural Heritage System</u>

4.6.6.10 The City shall seek opportunities, where feasible, through development or redevelopment, to buffer adjacent natural areas and identify opportunities to provide or enhance connections.

4.6.6.28 The City will consider the following planning principles in the design of all development to assist in the protection, enhancement and restoration of significant natural heritage, surface water and ground water features:

> *vi) The City shall seek the gratuitous dedication of watercourse and valley corridors and an adequate buffer and/or setback to the City or the Conservation Authority to ensure that these lands shall be conserved in perpetuity from development, to protect their ecological features, functions and linkages including natural hazard management (eg. flood control, slope stability, erosion); and ecosystem biodiversity (corridor integrity, fish and wildlife habitat, etc.) to maximize the ecological quality of the natural features;*

4.6.6.30 Natural heritage features and areas including associated setbacks and conservation buffers shall be zoned as a separate classification in the implementing Zoning By-law as part of a specific development proposal. Existing uses will be recognized as legal non-conforming, where appropriate, despite the designation on Schedule "D".

4.6.7 Valleylands and Watercourse Corridors

4.6.7.4 Through the development approval process, valleylands and watercourse corridors, including associated environmental hazards and defined conservation buffers will be gratuitously conveyed to the City of Brampton. Municipal conveyance of these corridors and buffers will not be considered as contributing towards the parkland dedication requirements under the Planning Act.

4.6.7.5 All valleylands and watercourse corridors conveyed to the City of Brampton, including associated environmental hazards and defined conservation buffers, shall be in a condition satisfactory to the municipality. If any such lands are contaminated, the transferor will, prior to conveyance, restore the lands to a condition free from adverse effects and suitable for enhancement, submit a Record of Site Condition to the City, and satisfy any other requirements of the City regarding contaminated sites.

Analysis: City of Brampton Official Plan (2006):

The proposal includes residential land uses in keeping with S. 4.2.1.1 of the Official Plan. The lands are designated "Low Density Residential" in the Countryside Villages Secondary Plan, and "Low/Medium Density Residential" in Block Plan 48-2. The Secondary Plan designation permits housing typologies such as single-detached, semi-detached, and townhouse structural units. The proposal includes single-detached and townhouse structural units and proposes a density of 25.19 units per net residential hectare (10.2 units per net acre) in accordance with the Low Density and Medium Density housing mix and density categories listed in S. 4.2.1.2 of the Official Plan.

The lands designated "Open Space" in the Official Plan are zoned "Floodplain (F)" to preclude development in the future. A 10-metre setback is applied from the lands designated "Open Space" in the Official Plan to mitigate impacts to the valleyland feature such as storage of materials, removal of vegetation, informal trails, and accumulation of debris in the valleyland in accordance with 4.2.1.15.

A scoped Environmental Impact Study was submitted in support of the proposed development. The scoped Environmental Impact Study was reviewed by City Staff and the TRCA. The report was deemed satisfactory to support the proposed development, in accordance with S. 4.6.2.4 of the Official Plan. The EIS provides a list of key mitigation measures which are recommended to minimize impacts to the natural heritage features. The report recommends a 10-metre buffer to the wetland and valley slope which is identified as Block 151 on the Draft Plan of Subdivision, in conformity with S. 4.6.6.10 of the Official Plan. The valleyland and valleyland buffer identified as Block 152 and Block 151 on the Draft Plan of Subdivision will be conveyed to the City in accordance with S. 4.6.6.28, and S. 4.6.7.4 of the Official Plan, and will be zoned "Floodplain – (F)" to preclude development in accordance with S. 4.6.6.30.

Staff is satisfied that the proposed Zoning By-law amendment conforms to the policies of the City of Brampton Official Plan.

Countryside Villages Secondary Plan (Area 48b):

Secondary Plans implement the Official Plan policies but provide a more detailed land use designation and vision for the specific area. The subject property is located within the Countryside Villages Secondary Plan (Area 48b). The lands are designated as 'Low Density Residential', 'Neighbourhood Park', and 'Valleyland'. A 'Potential Intersection' is identified at the northeast corner of the subject property along Mayfield Road. The proposal generally aligns with the policies of the Secondary Plan, including:

4.2.1 Create a sustainable community that protects, restores and enhances, the diversity of natural features and their ecological functions;

5.2.1.1 The various residential designations shown on Schedule SP48(a) are categories in which the predominant use of land is ground floor oriented forms of housing. Proposals for residential development shall be considered in accordance with the policies of the Official Plan and this Chapter.

5.2.1.7 Residential designations adjacent to the natural heritage system shown on Schedule SP 48(b) shall be shaped, oriented, built and developed in a manner that is compatible, complementary and supports the features and functions of the natural heritage system.

5.2.2.1 In areas designated Low/Medium Density Residential on Schedule 48(a), the following shall apply, subject to Section 5.2.1 of this Chapter:

> *i) Permitted uses include single-detached, semi-detached and townhouse structural types;*
>
> *ii) A minimum density of 19.5 units per net residential hectare (8 units per net residential acre) and a maximum density of 30.1 units per net residential hectare (12 units per net residential acre) shall be permitted.*

In addition, approximately 50% of the overall development within the Low/Medium Density Residential designation shall be single structural units. The proportion of single detached structural units shall be determined at the Block Plan stage of approval. In attempting to achieve a minimum 50 persons and job per hectare, the City shall consider minor adjustments to the overall requirement of 50% single-detached structural units at the block plan stage of approval without the need for an amendment to this Chapter.

5.4.2 Valleylands and Watercourse Corridors

5.4.2.1 Areas designated Valleylands and Watercourse Corridors on Schedule SP48(a) shall be protected from development and remain primarily in a natural state, or be utilized for complementary uses in accordance with Section 4.5.7 and other relevant policies of the Official Plan and the recommendations of the Municipal Environmental Servicing Plan

(MESP). The extent of the Valleylands and Watercourse Corridors system and any permitted complementary uses shall be confirmed through the preparation of an Environmental Implementation Report to the satisfaction of the City of Brampton.

5.4.2.2 Areas designated Valleylands and Watercourse Corridors on Schedule SP48(a) includes natural stream corridors and headwater drainage features that currently contribute to the ecological integrity of the subwatersheds. The final limit of the Valleylands and Watercourse Corridors will be determined through an Environmental Impact Study to the satisfaction of the City of Brampton. The stream corridors and/or headwater drainage features may be altered, or the feature may be replaced by an alternate system, provided it is demonstrated that the current ecological function and integrity of the subwatershed is protected. Any residual lands shall revert to the adjacent land use designation without the necessity of an amendment to this Chapter.

5.4.2.3 Appropriate environmental buffers in accordance with Section 4.5.13 of the Official Plan shall be imposed from the margin of valleylands and watercourse corridors so as to have regard for ecological functions and the extent and severity of existing and potential environmental hazards. All required setbacks and opportunity for stormwater management ponds to be located within such setbacks shall be determined through the preparation of an Environmental Implementation Report to the satisfaction of the City of Brampton prior to draft approval of affected plans of subdivision and shall be incorporated into the implementing zoning by-law.

Analysis: Countryside Villages Secondary Plan (Area 48b):

This proposal creates a sustainable community that provides a mix of housing types while protecting natural features in accordance with S. 4.2.1 of the Secondary Plan. The proposed development contains residential development adjacent to a natural heritage system and has been designed in a manner that complements and supports the features of the system in accordance with S. 5.2.1.7 of the Secondary Plan.

The proposal includes townhouse and single detached structure types at an appropriate density in areas identified as low density in this plan. The proposal contemplates single detached and townhouse dwellings with a density of 25.19 units per net residential hectare (10.2 units per net acre). In addition, single detached dwellings make up 62% of the proposed housing mix. The housing mix proposed in 5.2.2.1 are meant to be achieved throughout the 'Low/Medium Density Residential' designation in the entirety of the block plan area. The proposed densities and built form typologies align with the policies of the Secondary Plan.

This proposal contains a variety of housing types that are predominantly ground oriented including single detached dwellings and townhouse dwelling units in accordance with S. 5.2.1.1 of the Secondary Plan, and includes a variety of single-detached and townhouse dwellings at an appropriate density in the areas identified as low density in this plan, thus satisfying S. 5.2.2.1.

The proposal appropriately places the valleyland and watercourse areas in the 'Floodplain (F)' zone to preclude development. A 10 metre buffer was applied to the outer limits of

the staked top of the slope, long-term stable top of the slope, and locally significant wetland, and discussed in the Environmental Impact Study prepared by Beacon Environmental, in accordance with S. 5.4.2.3 of the Secondary Plan.

Staff is satisfied that the proposed Zoning By-law amendment is consistent with the policies of the Countryside Villages Secondary Plan.

Block Plan for Sub Area 48-2:

The proposed development is located within the Block Plan for Sub-Area 48-2 of the Countryside Villages Secondary Plan. The site is designated "Low/Medium Density Residential", "Park", "10m Buffer", and "Valleyland/Channel" in the Countryside Villages Block Plan for Sub-Area 48-2. The proposal generally conforms to the intent of this plan. This includes:

3.0 The principles for the block plan area are set out below:

> *a) To create a safe, attractive and pedestrian-oriented community offering a range of housing types and densities;*
>
> *b) To create a distinct and attractive built form through superior urban design;*
>
> *c) To incorporate and utilize alternative development standards, including rear-lane townhouses, roundabouts, bike lanes and reduced right-of-ways;*
>
> *d) To create a street network that promotes pedestrian accessibility to schools, parks, open space and shopping areas;*
>
> *e) To preserve, protect and restore the natural environmental features;*
>
> *f) To provide linkages to natural features within a comprehensive community open space network together with parks, view vistas and storm water management ponds; and,*
>
> *g) To provide for a phased development in accordance with the approved Growth Management Staging and Sequencing Strategy.*

4.7.9 Prior to the issuance of draft plan approval of each draft plan of subdivision within Sub-Area 48-2, a Developer Cost Sharing Agreement, to the satisfaction of the City, shall be executed and the trustee shall confirm that the applicant has fulfilled their obligations. The Cost Sharing Agreement shall provide for the early delivery of community use lands (such as schools, parks, arterial and collector roads and gateway features).

4.7.10 The owner shall contribute their proportionate share towards the full cost of the City's gateway features and streetscape enhancements within Sub-Area 48-2 in accordance with the City's Gateway Beautification Program. Each landowner's

proportionate share within Block 48-2 shall be established in the Countryside Villages Cost Sharing Agreement.

Analysis: Block Plan for Sub Area 48-2:

The proposed development meets the sustainable development principles established for the block plan area. The proposal provides for a range of housing types including single detached and townhouse dwelling types, and adequately protects environmental features to preclude valleylands from future development. The applicant has provided confirmation that the Owner has signed the Countryside Villages Cost Sharing Agreement. Staff is satisfied that the proposed Zoning By-law Amendment satisfies the policies of the Block Plan.

Zoning By-law:

The property is zoned "Agricultural (A)" by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to facilitate the proposed development.

Analysis: Zoning By-law:

This application proposes a change from the existing zones to a number of Site Specific Residential zones (R1F-13.0-2367, R1F-9.0-2368, R1F-11.0-3704, R1F-13.0-3705, R3E-6.0-3706). The valleyland is proposed to change from existing 'Agricultural (A)' zoning to a 'Floodplain (F)' zone to preclude development, and the proposed neighbourhood park will be zoned 'Open Space (OS)'. Provisions of these proposed zoning designations are listed in Appendix 9 – Draft Zoning By-law Amendment. The requirements set out in these zones will permit development that is appropriate for each of the land use designations on which they are located.

Below are the proposed naming conventions that are being recommended and some of the highlights of each of the proposed zones:

Residential Single Detached F – 13.0 – Section 2367 (R1F-13.0-2367):

- Permits single detached dwellings
- Front yard width minimum requirement of 13.0 metres

Residential Single Detached F – 9.0 – Section 2368 (R1F-9.0-2368):

- Permits single detached dwellings
- Front yard width minimum requirement of 9.0 metres

Residential Single Detached F – 11.0 -Section 3704 (R1F-11.0-3704):

- Permits single detached dwellings
- Front yard width minimum requirement of 11.0 metres

Residential Single Detached F – 13.0 – Section 3705 (R1F-13.0-3705):

- Permits single detached dwellings
- Front yard width minimum requirement of 13.0 metres

Residential Townhouse E – 6.0 – Section 3706 (R3E-6.0-3706):

- Permits street townhouse dwellings
- Front yard width minimum requirement of 6.0 metres

Open Space (OS):

- Permits an outdoor recreation facility operated by, or licensed by, or leased from, or managed under an agreement with a public authority

Floodplain (F):

- Permits flood and erosion control, or conservation area

Technical Requirements:

The following paragraphs summarize the technical studies and reports that were provided in support of the development application.

Planning Justification Report

The planning justification report (PJR) prepared by KLM Planning Partners Inc was submitted to provide the policy context and planning rationale to support the proposed development. The report concludes that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, the City of Brampton Official Plan, the Countryside Villages Secondary Plan, and Block Plan are satisfied that the proposed development represents good planning. Planning staff have reviewed the PJR and found it satisfactory.

Functional Servicing and Stormwater Management Report

A Functional Servicing Report was prepared by Schaeffers Consulting Engineers in June 2022 to assess how the site may be serviced regarding site grading, stormwater management, water supply, and sanitary sewage. The report concludes that the existing municipal infrastructure is sufficient and is capable of supporting the proposed development. Engineering staff is satisfied that the site can achieve the grading, storm servicing, and stormwater management requirements for the site based on the findings of this report.

Sanitary

The FSR states that the proposed development will connect to internal sanitary sewers running along proposed roadways. Sanitary flows will outlet to an existing 750mm sewer running south on Airport Road and then an existing 975mm trunk sewer.

Water

The watermain servicing is proposed to be provided through a connection to the existing 300mm watermain running along Mayfield Road.

Stormwater Management:

Stormwater will be captured and conveyed through a dual drainage system, and all stormwater flows will drain to the proposed SWM Pond WB-2 south of the site in the Sandringham East subdivision.

Archaeological Assessment

A Stage 1 and Stage 2 Archaeological Assessment was prepared by ASI Heritage. The report indicates that no further field investigation is needed. The report recommends that the site be subject to a Stage 3 Archaeological Assessment. Heritage staff have cleared the application, recognizing that the applicant will be required to conduct a Stage 3 Archaeological Assessment and submission of all Ministry Letters prior to building permits being issued on the site.

Sustainability Score and Summary (refer to Appendix 13)

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications. To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The application has a Sustainability Score of 27 points, which achieves the City's Bronze threshold.

Preliminary Environmental Noise Report

An Acoustical Report was prepared by Jade Acoustics in May 2022 in support of the development application. Noise sources analyzed in the report include road traffic noise from Airport Road and Mayfield Road and aircraft traffic noise from Toronto Pearson International Airport. Potential noise sources from existing institutional, commercial, and industrial developments were also evaluated. Mitigation measures were recommended for residential blocks, such as mandatory central air conditioning units for lots along Mayfield Road, and above-standard window, exterior door, and exterior wall construction measures are required for all lots and blocks. Occupants will also be advised through the use of warning clauses, and some residential lots and blocks will require a 2.2 metre to 3.7 metre sound barrier. Noise staff have reviewed the noise study and found it satisfactory to support the development proposal.

Environmental Impact Study

A Scoped Environmental Impact Study dated February 2023 was prepared in support of the application. The study was prepared by Beacon Environmental Limited for Caliber

Homes. The report summarizes information presented in the Block 48-2 Environmental Implementation Report as it pertains to the subject property, assesses the natural heritage system and environmental impacts of the proposed development, and identifies mitigation and enhancement measures to address potential environmental impacts.

The Environmental Impact Study (EIS) recommends mitigation measures to address the environmental impacts of the proposed development with respect to the aquatic and terrestrial resources identified on the subject property. Mitigation measures include the implementation of recommended buffers and setbacks, the preparation and implementation of an erosion and sediment control plan, and the planting of replacement trees or provision of cash in lieu for the loss of tableland trees, among others.

The Draft Plan limits of development were established through staking by the TRCA in 2022, and a 10-metre buffer is shown on the draft plan in accordance with the recommendations from the EIS. An Erosion and Sediment Control Plan is required prior to works commencing on the site in accordance with draft plan conditions provided by the TRCA. The owner is required to provide restoration-planting drawings that detail compensation plantings for tableland trees to be removed, prior to registration of the plan. The EIS has been reviewed and approved by City Staff and the Toronto and Region Conservation Authority and find it satisfactory to support the proposed development.

Arborist Report

An Arborist Report prepared by Strybos Barron King, dated February 24th, 2023 was submitted in support of the proposed development. A total of 30 compensation trees are required to compensate for the removal of 16 healthy tableland trees. Open Space Development staff have reviewed the Arborist Report and find it capable of supporting the proposed development.

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____- 2023

To amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act,* R.S.O. 1990, c.P. 13, hereby enacts as follows;

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing on Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Residential Single Detached F – 13.0 – Section 2367 (R1F-13.0-2367) Residential Single Detached F – 9.0 – Section 2368 (R1F-9.0-2368) Residential Single Detached F – 11.0 - Section 3704 (R1F-11.0-3704) Residential Single Detached F – 13.0 – Section 3705 (R1F-13.0-3705) Residential Townhouse E – 6.0 – Section 3706 (R3E-6.0-3706) Open Space (OS) Floodplain (F)

(2) By adding thereto the following sections:

"3704 The lands designated R1F – 11.0 – Section 3704 of Schedule A to this by-law:

3704.1 Shall only be used for the purposes permitted in a R1F zone;

3704.2 Shall be subject to the following requirements and restrictions:

1. A balcony or porch with or without a cold cellar may project

into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle or rounding. Eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

2. Bay windows and bow windows and boxed-bay windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum 1.0 metres into the minimum front yard;

3. Minimum lot width for a lot abutting a daylighting triangle/rounding: 13.0 metres;

4. Minimum building setback to a daylighting triangle/rounding: 0.0 metres;

5. Maximum interior garage width: 6.1 metres.

3705 The lands designated R1F – 13.0 – Section 3705 on Schedule A to this by-law:

3705.1 Shall only be used for the purposes permitted in a R1F zone;

3705.2 Shall be subject to the following requirements and restrictions:

1. A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle or rounding. Eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

2. Bay windows and bow windows and boxed-bay windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum 1.0 metres into the minimum front yard;

3. Minimum lot width for a lot abutting a daylighting triangle/rounding: 11.0 metres;

4. Minimum building setback to a daylighting triangle/rounding: 0.0 metres;

5. Maximum interior garage width: 6.1 metres;

6. Minimum Exterior Side Yard Width: 2.5 metres;

7. Minimum Rear Yard Depth: 6.0 metres;

8. The westerly lot line shall be the Front Lot Line.

3706 The lands designated R3E-6.0-3706 on Schedule A to this by-law:

3706.1 Shall only be used for the purposes permitted in a R3E zone;

3706.2 Shall be subject to the following requirements and restrictions:

1. A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;

2. Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;

3. Minimum lot width of a lot abutting a daylighting triangle or rounding: 6.0 metres;

4. Minimum building setback to a daylighting triangle/ rounding: 1.5 metres;

5. Direct pedestrian access from the front yard to the rear yard is not required;

6. No minimum dwelling unit width shall apply;

7. Maximum cumulative garage door width: 5.5 metres;

8. The maximum width of a driveway shall be:

    a) 3.5m width for single driveways
    b) 6.0m width for double driveways; and,
    c) 7.3m width for shared driveways.

9. Sections 10.4.1.(d) and 10.4.1.(e) shall not apply;

10. The requirement for maintaining a minimum 0.6 metres wide permeable landscaped surfaces abutting one side lot line shall not apply;

11. A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;

12. No side yards are required abutting a side lot line that coincides with the party wall between two dwelling units in a Townhouse Dwelling.”

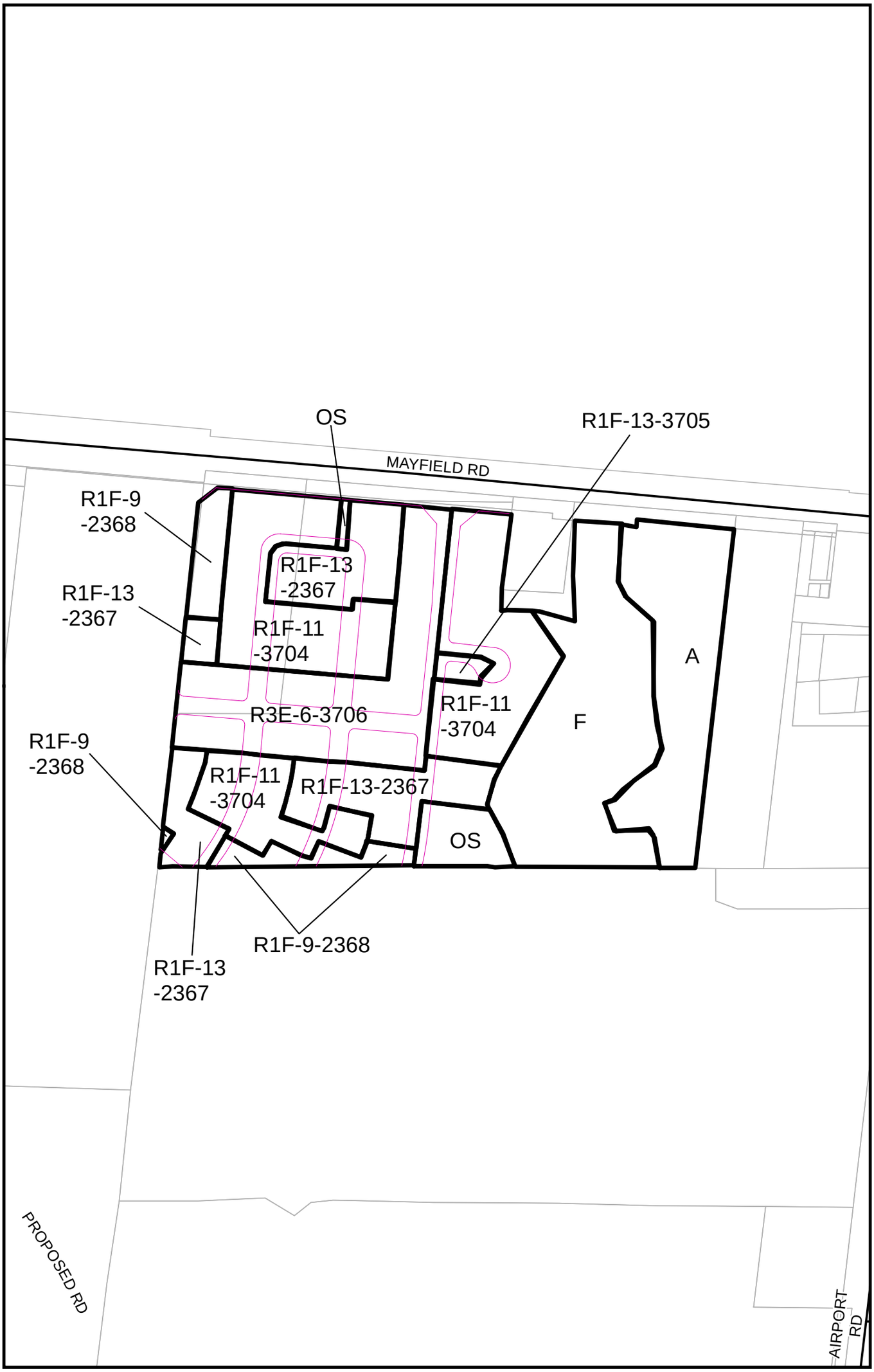
ENACTED and PASSED this 7th day of June, 2023.

Approved as to form. 20__/month/day [insert name]

_____
Patrick Brown, Mayor

Approved as to content. 20__/month/day [insert name]

_____
Peter Fay, City Clerk



BRAMPTON Flower City
brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2020-0034_ZBLA
Date: 2023/05/02 Drawn by: ckovac

PART LOT 17, CONCESSION 6 E.H.S.

BY-LAW _____

SCHEDULE A

DRAFT PLAN OF SUBDIVISION
PART OF LOTS 17 and 18, CONCESSION 6
EAST OF HURONTARIO STREET

AND PART OF THE ROAD ALLOWANCE B/W LOTS 17 and 18, CONC. 6 EHS
(STOPPED UP AND CLOSED BY BY–LAW 1885, INST. No. VS5656
AND BY–LAW 2113, INST. No. VS107410 and INST. No. VS130038)
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
PART OF LOTS 39–48, BOTH INCLUSIVE, REGISTERED PLAN CH–4
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

DATE Mar. 23, 2023

A. U. KUMARANAYAKE, O.L.S.
R–PE SURVEYING LTD.

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BRAMPTON FOR APPROVAL.

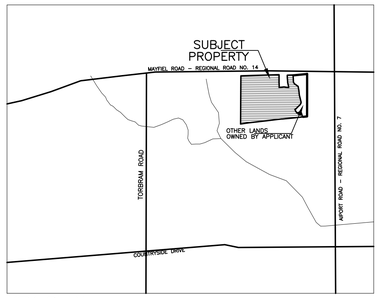
OWNER

UPPER MAYFIELD ESTATES INC.

51 Roysun Road
UNIT 8
WOODBRIDGE, ONTARIO
L4L 8P9

DANNY DiMEO A.S.O.

DRAFT PLAN 21T–22009B



KEY PLAN

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

A. AS SHOWN ON DRAFT PLAN
B. AS SHOWN ON DRAFT PLAN
C. AS SHOWN ON DRAFT PLAN
D. SEE SCHEDULE OF LAND USE
E. AS SHOWN ON DRAFT PLAN
F. AS SHOWN ON DRAFT PLAN
G. AS SHOWN ON DRAFT PLAN
H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
I. CLAY–LOAM
J. AS SHOWN ON DRAFT PLAN
K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
L. AS SHOWN ON DRAFT PLAN

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 13.016±Ha. (32.163±Acs.)

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	HECTARES	ACRES
15–21, 32–39, 60, 67–77, 83–86, 94 and 95		33	33	1.686	4.166
MIN. LOT FRONTAGE=13.7m.					
plus Blocks 111–115, 117 and 138–140	9		4.5*	0.367	0.907
1–14, 22–31, 40–59, 61–66, 78–82 87–93 and 96–100		67	67	3.084	7.621
MIN. LOT FRONTAGE=11.6m.					
plus Blocks 116 and 118–137	21		10.5*	0.580	1.433
TOWNHOUSES DWELLINGS					
BLOCKS 101–110	10		70*	1.605	3.966
SUBTOTAL	40	100	185*	7.322	18.093
BLOCK 141 – PARK	1			0.366	0.904
BLOCK 142 – ROAD WIDENING	1			0.152	0.376
BLOCK 143 – ROAD BUFFER–WALKWAY CONNECTION	1			0.004	0.009
BLOCK 144–146 – BUFFER	3			0.094	0.233
BLOCK 147–149 – 1.01m WIDE ENTRY FEATURE	3			0.004	0.010
BLOCK 150 – WALKWAY	1			0.025	0.062
BLOCK 151 – VALLEY BUFFER	1			0.263	0.650
BLOCK 152 – VALLEY	1			2.672	6.603
STREETS				2.126	5.253
21.5m. WIDE TOTAL LENGTH= 68±m. AREA= 0.146±Ha.					
18.0m. WIDE TOTAL LENGTH=246±m. AREA= 0.442±Ha.					
16.5m. WIDE TOTAL LENGTH=932±m. AREA= 1.538±Ha.					
TOTAL LENGTH=1252±m. AREA= 2.126±Ha.					
TOTAL	52	100	185*	13.028	32.193

NOTE – * SUBJECT TO FINAL CALCULATION
NOTE – ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

KLM PLANNING PARTNERS INC.

PROJECT No. P-2921
SCALE 1:1000 MAR. 28, 2023
(2921DES6) X-REF: (2921MAS4 and 2921TOPO2)
DWG. No. - 23:3

64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmplanning.com

Planning • Design • Development

SCHEDULE "A"
CONDITIONS OF DRAFT APPROVAL

DRAFT APPROVAL DATE: **(Day After Last Day for Filing an Appeal if No Appeal has been Filed)**

APPLICANT: **KLM Planning Partners Inc.**

SUBJECT: **Draft Plan of Subdivision**
KLM Planning Partners Inc. – Upper Mayfield Estates Inc.
21T-22009B
City of Brampton
OZS-2022-0034
Planner: Emma Demelo
Ward: 10

In accordance with By-law 10-97 the Council of the City of Brampton has made a decision to authorize the draft approval of the above noted draft plan of subdivision subject to the following conditions.

Approved Plan and Redlines

1. The final plan shall conform to the draft plan prepared by KLM Planning Partners Inc. dated March 23rd, 2023.

Subdivision Agreement

2. Prior to registration, the owner shall enter into a Subdivision Agreement and any other agreements deemed necessary by the City of Brampton, Region or any other approval authority.

These agreements shall deal with any matter and include any term or condition which an approval authority may require, where such matters, terms, or conditions, are reasonable in the opinion of the approval authority, having regard to the nature of the development proposed for the subdivision, in accordance with s.51 of the Planning Act. These agreements may address matters including but not limited to the following:

2.1 Planning matters such as parkland/open space dedications and development, residential reserves, buffer blocks, tree preservation, trails, site development plan, utilities, architectural control, homebuyers' information map, heritage conservation and landscape plan approvals, phasing/staging of development, warning clauses and notices.

2.2 Engineering matters such as municipal services, road widening, construction and reconstruction, transit infrastructure, traffic signals, grading, fencing, well monitoring, septic systems, waste management, pressure testing/chlorination, noise mitigation and warning clauses.

2.3 Financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit.

2.4 Details regarding all matters and requirements referenced in these conditions of draft approval may be provided by way of Comments and Conditions Memos from approval authorities, or from agencies and departments of the City and/or Region, in response to the circulation of the draft plan of subdivision. The conditions expressly identified in the Comments and Conditions Memos as referenced and/or attached to this draft approval and/or any such additional or amended Comments and Conditions Memos as may be provided to the owner in accordance with this draft approval shall be deemed to be conditions for the purposes of this draft approval. General requirements of the City's Subdivision Manual, Development Design Guidelines, Region's Design Criteria and Material Specification Manual, and Landscape Guidelines, as applicable and as amended or replaced from time to time, shall be implemented through the terms and conditions of the Subdivision Agreement.

Heritage – Archaeological

3. The site shall be cleared of archaeological potential and the City must receive all Archaeological Assessments and Ministry Letters prior to Site Plan Approval and any and all permits being issued for this site.

Fees

4. Prior to registration, all processing and administrative fees shall be paid. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.

Zoning

5. The Zoning By-law implementing the subject plan shall be approved under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.

Easement and Land Dedication within the Plan

6. Prior to registration of the Plan, the owner shall gratuitously convey and/or dedicate any required road or highway widening, 0.3 m (1 ft.) reserves, walkways, sight triangles, radius roundings, buffer blocks other land required for municipal purposes and utility or drainage easements to the satisfaction of the City, Region, or other authority.

7. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.

External Easements and Land Dedications

8. Prior to registration, the owner shall gratuitously convey all necessary external easements

and lands for access, drainage, servicing, utility purposes and for any other municipal purposes, as may be required, to the appropriate municipality, agency or public authority. The owner is advised that no servicing works shall be permitted until the detailed engineering drawings are approved and external easements and lands granted.

9. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.

10. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may reconvey said lands (or any interest therein) to the Owner, gratuitously, provided that the Owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

Parkland Dedication

11. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

Studies

11. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

Staging

12. Development of the plan shall be staged to the satisfaction of the City and the Region in accordance with the approved Growth Management Staging and Sequencing Strategy. In this regard provision shall be made in the subdivision agreement to allow for the registration of this plan in phases, only in accordance with the approved Growth Management Staging and Sequencing Strategy.

13. Where a Growth Management Staging and Sequencing Strategy has not been required by the City, staging shall be based on the timing of essential services that serve the plan including, but not limited to: servicing capacity, road improvements, school availability, etc. In this regard the owner shall agree to enter into a phasing agreement, the provisions of which may be incorporated into the Subdivision agreement to allow the registration of this plan in phases.

Drawings

14. Prior to registration the owner shall submit drawings to the satisfaction of the City in consultation with the applicable agency and/or public authority for approval.

Servicing

15. Prior to registration, the recommendations of the approved Functional Servicing Report shall have been incorporated into all engineering plans.

DRAFT

Cost-share Agreement

16. Prior to registration the owner shall sign the Landowners Cost Share Agreement (or other named agreement), and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

School Boards

17. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the owner and the School Boards for this Plan.

Dufferin-Peel Catholic District School Board

18. The owner shall agree in the Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising of the following:

    "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available."

    These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.

19. That the applicant shall agree in the Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed:

    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."

Peel District School Board

20. 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, 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 #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools." "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 #39. 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. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012)."

21. 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.

22. 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.

Canada Post

Prior to the registration of the subdivision, the owner shall:

22. Consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.

23. Confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.

24. Install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.

25. Agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be

in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

26. Communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.

27. Prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.

28. Include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

29. Be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Enbridge Gas Distribution

Prior to the registration of the subdivision, the owner shall:

30. Contact Enbridge Gas Distribution's Customer Connections Department by emailing 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.

31. Agree that 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 phase construction, all costs are the responsibility of the applicant.

32. Agree that any easement(s) that are required to service this development and any future adjacent developments will be provided to Enbridge Gas Distribution at no cost.

33. That the Owner shall ensure to grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Rogers Telecommunications

Prior to registration of the subdivision, the owner shall:

34. 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 Subdivision (collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the owner will cause these documents to be registered on title. The Owner shall permit all CRTC-licensed telecommunication companies to install their facilities within the subdivision and provide joint trenches for such purpose.

35. 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 Subdivision, as well as the timing and phasing of installation.

36. That the Owner shall be responsible for the relocation of any existing Rogers facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

Bell Canada

Prior to the registration of the subdivision, the owner shall:

36. Acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

37. Agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Alectra Utilites

Prior to the registration of the subdivision, the owner shall:

38. Grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. These will be confirmed during the final design of the road and subdivision.

39. Be responsible for the costs associated with the hydro plan expansion to supply the development.

40. Enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.

41. Be responsible for the costs of the relocation of existing plant to accommodate the new road(s) or driveways.

42. The owner/developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF) and to discuss the electrical service installation requirements and schedule. The owner/developer shall submit the SAF at least 6 months

prior to the start of electrical distribution system (EDS) installation. SAF is also available by visiting https://alectrautilities.com/find-form?parent=9 (under Construction Services).

Toronto and Region Conservation Authority

Red-line Revisions

43. The final Plan shall be in general conformity with the Draft Plan of Subdivision prepared by KLM Planning Partners, dated November 24, 2022, and will be red-line revised, prior to a request for clearance for registration of any phase of this plan, to:

    a. Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of required studies.

44. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted block lines, additional blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

Prior to Works Commencing

45. That prior to any development, pre-servicing or site alteration, or registration of this Plan or any phase thereof, the applicant shall submit and attain the approve of the TRCA for:

    a. A detailed engineering report (e.g. Stormwater Management and Functional Servicing Report) that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, and how it will comply with all related TRCA requirements. This report shall include, but is not limited to:

        i. Plans illustrating how this drainage system will tie into surrounding drainage systems and storm water management techniques which may be required to control minor and major flows. Confirmation must be provided with respect to how target flows as per the hydrogeologic studies will be achieved during and post-development.

        ii. Appropriate stormwater management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of groundwater and surface water resources, including how it relates to terrestrial and aquatic species and their habitat, in addition to natural features and systems.

        iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the current erosion control criteria, and Erosion and Sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.

        iv. Location and description of all stormwater management facilities, outlets

and other facilities, grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority 's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.

46. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA. The design of LID measures shall be in conformance with the design guidance provided in TRCA's LID SWM planning Design Manual.

a. Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within the environmental buffer areas, or proposed environmental protection area land, beyond those approved by the TRCA and the City of Brampton.

b. A final hydrogeologic assessment that will examine existing and proposed ground water levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. The need for liners associated with the stormwater management system should be assessed, and suitable liners should be provided where necessary. Potential impacts to surface water receivers and their inherent natural hazards as a result of all underground construction and infrastructure must be assessed and mitigated.

c. Information detailing all anticipated temporary dewatering that may be required during the construction phase, including anticipated volumes, duration, discharge locations, and filtration media - as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required and whether such dewatering may affect in-stream erosion.

d. Overall site-level Water Balance Report that will identify measures that will be implemented during pre and post development that:

i. mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable;
ii. demonstrate how post-development conditions will retain a minimum of the first 5 mm of rainfall over the entire site to the satisfaction of the TRCA;
iii. mitigate against any potential on-site or downstream erosion associated with the stormwater management system;

iv. maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.

e. An overall monitoring plan:

i. For the LID measures that identifies the monitoring activities and responsibilities for 3 years once the facilities are operational.

f. That the applicant attains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.

g. That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions are made to the plan to provide for necessary blocks within the Plan or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.

Subdivision Agreement

47. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:

a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.

b. To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.

c. To design and implement on-site erosion and sediment control in accordance with current TRCA guidelines and standards.

d. To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.

e. To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.

f. To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property and to provide easements or zoning restrictions over such measures where they are located on private property in order to prevent removal of such features;

g. To implement the mitigation measures recommended in the Environmnetal

Impact Study, prepared by Beacon Environmental, dated December 2022 to protect the valley corridor from long-term erosion. h. To design a monitoring protocol and provide the requisite funding, obtain approval, monitor and maintain the site level water balance measures on the site (including LIDs) for the long-term monitoring of this system for 3 years once the facilities are operational, to the satisfaction of the City of Brampton and TRCA.

i. That, where required to satisfy TRCA's conditions, development shall be phased within this plan.

j. That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.

k. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practices, and LID measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all subdivision agreements of purchase and agreements, for lots and blocks on which stormwater management measure are being constructions to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.

l. That all community information maps and promotional sales materials clearly identify the presence of LID features (e.g. infiltration trenches/bioswales) within the rear and side years of each lot, and identify limitations to permitted uses within these areas.

m. To gratuitously dedicate Blocks 159-160 to the City of Brampton, in a condition that is satisfactory to the City of Brampton and TRCA.

Purchase and Sale Agreements

48. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials that identifies the location of LIDs on private lots (e.g. infiltration trench/bioswales in rear or side years) and identifies prohibited uses on and around these LID measures. Wording for the warning clauses is to be to the satisfaction of TRCA and the City of Brampton.

Implementing Zoning By-Law

49. That the implementing Zoning By-Law recognize all natural heritage features and areas and their associated buffers in a suitable environmental protection zoning category which has the

effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the land in perpetuity, to the satisfaction of the TRCA

Hydro/Telecommunications

44. Prior to the release of the plan for registration, the owner must submit in writing, evidence to the Commissioner, Planning, Building, and Growth Management that satisfactory arrangements have been made with the telecommunications and hydro providers for the installation of their plants in the common trench, within the prescribed location in the road allowances.

Region of Peel

45. The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval.

Development Charges

46. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:

a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and

b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.

47. Provision shall be made in the Subdivision Agreement with respect to:

a. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and

b. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks); pursuant to the Region's Development Charges By-law, as amended from time to time.

Water Meter Fees

48. In respect of the water meter fees:

a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and

freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;

b. A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non–freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and

c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

Land Dedications

49. The Owner acknowledges and agrees to gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:

a. A road widening pursuant to the Region's Official Plan along Mayfield Road (Regional Road #14). The Region's Official Plan Road widening requirement for mid-block along Mayfield Road is 50 metres right-of-way (25.0 metres from the centreline). Additional property over and above 50 metres right-of-way will be required within 245m of intersections to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways, and transit bay/shelters: 55.5 metres for a single left turn lane intersection configuration (27.75 metres from the centreline); and

b. 15m x 15m daylight triangle at the intersection of Mayfield Road and "Street 10" (southeast corner of the intersection located westerly to the property. (Block BL-150)

c. 15m x 15m daylight triangle at the intersection of Mayfield Road and "Street 1". d. A 0.3 metre reserve along the frontage of Mayfield Road behind the property line and behind the daylight triangles; and e. 4.5m buffer block along the frontage of Mayfield Road. (Buffer blocks BL-151 and BL-152).

50. The Owner shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands. All costs associated with land transfers and easements shall be 100% the responsibility of the Owner.

Clauses shall be included in the Subdivision Agreement in respect of same.

Access

51. Clauses shall be included in the Subdivision Agreement stating that:

a. The Region shall permit one (1) fully restricted right-in/right-out access onto Mayfield

Road, to the satisfaction of the Region.

b. The Developer shall include warning clauses reflecting the aforementioned access restriction in all Purchase and Sale and Lease Agreements.

c. The Developer shall remove any existing driveway/accesses along the frontage of Mayfield Road that do not conform to the approved plans at its sole cost.

d. No residential lots or blocks shall have direct access to Mayfield Road.

Traffic/Development Engineering Conditions

7. Prior to the registration of this Plan, or any phase thereof:

a. The Developer shall be responsible for the design and construction of the intersection of Mayfield Road and Street 1. The Developer shall make necessary arrangements to the satisfaction of the Region in respect of the design and construction at the sole cost and expense of the Developer.

b. A detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer shall be submitted to the Region for review and approval prior to construction. The engineering submission shall include removals, new construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings.

c. The Developer shall be responsible for 100% of the cost of intersection works. Prior to the commencement of such works within the Region's right-of-way, the Developer shall submit to the Region the following:

i. A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way; and

ii. Engineering and inspection fees in the amount of 5.25% of the estimated cost of road and access works.

d. The location, design, and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect.

e. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of $10,000.00 for pavement markings on Mayfield Road. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings on Mayfield Road shall be in accordance with the Region's specifications and standards, as amended from time to time. A clause shall be included in the Subdivision Agreement

in respect of same.

f. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permits and construction access permit for all works within the Region's Road right-of-way, including access works, and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the access and road works within the Region's right-of way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region. A clause shall be included in the Subdivision Agreement in respect of same.

8. Should the development proceeds prior to the Region's Capital Project #13-4055, interim road works will be required on Mayfield Road at 100% the expense of the Developer (including design and construction costs) to facilitate the development. The engineering submission shall include removals, new construction and grading, typical cross sections, pavement and signage drawings, plan, and profile drawings

9. Clauses shall be included in the Subdivision Agreement stating that:

a. Prior to the Registration of the plan of subdivision, The Region requires a Traffic Impact Study for the Proposed intersection of Mayfield Road and street 1, for the Region's review and comment including a functional design which outlines the geometric requirements of the intersection.

10. Clauses shall be included in the Subdivision Agreement stating that:

a. Landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way;

b. Noise walls adjacent to Regional roads shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. Region's requirements to be referenced in the noise abatement repot and on all applicable drawings.

c. The Region's storm sewers are designed to convey run-offs from the right-of-way of regional roads only. Under no circumstance shall the flow of storm water from the subdivision be diverted to or along the Mayfield Road's right of way (by pipe or channel); All costs associated with the storm sewer conveyance shall be 100% the responsibility of the Owner.

d. The Owner acknowledges and agrees that the Region will not permit any alteration to grading within Mayfield Road right-of-way along the frontage of the Lands.

11. The Owner shall indemnify and hold the Region harmless from and against any and all actions, suites, claims, demands, and damages which may arise either directly or indirectly by

reason of the development of the subject lands and/or construction of works, save and except for any actions, causes of action, claims, demands, and damages arising out of the negligence of the Region or those for whom it is in law responsible.

12. Servicing of the subdivision will require:

a. Construction of oversized 600mm dia. sanitary sewers which are the financial responsibility of the Region as per Development Charges By-Law. 600mm dia. sanitary sewers are included in the Five Year Capital Budget and Forecast; and

b. The Developer shall make appropriate financial arrangement with the Region prior to construction of such works. The construction will be subject to the Region's determination that it has or will have sufficient funds to finance the works. Clauses shall be included in the Subdivision Agreement in respect of same.

Drawings – Servicing and "As Constructed"

13. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.

14. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit "As Constructed" drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region "Development Procedure Manual".

A clause shall be included in the Subdivision Agreement in respect of same.

General Conditions

15. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.

16. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:

a. A cross-section drawing for Street '1' (Draft Plan Dwg No 22:1) showing proposed watermain, storm and sanitary infrastructure. Given proposed depth of the sanitary sub trunk sewers within these streets a local sanitary sewer may be required. Based on the cross-section drawings the ROW widths for the above-mentioned street widths may need to be increased.

b. Storm Drainage Study Report to determine and demonstrate, if applicable, to the

satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Mayfield Road;

c. Traffic Impact Study (TIS) detailing the impact of the Development on the Regional road network and identifying any mitigation measures. The intersection geometrics and turning lanes requirements will be provided at such time the TIS is acceptable to the Region

17. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.

18. The Owner acknowledges that the Contractor has full responsibility to comply with the Environmental Protection Act (EPA) and all other legislative requirements including Ontario Regulation (O.Reg.) 406/19- Onsite and Excess Soil Management. The Contractor shall be familiar with and meet the objectives of O.Reg. 406/19 for all work completed. A clause shall be included in the Subdivision Agreement in respect of same.

19. Prior to servicing or registration of the Plan, whichever comes first, the Region requires that the Developer submits:

a. A satisfactory Phase 1 Environmental Site Assessment ("ESA") report for the Lands, prepared in accordance with the requirements of Regulation 153/04 under the Environmental Protection Act (as amended) and a Phase 2 ESA report.

b. Record of site condition for the Lands, any lands and easements external to the Plan that are to be conveyed to the Region or any other governmental body, and to provide proof to the Region or such governmental body that the record of site condition has been acknowledged by the Ontario Ministry of the Environment and Climate Change and registered on the Environmental Site Registry; c. Certification that any fill material imported onto the Lands meets the requirements of Table 2 (Full Depth Generic Site Condition Standards in a Potable Groundwater Condition) of the Soil, Ground Water and Sediment Standards for Use under the Environmental Protection Act, as amended; and d. Certificates of Property Use associated with any conveyed lands that will impact or restrict the intended use of the conveyed lands or will result in any significant future cost implications or liability to the Region. 20. The Region will require a satisfactory Remedial Action Plan for the review and approval, if any remediation requires that soils within the public roads shall be remediated to applicable standards.

21. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.

22. Prior to registration of the plan of subdivision, the Developer shall ensure that: a. All lots and blocks must be serviced via an internal road network. Clauses shall be included in the Subdivision Agreement in respect of same.

23. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.

24. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.

25. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.

26.

a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;

b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be $20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.

c. The Developer shall inspect, evaluate, and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:

> i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:

a) Bacteriological Analysis - Total coliform and E-coli counts

b) Chemical Analysis - Nitrate Test

c) Water level measurement below existing grade

d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.

e. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

Clauses shall be included in the Subdivision Agreement in respect of same.

27. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that Mayfield Road/Street "1" and Mayfield Road/Street "10" intersection improvement works and internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that Mayfield Road/Street "1" and Mayfield Road/Street "10" intersection improvement works and the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected, and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.

28. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Mayfield Road.

29. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer

30. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division: a. A copy of the final signed M-Plan b. A copy of the final draft R-Plan(s); and c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

A clause shall be included in the Subdivision Agreement in respect of same.

<u>Administrative — Clearance of Conditions</u>

46. Prior to the signing of the final plan by the Commissioner, Planning, Building, and Growth Management, or her designate, they shall be advised that the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

NOTE 1:
In accordance with City Council resolution C003-97, draft approval granted under Section 51 of the Planning Act, R.S.O., 1990, c.P.13 is valid until draft approval is either withdrawn, or the plan is registered. The conditions of draft approval will, however, be reviewed initially 3 years after draft approval is granted and subsequently every 2 years to determine if the conditions are appropriate or whether draft approval should be withdrawn.

NOTE 2:
In order to expedite the clearance of conditions, we suggest that a copy of the signed Subdivision Agreement be forwarded to the following agencies upon execution:

Canada Post Corporation
200 - 5210 Bradco Blvd
Mississauga, Ontario
L4W 1G7

The Dufferin-Peel Catholic District School Board
40 Matheson Boulevard West
Mississauga, Ontario
L5R 105

Peel District School Board
5650 Hurontario Street
Mississauga, Ontario
L5R 1C6

Enbridge Gas Distribution Inc.
500 Consumers Road
North York, Ontario
M2J 1P8

Alectra Utilities
175 Sandalwood Parkway West
Brampton, Ontario
L7A 1E8

Bell Canada
100 Commerce Valley Drive West
Thornhill, Ontario
L3T 0A1

DRAFT

Rogers Cable Communications Inc.
3573 Wolfedale Road
Mississauga, Ontario
L5C 3T6

Region of Peel
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

Toronto and Region Conservation Authority
101 Exchange Avenue,
Vaughan, Ontario
L4K5R6

NOTE 3:
The costs of any relocations or revisions to Hydro One facilities which are necessary to accommodate this subdivision will be borne by the owner, and further any easement rights of Hydro One are to be respected. The owner should contact the local Hydro One Area office to verify if any low voltage distribution lines may be affected by the proposal.

NOTE 4:
It is recommended that the owner or their consultant contact the Toronto and Region Conservation Authority to clarify specific requirements prior to preparation of detailed engineering reports.

DRAFT

Draft Plan of Subdivision Conditions of Draft Approval
Comments and Conditions Memo Tracking Sheet

KLM Planning Partners Inc. – Upper Mayfield Estates Inc.

File: OZS-2022-0034 & 21T-22009B

Planner: Emma De Melo

Date of Draft Approval: Month, Date 2023 (Provided that no appeal has been filed)

Department/Divisions/Sections	Memo Date		
	(Initial Draft Approval)	(Revisions)	
		Memo Date	Effective Draft Approval Date*
Public Works – Development Engineering			
Public Works – Open Space Development			
Public Works – Transportation Engineering			
Planning & Development Services – Development Services			
Planning & Development Services – Building Division			
Planning & Development Services – Urban Design			
Planning & Development Services – Policy Planning (Growth Management, Land Use Policy)			
Planning & Development Services – Policy Planning (Parks and Facility Planning)			
Planning & Development Services – Policy Planning (Heritage)			
Brampton Transit			
Region of Peel			
TRCA			

*day after 20 days after making decision (date of decision= date of cover memo signed by Commissioner/Director for minor amendments or Notice of Decision)

NOTE 1: Any changes to the conditions (including minor amendments and revisions to the conditions expressly identified in any Comments and Conditions Memos are subject to

Section 51 (41) of the *Planning Act* and the amendment to the draft approval shall be deemed to have been made the day after the appeal period is over (the day after the 20-day appeal period), whether or not notice has been issued.

Accordingly, preparation of any agreement or supplementary agreement (as the case may be), will not occur until the appeal period has passed.

DRAFT

Results of Public Meeting (September 26, 2022) and Correspondence Received

OZS-2022-0034

Members Present:

Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor H. Singh - Wards 9 and 10
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
City Councillor D. Whillans - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
Regional Councillor G. Dhillon - Wards 9 and 10

Members Absent: nil

Staff Present:

Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Emma De Melo, Planner, Planning, Building and Growth Management
Tejinder Sidhu, Planner, Development Services
Elizabeth Corazzola, Director, Planning, Building and Growth Management
Stephen Dykstra, Planner, Development Services
Andrew VonHolt, Deputy Fire Chief, Fire & Emergency Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Clara Vani, Legislative Coordinator

Item 5.1

Staff Report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Upper Mayfield Estates c/o Caliber Homes, Ward 10 (File: OZS-2022-0034)

Emma De Melo, Development Planner, Development Services, Planning, Building and Growth Management Department, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Lauren Dynes, Applicant KLM Planning was available for any questions or comments.

There were no further delegations from the public to speak on the application.

P. Fay, City Clerk, confirmed that no correspondence was received for this item.

Concerns Regarding the Limits of Development

One piece of correspondence was received from the community following the statutory public meeting on September 26th, 2022. The resident indicated in their correspondence that they have used a portion of the developer's lands, on a continuous basis, for over 30 years.

Response: KLM Planning Partners Inc. has cooperated with the resident and revised the limits of development on the north-easterly side of the Draft Plan of Subdivision. The limits of development have also been updated on the studies submitted in support of the application to exclude the lands that the resident claims to use, exclusively and continuously, for an extended period of time.

COMMENTS AND CONDITIONS MEMO

Date: February 6th, 2023

File: OZS-2022-0034 & 21T-22000B

From: Emma De Melo

Subject: **Conditions of Draft Approval**
Zoning By-law Amendment and Draft Plan of Subdivision
(To permit 127 single detached dwellings and six (6) townhouse blocks containing 48 units, as well as blocks for residential reserves, a walkway, a neighbourhood park (partial), new streets, natural heritage system buffer, road / public right-of-way buffers and widening)
KLM PLANNING PARTNERS INC. – UPPER MAYFIELD ESTATES INC.
0, 5759, 5847 Mayfield Road
Ward: 10

Circulation Date: February 6th, 2023
Plan: Draft Plan of Subdivision Part of Lots 17 and 18, Concession 6, East of Hurontario Street
Plan Dated: November 14, 2022
Comment Revision #: 1st

The following represents a summation of comments and conditions from the ***Development Services Division of the Planning and Development Services Department*** with respect to matters dealing with Zoning, community information maps, warnings, notices, growth management, other general requirements to be included in the subdivision agreement, among others.

Development Planning staff have the following comments with respect to the noted Zoning Bylaw Amendment and Draft Plan of Subdivision applications that will facilitate the development of 112 single detached dwellings and six (6) townhouse blocks containing 48 units, as well as blocks for residential reserves, a walkway, a neighbourhood park (partial), new streets, natural heritage system buffer, road / public right-of-way buffers and widening on a site area of 10.1 hectares.

The Zoning By-law Amendment application proposes to rezone the property from 'Agricultural' to Residential Single Detached, Residential Townhouse, Floodplain and Open Space.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

1. The minimum Sustainability Score has not been met. Please refer to the Sustainability Score Verification Response for staff comments regarding your Sustainability Score & Summary. Minimum sustainability score has been verified and met (Emma De Melo, April 28th, 2023).

Sales Office Homebuyers Information Map

2. Prior to draft plan approval, the owner shall prepare a preliminary Homebuyers Information Map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the following information and clauses as applicable:

   a) The proposed land uses within the subdivision based on the latest draft plan.
   b) The immediately surrounding existing and proposed land uses.
   c) Those lots or blocks that have existing and potential noise environmental problems based on the noise feasibility study. Include all relevant warning clauses on the map.
   d) The approximate locations of noise attenuation walls and berms;
   e) The approximate locations and types of other fencing within the subdivision
   f) Where parks and open space, storm water management facilities and walkways are located.
   g) The types and locations or parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance (to be confirmed in each case with the Environment and Development Engineering Division).
   h) Potential locations of all Canada Post community mail boxes on corner lots (except corner lots at the intersection of an arterial road).
   i) The locations of all Brampton Transit routes through the subdivision.
   j) The following standard notes, using capital letters where noted:

      i. "NOTICE AND ADVICE TO PURCHASERS:

      THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOMEBUYERS MAY HAVE AND THE TELEPHONE NUMBERS AT CITY HALL IF YOU NEED MORE INFORMATION. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY.

PLEASE NOTE:

THIS MAP IS BASED ON INFORMATION AVAILABLE ON (MONTH/YEAR) AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT"

ii. "The map shows that there will be several types of housing in the subdivision including townhouses and apartment buildings. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

iii. "Sites shown on the map for future schools, apartments, townhouses, churches, shopping plazas, parks etc. could have driveways anywhere along their street frontage. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

iv. "Some streets in this subdivision will be extended in the future and temporary access roads will be closed. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

v. "There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

vi. "Some lots and development blocks will be affected by noise from adjacent roads, the railway, industries or aircraft and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

vii. "The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

viii. "Valleys and storm water management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

ix. "The final location of walkways in Blocks 149, 158, 159 and 160 may change without notice."

x. "Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be directly beside some lots. If you have any questions, please call 1-800-267-1177."

xi. "Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

xii. "The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

xiii. "There may be Brampton Transit bus routes on some streets within this subdivision with stops beside some homes. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage. If you have any questions, please call (905) 874-2750 or email transit@brampton.ca."

xiv. "Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart and a tree will not necessarily be located in front of every home."

xv. "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

xvi. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.'

xvii. "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."

xviii. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."

xix. "Gates are not permitted in fences when lots abut a valleyland, park or stormwater management block."

xx. "The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot."

xxi. "There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area."

xxii. "FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL PLANNING.DEVELOPMENT@BRAMPTON.CA."

xxiii. "FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT.

xxiv. FOR DETAILED INFORMATION PERTAINING TO STREETSCAPE, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVDER'S LANDSCAPE ARCHITECTURAL CONSULTANT."

Growth Management/Staging and Sequencing

3. Prior to registration, the Owner shall demonstrate to the satisfaction of the Planning and Development Services Department that the intent of the requirements of the approved Countryside Villages Block Plan Area 48-2 Growth Management Staging and Sequencing Strategy Report that apply to the plan of subdivision have been met.

4. Prior to registration, the Owner shall sign the Countryside Villages Area 48-2 Cost Sharing Agreement (or other named agreement), and provide the Planning and Development Services Department with a written acknowledgment from the Trustees appointed pursuant to the agreements, that the Owner has signed the agreements and has delivered the deeds or made the payments required by the agreements.

5. Prior to registration, the Commissioner of Public Works and Engineering shall be satisfied that the appropriate mechanisms are in place for the following road and intersection improvements:

    a) The construction of Inspire Boulevard in its entirety between Torbram Road and Countryside Drive, concurrent with the development of the first plan of subdivision.

    b) The construction of intersection improvements at Torbram Road and Inspire Boulevard, at Torbram Road and Countryside Drive, and at collector roads and Countryside Drive.

Digital Submissions of Plans

6. Prior to draft plan approval, a digital submission of the current draft plan to be draft-approved, shall be provided to the City, in accordance with the Planning and Development Services Department's digital submission requirements.

Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

The following requirements are applicable as a condition of draft plan approval.

Land Notices: Statements and Clauses

1. The owner shall include the following warnings in bold type in all offers of purchase and sale for all lots and blocks within the plan:

    a) A statement indicating that Block 150 will be developed for road widening purposes.

    b) A statement indicating that Blocks 155-157 will be developed for entry feature purposes.

    c) A statement to the satisfaction of the Development Engineering Division of the Public Works Department indicating that Block 149 shall be developed for park purposes and are planned to contain parks and will include other associated facilities such as play equipment, walkways, lighting, and landscaping.

    d) A statement to the satisfaction of the Development Engineering Division of the Public Works Department indicating that Block 159-160 shall be

developed for valleyland purposes and are planned to contain valleyland and will include other associated facilities such as walkways, lighting, and landscaping.

e) A statement indicating that Block 149 will be developed as an active park and may contain play equipment, lighted walkways, landscaping, passive use free-play areas, and a multi-purpose pad. The following wording shall also be included with respect to Block 149:

"Purchasers are advised that residents close to Block 149 may be disturbed by noise and night lighting from the park. For more information, please call the Development Engineering Division of the Public Works Department, at (905) 874-2050 or email planning.development@brampton.ca."

f) A statement to the satisfaction of Brampton Transit that the City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage.

g) A statement which advises the prospective purchasers that mail delivery will be from a designated Community Mailbox.

h) A statement indicating that Lots 11-18, 55, 56-60, and Block 137 have a noise attenuation fence and berm located inside the lot line within the side and/or rear yard, that the noise attenuation fence shall not be altered or removed and that it shall be the responsibility of the owner of the lot to maintain and keep in repair that portion of the noise attenuation fence and berm situated on the lot.

i) A statement indicating that gates are not permitted in fences when lots abut a valleyland, park or stormwater management block.

j) A statement indicating that the City of Brampton's Zoning By-law regulates the width of driveways and that owners not widen their driveway before inquiring about the permitted driveway width for the lot.

k) A statement advising purchasers that access to Mayfield Road will be restricted to right-in/right-out only traffic movements.

l) A statement advising prospective purchasers that Streets 1, 2, 4, 5 will be extended in the future.

m) The following statements:

i. "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features

may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

ii. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."

iii. "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."

iv. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."

v. "There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area."

n) A statement indicating that Blocks 113-118 may be subject to a future application for Site Plan Approval. The site design and building elevations may change without further notice.

o) The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board, until the permanent school for the area has been completed:

i. "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."

ii. "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."

p) The following clause to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the plan:

i. "Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed 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."

ii. "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. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012)."

2. The owner shall notify purchasers of the exact Community Mailbox locations prior to the closing of any sales.

Land Notices: Signage

3. The owner shall erect and maintain signs in the following locations and in the following manner:

a) to the satisfaction of the Development Engineering Division of the Public Works Department, on Neighbourhood Park Block 149 showing in graphical form, the proposed facilities and indicating that Neighbourhood Park Block 149 will be developed as an active park with play equipment, lighted walkways, landscaping, passive use free-play areas, and a multi-purpose pad. An advisory that residents close to the park may be disturbed by noise and night lighting from the park shall likewise be included. The signage shall also advise that for more information, Development Engineering Division of the Public Works Department can be contacted at (905) 874-2050 or email at planning.development@brampton.ca.

b) at the open ends of all road allowances to advise purchasers of the future extension of these streets.

c) to the satisfaction of The Dufferin-Peel Catholic District School Board at all major entrances to the proposed development the following:

"Notice:
Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available."

d) to the satisfaction of the Peel District School Board at all major entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools according to the Board's Transportation Policy. These signs shall be to the Board's specifications, at locations determined by the Board and erected prior to registration.

Site Plan Approval

4. Approval of site development plans by the City in accordance with the City's site development plan approval procedure may be a prerequisite, based on the City of Brampton requirements at the time, to the issuance of a building permit for Blocks 113, 114, 115, 116, 117, and 118.

Telecommunications

5. The owner shall permit all telecommunications service providers that are a "Canadian carrier" as defined in subsection 2(1) of the Telecommunications Act of a "distribution undertaking" as defined in subsection 2(1) of the Broadcasting Act and have entered into a Municipal Access Agreement with the City ("Telecommunication Providers") to locate their plant in a common utility trench within any future public highway within the Plan. A list of Telecommunication Providers can be obtained from the City. Within 10 business days of the delivery of the pre-servicing letter, the owner shall notify all Telecommunication Providers of the Plan and request that the Telecommunication Providers contact the owner directly within 10 business days if they intend to locate their plant within any future public highway within the Plan. The owner shall make satisfactory arrangements (financial and otherwise) with the City, Telecommunications Providers and other utilities for the installation of each of their facilities in a common utility trench within the future public highway prior to commencing any work with respect to any future public highway as shown on the draft approved plan of subdivision, and the owner shall provide evidence of same satisfactory to the City. Until such installation is completed, the owner shall not undertake any works that will limit the ability of any Telecommunications Provider to install its plant in a timely and efficient manner. The owner shall install, at its own expense, 100mm diameter ducts at all road crossing for the use of Telecommunications Providers. The exact location and detailed specifications for these ducts shall be shown on the approved drawings. The owner acknowledges and agrees that the City may refuse to accept or assume

any or all streets within the plan until the provisions of this section have been complied with.

6. Prior to commencing any work within the plan, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner is hereby advised that they may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the owner shall be required to demonstrate to the telecommunication provider that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services.

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

1. N/A

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Emma De Melo
Planner I, Development Services
Planning, Building and Growth Management
905-874-3837

COMMENTS AND CONDITIONS MEMO

Date:	April 28, 2023
File:	**OZS-2022-0034 and 21T-22009B**
To:	Emma Demelo
From:	Frank Mazzotta
Subject:	**Requirements for Plan of Subdivision 21T-22009B**
Owner Name:	Upper Mayfield Estates Inc.
Location:	0 and 5759 Mayfield Road
Circulation Date:	April 13, 2023
Plan:	Draft Plan of Subdivision
Plan Dated:	March 28, 2023

In response to the circulation of the above noted application, the following represents the comments and conditions from the Environment and Development Engineering Division with respect to matters dealing with development and environmental engineering. Notwithstanding that the land located east of Valley Land Block 152 is owned by the applicant, these comments pertain to the lands located west of east limits of Valley Land Block 152.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

- The following studies shall be approved in support of servicing for this development.

    1. **~~Functional Servicing Report (FSR)~~ – Cleared April 19, 2023**
    2. **~~Environmental Impact Study (EIS)~~ – Cleared April 27, 2023**
    3. **~~Feasibility Noise Report~~ – Cleared by Development Engineering March 24, 2023**
    4. **~~Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required.~~ – Cleared Aug 23, 2023**

B. DRAFT PLAN APPROVAL REQUIREMENTS

The following comments / requirements are applicable as a condition of draft plan approval.

1. Environmental Engineering

1.1. Acoustic

1.1.1. As part of the first engineering submission, the owner's consultant shall submit a detailed noise report prepared by a qualified acoustical consultant recommending noise control measures satisfactory to the Environment and Development Engineering Division, in consultation with the Region of Peel as necessary. A copy of the report shall also be provided to the City's Chief Building Official.

1.1.2. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering Division.

1.1.3. As part of the first engineering submission, the owner shall prepare and submit a Noise Attenuation Statement. A copy of the final approved Noise Attenuation Statement shall also be provided to the City's Chief Building Official.

1.1.4. The owner will include the following clause in the Noise Schedule of the Subdivision Agreement: "Prior to the issuance of any Building Permits, the owner agrees to provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved noise report and the approved plans.

1.2. Environmental

1.2.1. Prior to the initiation of any grading or construction on the site the owner shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton and TRCA. These measures shall remain in place until all grading and construction on the site are completed.

1.2.2. Prior to the initiation of any grading or construction on the site, the owner shall install and maintain a snow and silt control fence adjacent to the existing residence at the north limit of the draft plan south of Mayfield Road.

1.3. Storm Water Management

1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide Development Engineering with a Storm Water Management Report which describes the existing and proposed storm water drainage systems for the proposed development, for review and approval; the owner shall also obtain all approvals from the MECP supporting same prior to pre-servicing approval.

2. Registration Timing

2.1. The developer acknowledges and agrees that registration of this plan is dependent on the prior registration of the adjacent plan to the south and to the west for access and servicing.

3. Road Reconstruction/Cash Contributions

3.1. The owner shall make satisfactory arrangements with the Commissioner of Planning, Building and Growth Management to remove existing temporary cul-de-sac exterior to the plan and complete the construction of the municipal roads if applicable; this condition is dependent on the development timing of the adjacent lands and shall be determined at the time of detailed engineering review and approval.

3.2. The owner acknowledges and agrees that if the temporary turning circle internal to the Plan at the south limit of Streets 1, 4, 5 and west limit of Street 2 are still required at the time of assumption of the subdivision, then the owner will provide a cash contribution as determined by the City's Commissioner of Planning, Building and Growth Management towards the future removal of the temporary turning circles and complete construction of the ultimate road once extended. The value of the cash contribution shall be established by the City's Commissioner of Planning, Building and Growth Management or their designate prior to the assumption of the subdivision.

3.3. The owner agrees to provide cash-in-lieu for any infrastructure internal to the plan that cannot be feasibly constructed, to the subdivision limits, due to grading and/or other servicing constraints. The value of the cash-in-lieu shall be established by the City's Commissioner of Planning, Building and Growth Management or their designate prior to the registration of the subdivision.

4. Financial Impact

4.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.

4.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

5. Sidewalks

5.1. Prior to the first engineering submission, the owner shall submit a sidewalk and parking plan to Development Engineering for review and approval.

6. Land Dedications and Easements

6.1. Sufficient right of way for all roads associated with the plan, land dedications and easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.

6.2. Where the City has required as a condition of registration that the developer convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may re-convey said lands (or any interest therein) to the Developer, gratuitously, provided that the Developer shall be required to pay for any fees, taxes, and/or disbursements related to the re-conveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

7. 0.3 Metre Reserves/Reserve Block(s)

7.1. Any 0.3 m reserves and reserve blocks are to be deeded gratuitously to the City and/or the Region of Peel.

8. Warning Clauses

8.1. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:

8.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,

8.1.2. Any walkways or retaining walls that may evolve on the plan,

8.1.3. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

9. Soil

9.1. Prior to the registration of this plan or any phase thereof, the owner shall provide a copy of a Record of Site Condition and confirmation of the filing of the Record of site Condition in the Environmental Site Registry.

10. Growth Management Staging and Sequencing Study

10.1. Prior to the registration of this plan or any phase thereof, the owner shall comply with the requirements of the approved growth management staging and sequencing plan.

C. GENERAL COMMENTS

The following general comments are provided to assist the owner in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

1. Subdivision Agreement

The owner will be required to enter into a Subdivision Agreement with the City for the construction of municipal services associated with these lands. The underground and aboveground municipal services are to be constructed in accordance with the latest O.P.S. and/or City standards and requirements, as applicable. Development of the lands shall be staged to the satisfaction of the City.

The owner will be required to provide the City with comprehensive insurance coverage, a financial guarantee for the installation of municipal works and maintain the municipal works in accordance with Clauses 27 Insurance, 24 Financial and 17 Maintenance Periods respectively, of the applicable standard Subdivision Agreement.

2. Site Grading/Erosion and Sediment Control By-law

The owner will be responsible for the proper drainage of all lands abutting the plan. An overall lot/block grading plan must be prepared by the owner's Engineering Consultant to form part of the Subdivision Agreement.

Draft Plans which are within 30 metres of the watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the Fill By-law No.143-95, as amended. The owner will be required to apply for and obtain a Fill Permit prior to undertaking any land stripping or regrading activities within these lands. An irrevocable letter of credit is required to cover 100% of the estimated cost of site control measures plus 10% allowance for contingencies, as per Schedule 'A' to the By-law.

3. Storm Drainage

Storm sewer works including connections to each lot and building block shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner of Planning, Building and Growth Management.

As a part of detailed processing of servicing submissions, the owner's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

All storm drainage shall be conveyed to an outlet considered adequate in the opinion of the Director of Environment and Development Engineering.

4. Sanitary and Water Service

Prior to servicing or registration of the plan, the Region of Peel is to confirm that all portions of this plan will be provided with adequate water and sanitary servicing.

5. Soil Conditions

The owner is required to retain a Geotechnical Consultant to prepare a detailed Soils Report. At first engineering submission, the Soils Report will be reviewed by the City and Ministry of Environment and Energy if necessary. Prior to the registration or servicing of this plan, the approved procedures are to be incorporated into the Subdivision Agreement.

6. Street Lighting

Street lighting is to be provided by the owner in accordance with the City's latest standards and requirements. In addition to street lighting within the plan, the facilities at the intersections of the proposed road(s) with the boundary roads are to be examined and if necessary, upgraded.

7. Signs

All street and traffic signs required for this plan are to be supplied, erected and maintained in accordance with the provisions of the Subdivision Agreement by and at the expense of the owner.

8. Utilities

Prior to pre-servicing and/or execution of the Subdivision Agreement, the owner shall name his/her telecommunication provider. In addition, as part of the first engineering submission, the City will also request telecommunications providers that have entered into a Letter of Understanding or a Municipal Access Agreement with the City whether they intend to install their plant within the streets of the proposed subdivision.

The owner covenants and agrees that it shall permit the telecommunication providers named by the City to locate their plants within the streets of the proposed development.

The owner, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to execution of the Subdivision Agreement, the owner must submit in writing evidence to the Director of Environment and Development Engineering that satisfactory arrangements have been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

Any utility relocations necessary in support of the development of the Draft Plan of Subdivision shall be carried out by and at the expense of the owner.

9. Removal of Existing Buildings

The Security & Payment Statement of the Subdivision Agreement is to include sufficient securities to guarantee the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.

10. City Road Maintenance/Construction Access

The owner will be responsible for maintaining City Roadways within and in the vicinity of this development in a state satisfactory to the Commissioner of Planning, Building and Growth Management until all construction and building activity is complete. Securities shall be included in the Security & Payment Statement of the Subdivision Agreement.

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Commissioner of Planning, Building and Growth Management.

11. Road Design

All internal roads shall be constructed by the owner and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest O.P.S and /or City standards and requirements, as applicable.

The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern may be required to accommodate intersection alignments and locations specified for bus bays and loading platforms.

All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

12. Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands

All portions of road allowance not covered by roads, sidewalks, splash pads, etc. shall be placed with 150 mm of topsoil and sodded with number 1 nursery sod.

The owner is to provide the City with securities to ensure that each of the lots will be sodded and top-soiled to City standards with driveways being provided. A security is to be established at time of detailed engineering review and approvals and shall be retained by the City until completion of the lots, and the securities reduced at the discretion of the Commissioner of Planning, Building and Growth Management.

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Planning, Building and Growth Management, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

13. Acoustical

At first engineering submission, the owner is to submit a Noise Report prepared by an Acoustical Professional Engineering Consultant. The report is to address methods of dealing with acoustical aspects evolving from all the noise sources. The report should also detail the type of noise attenuation that will be implemented for all noise sources.

14. Community Postal Boxes

Community Postal Delivery Box locations are to be shown on the servicing drawings in locations approved by Canada Post and are to be installed to City & Canada Post requirements by the owner when required by Canada Post or when constructing aboveground works, whichever is appropriate.

15. Pre-servicing

Pre-servicing will not be permitted until arrangements have been made to the satisfaction of the Director of Environment and Development Engineering demonstrating that the necessary outlets for the municipal services and adequate access roads are in-place to service the lands. In addition, pre-servicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Local Planning Appeal Tribunal.

Any external land dedications or easements required to service the property must be obtained by the owner and conveyed gratuitously to the City or the Region prior to the commencement of Pre-servicing of the lands.

Sincerely,

Frank Mazzotta, P. Eng.
Manager, Development Engineering
Environment and Development Engineering Division
Planning, Building and Growth Management Department
Tel. (905) 874-3447 Fax (905) 874-3369
frank.mazzotta@brampton.ca

Cc: Accela
Olti Mertiri
Bill Allison

Date: August 23, 2022

To: Emma Demelo

From: Reshma Fazlullah

Subject: OPA/ZBA Subdivision Application Review – 0 & 5759 Mayfield Road, Brampton

File: OZS-2022-0034

Submission:

- Phase One Environmental Site Assessment, 5759 Mayfield Road, Brampton, Ontario, prepared by Soil Engineers Ltd., dated February 28, 2022.
- Phase Two Environmental Site Assessment, 5759 Mayfield Road, Brampton, Ontario, prepared by Soil Engineers Ltd., dated March 23, 2022.
- Phase One Environmental Site Assessment, Southwest of Mayfield Road and Airport Road, Brampton, Ontario, prepared by Soil Engineers Ltd., dated February 28, 2022.
- Phase Two Environmental Site Assessment, Southwest of Mayfield Road and Airport Road, Brampton, Ontario, prepared by Soil Engineers Ltd., dated March 23, 2022.

Summary of Review:

Staff have reviewed the above-noted reports in support of a development proposal consisting of residential uses (detached dwellings, townhouses, park block, buffer blocks and related public right-of ways) on the subject properties.

The Phase One Environmental Site Assessments (ESAs) conducted on the subject properties identified Potentially Contaminating Activities (PCA) on site, contributing to Areas of Potential Environmental Concern (APEC) on the proposed development site. Subsequently, Phase Two ESAs were conducted on the subject properties, to investigate the APECs identified on the proposed development site.

The Phase Two investigations concluded that no exceedances of the applicable standards (Table 8 Ministry of Environment and Climate Change publication “Soil, Ground Water and Sediment Standards for Use Under Par XV.1 of the Environmental Protection act” for residential/parkland/institutional/industrial/commercial/community property use) were found, for select parameters in the soil and groundwater samples analyzed.

Comments/ Conclusion:

Given the preceding, staff provide clearance with respect to the ZBA/OPA, subject to the following conditions:

1. A Record of Site Condition (RSC) must be filed (the RSC property limits must match the limits of the proposed development) with the Ministry of Environment, Conservation and Parks (MECP), prior to registration of Plan of Subdivision and a copy be provided to the City. The RSC shall certify the subject site, as being suitable for the correct intended use.

2. Copies of final ESA reports supporting the RSC must be provided to the City.

3. The domestic wells on the proposed development site must be decommissioned as part of the site development activities and a copy of the decommissioning report must be provided to the City prior to the issuance of a building permit.

Note: *City of Brampton Building Department reserves the right to request additional environmental requirements in accordance with their policy and procedures. Prior to the issuance of a building permit the owner must file a RSC on the ESR, if the proposed development would otherwise be prohibited by the EPA as described under s.168.3.1 of EPA and Part IV, s. 14.1 of O. Reg. 153/04. A Record of Site Condition will be required for any parcel or portion of land that is to be conveyed to the City.*

Reshma Fazlullah
Environmental Engineering | Environment and Development Engineering |
T: 416.848.5350 | **E**: reshma.fazlullah@brampton.ca

Date: Thursday, September 12, 2022

To: Emma Demelo

From: Kanwal Aftab, Urban Designer

Subject: Urban Design Brief Review Comments

File: OZS-2022-00340 and 5759 Mayfield Road .

In response to the circulation of the above noted Urban Design Brief prepared by MBTW/WAI for Caliber Homes., the following represents a summation of comments from Urban Design, Transportation Planning, Parks Planning & Development and Open Space Development, with respect to planning and development matters on the 1ST submission of the above mentioned Urban Design Brief:

Urban Design Comments:

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- On page 4 for in the Community Structure Plan, please replace the large black circle to indicate the smart centre development and the red rectangle around the Gateway. It is unclear what these shapes are meant to indicate. Also remove the grey oval from all subsequent plans. Also remove this circle from all subsequent drawings unless it is clearly indicated why this circle is drawn.
- Please correct the labelling of all figures. The figures should be labelled sequentially and consistently. No two figures should have the same number, even if one is a zoomed in section of the first.
- From page 6 onwards please provide the key next to each plan drawing, and do not place the key next to the zoomed in image. For the zoomed in images create a separate key that only indicates the typologies and framework elements present in that section of the drawing.
- At present the Urban Design Brief gives no clarity or precedents on the character and form of the elements proposed. In particular the
- All section related to built form should show images of building typologies. In particular section 3.0 and 4.0 provide precedent images to give clarity on the types and elements of open spaces and the character and materiality of the built form. If this information corresponds to a guiding document, make reference to that guiding document by means of page and figure numbers.

Open Space Development Comments:

Should you have any questions regarding these comments, please contact Giuseppe Serravite directly at Giuseppe.Serravite@brampton.ca

- The UDB should amend all applicable CDG sheets based on the proposed development.
- Update the Mayfield Rd buffer block to allow for walkway connections.
- Pg. 9 Fig. 7 the figure should be coloured as per legend.
- Pg. 19 Fig. 22 the Non-participating parcel should be shaded.
- Pg. 27 Fig. 56 the block should be shaded as per legend.

Parks Planning & Development Comments:

Should you have any questions regarding these comments, please contact Edwin Li directly at WangKei.Li@brampton.ca

- Park Planning would defer commenting on this UDB to you as there is no public parkland.

Transportation planning comments

Should you have any questions regarding these comments, please contact Fernanda Soares directly at fernanda.soares@brampton.ca

- None of the modifications in this Addendum affect the previously approved Community Design Guidelines. The plan maintains conformity with the community design guidelines regarding the transportation and circulation/connections network.

If you have any questions or require further clarification, please contact the undersigned or those indicated above as the comment providers.

Regards,

Kanwal Aftab
Urban Designer
Planning and Development Services | City of Brampton
Tel: 905-874-2483 | E-Mail: kanwal.aftab@brampton.ca
Brampton City Hall, 3rd Floor, 2 Wellington St W, Brampton, ON L6Y 4R2

COMMENTS AND CONDITIONS MEMO

Transportation Development Engineering

Date: Mar 09, 2023
File: OZS-2022-0034 File and 21T-22009B
To: Emma Demelo
From: Scott McIntyre (Transportation Development Engineering)
Subject: Requirements for Plan of Subdivision 21T-22009B
Description – Draft Plan of Subdivision - 37 Lots
Applicant Name Schaeffers Consulting
Developer Name Mayfield Estates
Location – 5759 Mayfield Road

Circulation Date: Mar 03, 2023
Plan: Draft Plan of Subdivision
Plan Dated: Feb 22, 2023
Comment Revision #: #3

A. PRIOR TO DRAFT PLAN APPROVAL

1. The draft plan does not adhere to the approved block plan. A cul-de-sac has been introduced and a park has been relocated **OK Dec 15, 2022 SM**
2. The draft zoning bylaw is to be amended regarding driveway widths. The draft bylaw currently states "The maximum width of a driveway shall be the actual lot width". The draft bylaw is to reflect the driveway requirements as per the city's 2008 subdivision design guidelines with 3.5m width for single driveways, 6.0m width for double driveways and 7.3m width for shared driveways. **OK Dec 15, 2022 SM**
3. The applicant will submit fully dimensioned functional design drawings for any permanent or temporary cul-de-sacs, roundabouts, intersections and road connections proposed within the subdivision, to ensure they meet all current city standards. Cul-de-Sacs are to adhere to City standard drawing #214. **OK Dec 15, 2022 SM**
4. Driveways are to measure a minimum 6.0 metre length between the property line and the garage, and/or between the garage and the private sidewalk, or travel portion of the private right-of-way. **OK Dec 15, 2022 SM**
5. A separate drawing is to be submitted depicting sidewalks, intersection daylighting dimensions, intersection curb radii, road elbows and residential driveway locations. Daylighting, curb radii, road elbows and driveway locations will be required to meet the current City standards. Driveways are not to encroach into intersection daylighting limits. **Cleared Mar 09, 2023 SM**

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

1. Where Region of Peel waste & recycling bins are not permitted to be stored outside, residences are to accommodate these waste & recycling bins. If these bins are to be accommodated within garages, the applicant is to provide garage drawings confirming the functionality of garages while accommodating these waste & recycle bins with a vehicle parked in the garage. Required minimum single vehicle garage width is 3.3m plus a defined area to accommodate waste & recycling bins. The waste & recycling bin dimensions are required to be depicted on a functional garage drawing.
2. A separate drawing is to be submitted depicting on-street parking supply. Developer must supply 50% ratio (50% of on-street parking to the number of units).
3. The applicant is required to provide a drawing depicting Canada Post community mailbox locations and identifying their catchment areas. This drawing is required with the first engineering submission.
4. Cost Sharing agreements to be finalized for spine roads, where necessary.
5. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
6. Prior to registration of the subdivision curb radii are to adhere to City standard drawing #245.
7. Prior to registration of subdivision road elbows must adhere with City standard drawing #215.
8. Prior to registration of the subdivision the applicant shall ensure that lot frontages and dwelling layouts are such that no driveway will intersect, including any portion within the road allowance.
9. Where no residential parking, or limited residential parking is being proposed/provided, the owner shall provide a clause in the condominium or rental agreement stating that "No residential parking is provided on-site and that residential parking either on-street or at public facilities is subject to current city by-laws and policies".
10. Driveways shall not to encroach within intersection daylighting (rounded or triangles), and/or all driveway locations shall adhere to Section 10.12 of the residential zoning bylaw, which states "The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6.0 metres." Where intersection daylighting exceeds 6.0 metres, driveways locations will not be permitted to encroach within intersection daylighting.

C. GENERAL COMMENTS

11. Temporary cul-de-sacs may be required. The applicant will acknowledge and provide cul-de-sacs on a temporary basis if deemed necessary by the City. The applicant may be required to obtain easements should it be necessary to locate the cul-de-sacs on adjacent lands. Further comments regarding cul-de-sacs may be forwarded during the engineering review process.
12. Vertical curves – grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of Public Works.

13. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
14. Prior to registration, the City, at its own discretion, may require the early dedication of all roads, or portions thereof.
15. Registration of the Plan may be dependant of the prior registration of neighbouring plans for servicing and access reasons.
16. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
17. Utility clearance of 1.5 metres from residential driveways is required.

Regards,

Scott McIntyre
Transportation Engineering | Engineering Division | Public Works & Engineering Dept. | City of Brampton
T: 905.874.2540 | F: 905-874-2599 | 2 Wellington Street West | ON L6S 6E5

From: Emma De Melo, Development Planner

Date: March 21, 2023

File: OZS-2022-0034 & 21T-22000B

Subject: **Conditions of Draft Approval**
Zoning By-law Amendment and Draft Plan of Subdivision
(To permit 115 single detached dwellings and 70 townhouse dwellings, as well as a walkway block, a park block, two rights-of -way buffer blocks, a valley buffer block, and 6 residential public road rights-of-way)
KLM PLANNING PARTNERS INC. – UPPER MAYFIELD ESTATES INC.
0, 5759, 5847 Mayfield Road
Ward: 10

Circulation Date: March 3, 2023
Plan: Draft Plan of Subdivision Part of Lots 17 and 18, Concession 6, East of Hurontario Street
Plan Dated: February 22, 2023
Comment Revision #: #02

Development Planning staff have the following comments with respect to the noted Zoning Bylaw Amendment and Draft Plan of Subdivision applications that will facilitate the development of 115 single detached dwellings and ten (10) townhouse blocks containing 70 units, as well as a walkway block, a park block, two rights-of-way buffer blocks, a valley buffer block, and 6 residential public road rights-of-way on a site area of 10.4 hectares.

The Zoning By-law Amendment application proposes to rezone the property from *'Agricultural'* to *Residential Single Detached, Residential Townhouse, Floodplain and Open Space*.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

1. Prior to Draft Plan Approval, the Owner shall agree to enter into the Countryside Villages Area 48-2 Cost Sharing Agreement. Letter from the trustee confirming the owner has entered into the CSA received on March 13, 2023

2. Prior to Draft Plan Approval, the Owner shall provide a written and signed acknowledgement from the Trustee appointed pursuant to the agreement that the Owner has signed the Cost Sharing Agreement. Letter from the trustee confirming the owner has entered into the CSA received on March 13, 2023

Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo.

Sustainability Score and Summary
Please see Development Review comments.

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

The following comments/requirements are applicable as a condition of draft plan approval.

1. Prior to registration, the Owner shall demonstrate to the satisfaction of the Planning and Development Services Department that the intent of the requirements of the approved Countryside Villages Block Plan Area 48-2 Growth Management Staging and Sequencing Strategy Report that apply to the plan of subdivision have been met.

2. Prior to registration, the Owner shall sign the Countryside Villages Area 48-2 Cost Sharing Agreement (or other named agreement), and provide the Planning and Development Services Department with a written acknowledgment from the Trustees appointed pursuant to the agreements, that the Owner has signed the agreements and has delivered the deeds or made the payments required by the agreements.

3. Prior to registration, the Commissioner of Public Works and Engineering shall be satisfied that the appropriate mechanisms are in place for the following road and intersection improvements:

   a) The construction of Inspire Boulevard in its entirety between Torbram Road and Countryside Drive, concurrent with the development of the first plan of subdivision.

   b) The construction of intersection improvements at Torbram Road and Inspire Boulevard, at Torbram Road and Countryside Drive, and at collector roads and Countryside Drive.

C. GENERAL COMMENTS

Planning Justification Report

The Applicant submitted a Planning Justification Report (PJR) prepared by KLM Planning Partners Inc. dated September 2019 in support of the rezoning of the properties. The PJR provides the following rationale for the proposed development:

- The proposed development will achieve a density of 88 persons per hectare, which exceeds the minimum target of 50 residents and jobs per hectare as set out by Policy 2.2.7.2 of the Growth Plan. Further, Policy 3.2.2.2 of the Official Plan states that the Designated Greenfield Area (DGA) shall achieve a density of 51 persons and jobs per hectare over the entire DGA by 2031.
- The proposal is consistent with the Provincial Policy Statement (PPS), the Growth Plan and the Region of Peel Official Plan, and conforms to the Official Plan, Secondary Plan and the Block Plan to provide a diverse mix of land uses, provides a range of housing types and supports the achievement of a compact community within the context of the Block Plan area.
- Designed in accordance with the approved Block Plan 48-2, including the configuration of streets, densities, and mix of housing types, which will contribute to a complete community with a mix of uses.

Density

Housing typology requirements cleared by Emma de Melo, March 6th, 2023. Townhouses proposed along the west side of 'Street 1' reduces the proportion of single structural units in the proposed plan of subdivision.

The PJR states that the 'Low/Medium Density Residential' lands have a density of 23.8 units per net residential hectare which conforms to the permitted density range of 19.5 units per net residential hectare to 30.1 units per net residential hectare. The density conforms to the low-medium density policies of the Secondary Plan and Block Plan.

The Secondary Plan states that approximately 50% of the overall development within the Low/Medium Density Residential designation shall be single structural units. The PJR notes that single detached dwelling units make up 72.5% of the housing mix. This policy pertains to the entirety of the Low/Medium Density residential designation in the block plan. Please calculate the housing mix for the low/medium density designation throughout the entirety of the block plan area and provide justification for the proposed housing mix in the PJR. Please consider replacing some single detached structural units with semidetached structural units to align the proposed housing mix with the requirements of the Secondary Plan.

Growth Management

Staff note that the PJR includes *Section 8.0 Growth Management Staging and Sequencing*

Strategy. The Countryside Villages Area 48-2 Growth Management Staging and Sequencing Strategy Implementation Conditions Clearance table attached herein shall be completed in conjunction with satisfying Draft Plan Approval Condition 1.

Conclusion

Staff require further revisions to the Sustainability Assessment. Staff require further clarification in the Planning Justification Report for the proposed housing mix provided in the Low/Medium Density designation throughout the Block Plan area.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Emma De Melo
Development Planner, Development Services
Planning, Building and Growth Management
Tel: (905) 874-3837
emma.demelo@brampton.ca

c:

Attachment (1) 1. Growth Management Staging and Sequencing Strategy Implementation Conditions Clearance table

Date: **April 19, 2023**

To: **Emma Demelo, Development Planner**

From: **Donna Sanders, Engineering Technologist**

Subject: **Functional Servicing Report**
KLM Planning Partners Inc. – Upper Mayfield Estates Inc.
0 and 5759 Mayfield Road

File: OZS-2022-0034 / 21T-22009B

Submission for Draft Plan of Subdivision and Zoning By-Law Amendment:

- Functional Servicing Report for Upper Mayfield Estates Inc. prepared by Schaeffers Consulting Engineers dated **April 2023**, and received April 13, 2023 - **R3_Functional Servicing Report.pdf**
- R3_Third Submission Comment Response Matrix
- Draft Plan of Subdivision dated **March 28, 2023**

Comments:

We have reviewed the Functional Servicing Report as noted above, in support of the Application to Amend the Zoning By-Law, and confirm that we are generally satisfied that the site can achieve the grading, storm servicing, and stormwater management proposed therein.

Please note the following:

1. *The owner acknowledges and agrees that this plan is dependent on the plan to the south for servicing. Prior to the registration of this plan, the plan to the south shall be registered and the outlet constructed and operational.*

cc. Maggie Liu
Olti Mertiri
Frank Mazzotta

COMMENTS & CONDITIONS MEMO

Date: April25, 2023

File: OZS-2022-0034

To: E. Demelo, Development Services

From: S. Massah, Park Planning & Development

Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**
Proposed Draft Plan of Subdivision
(To permit *112 single detached dwellings and six (6) townhouse blocks containing 48 units, as well as blocks for residential reserves, a walkway, a neighbourhood park (partial), new streets, natural heritage system buffer, road / public right-of-way buffers and widening)*

(Updated) Conditions from the Park Planning & Development Section

Consultant: **KLM PLANNING PARTNERS INC.**

Owner: **UPPER MAYFIELD ESTATES INC.**

Location: 0, 5759, 5847 Mayfield Road
Circulation Date: March 03, 2023
Ward: 10

In response to the Accela circulation of the above noted Draft Plan of Subdivision dated March 03, 2023, the following represents a summation of conditions from the **Park Planning and Development Section** and general comments from the **Park Planning Unit**. The **Open Space Development Unit** may also provide their own general comments through the Accela workflow.

Please note that this memo replaces our Comments & Conditions Memo dated March 03, 2023.

A. PRIOR TO DRAFT PLAN APPROVAL

The following must be addressed prior to the release of the application for draft plan approval.

Requested Adjustments to Plan:

1. *NIL*

B. CONDITIONS OF DRAFT PLAN APPROVAL

The Owner is required to address the following prior to the identified milestone, in accordance with City standards, and to the satisfaction of the City. These items will be included in the subdivision agreement.

a) Prior to commencement of construction

Hoarding of Natural Features:

2. The Owner shall erect and maintain in good condition, hoarding along the property boundary where the proposal runs along the outer limits of the Natural Heritage System (NHS) buffer (*Block 151),* and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

Notification Signage – Public Lands:

3. The Owner is required to install and maintain notification signage, to City standards, advising future residents of the future uses of all identified park, open space and stormwater management blocks. The signs will be installed on the subject blocks, along all public road frontages, and will state the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed.

b) Prior to Registration:

The following are requirements that the Owner shall be required to fulfill prior to the release of the plan for registration. These items will be included in the subdivision agreement.

Community Information Maps:

4. The Owner shall prepare a Homebuyers' Information Map, based on the final M-plan, to the satisfaction of the City.

Engineering Walkways:

5. The Owner shall agree to construct a standard engineered walkway Block 150 to facilitate pedestrian circulation between street '3' and Mayfield Road. The Owner shall be required to convey the walkway block to the City at plan registration and develop it to City standards, at no cost to and to the satisfaction of the City. No credit for the block(s) in question will be given against parkland dedication requirements associated with the subject plan.

Entry Features:

6. A 1.01 meter wide (or larger if required) Entry Feature Block shall be shown and identified (with their width identified) at both southeast and southwest corners of the intersection of Mayfield Road and proposed new Street "1" and at the southeast corner of the intersectionof Mayfield Road and new north-south proposed street just west of the subject site. The Entry Feature Blocks will be located behind the daylight triangle. The Owner shall comply with the recommendations of the City's Development Design Guidelines, Sustainable Community Design Guidelines (Part 8 of the Development Design Guidelines), Block 48-2 Countryside Villages Community Design Guidelines and the proposed Addendum to the Block 48-2 Countryside Villages Community Design Guidelines / proposed Urban Design Brief (as amended), to the satisfaction of the City.

Fencing:

7. The Owner shall make satisfactory arrangements with the City to provide fencing, at their cost, in accordance with the City Fencing Policy and the approved Urban Design Brief/Community Design Guidelines (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the City.

Land Appraisal- Section 51.1 Parkland Conveyance:

8. In case of a Section 51.1 dedication requirements, the Owner will be required to commission and submit a land appraisal by an accredited appraiser in good standing with the AIC, in accordance with the City standards, and subject to the review and shall be to the satisfaction of the City's Realty Services Section. The effective date of the said appraisal is required to be **within 120 days** from the date of the Draft Plan Approval. Land appraisal report more than 120 days old will require an update.

Maintenance Fees:

9. The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the City standard. This may include, but not be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.

10. The Owner shall agree to provide a cash-contribution in accordance with Council Resolution 181-2014 towards the long-term management of all Natural Heritage System (NHS) lands conveyed to the City. The payment shall be calculated at a rate of $5,000 / hectare of NHS lands conveyed (per the final plan).

Parkland Dedication:

11. Any submitted appraisals or amendments thereto shall be in accordance with City standards, and shall be to the satisfaction of the City's Realty Services Section.

12. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act, R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended. The Owner is proposing to convey Block 141 totaling 0.366 ha (18.142 ac.) to the City, as the Parkland Dedication requirements based on section 51.1 of the Planning Act.

    Note: In the case of an under dedication, , The Owner shall be required to compensate the City prior to registration in accordance with the Planning Act (as amended) and the City's current policies, in the form of a Cash In Lieu of Parkland Payment.

    Note: In case of an over-dedication The City agrees to provide compensation in accordance with the City's current policies

    ***Note**: Final calculations will be undertaken as part of the Subdivision Agreement review process and represented in Schedule 'D' of the Agreement.*

Plan Requirements for all Public Lands:

13. Prior to plan registration, the Owner shall provide detailed working drawings for all identified park blocks, NHS, landscape buffer blocks, streetscape planting, walkways and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners. The Owner shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Design Brief.

14. Prior to Plan registration, the Owner shall provide within the detailed working drawings a comprehensive restoration and enhancement planting plan for all buffer areas and Natural Heritage Features, for compensation areas as recommended by the EIS.

15. The Owner agrees that proposed Park Block 141, which is shared between the subject plan and the adjacent plan under file OZS-2019-0013/21T-19020B , shall be designed and constructed in its entirety, in accordance with the approved the Block 48-2 Countryside Villages Community Design Guidelines (as amended). The Developer agrees to coordinate the completion of the entire park with the owners of Park Block 538, OZS-2019-0013; within twenty-four (24) months of the registration of the OZS-2022-0034 plan, unless this time is extended in writing by the City.

Signage for NHS:

16. Prior to plan registration the Owner shall submit a comprehensive signage package for the Natural Heritage System (NHS) lands, to the satisfaction of the City.

Streetscape Plans:

17. Prior to plan registration, the Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement and the landscape drawings' submission, to provide street trees along all internal streets within the subject plan and along immediately abutting street, including the implementation of boulevard and buffer planting, and entry features. The Owner shall comply with the recommendations of the approved Urban Design Brief/Community Design Guidelines (as amended and as applicable).

Summary Requirements:

18. Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the City with a detailed summary of all areas of parkland, open space, valleylands, and buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Owner and will become the City's responsibility to maintain.

Tableland Tree Compensation:

19. Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the City. Compensation requirements shall conform to the City's Tableland Tree Assessment Guidelines.

Tableland Vegetation:

20. The Tree Evaluation Report, shall be finalized and approved in accordance with the City's Tableland Tree Assessment Guidelines, to the satisfaction of the City.

    Note: The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works & Engineering Departments.

Warning Clauses – Parks, NHS, Open Space, etc.

21. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for park, Natural Heritage System (NHS) open space (Blocks 141 and NHS Block152) that state:

"*The subject blocks (Builder(s) to insert name of block(s) here) may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Community Services Department.*

Warning Clauses – Street Trees

22. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale indicating that:

    "The Owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in front of some homes. For more information, please call the City of Brampton's Community Services Department.

c) <u>Post Registration:</u>

The following are requirements that the Owner shall be required to fulfill as a condition of plan registration. <u>Items are listed in typical order of completion</u>:

Conveyance of Public Lands:

23. All identified parks, Natural Heritage System (NHS) lands (including associated buffers) shall be gratuitously conveyed to the City in a form and condition satisfactory to the City.

Development of all Public Lands:

24. The Owner is responsible for the development of all dedicated parks and open space (e.g. Neighbourhood Parklands, valleylands, open space and landscape buffer blocks) in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the City.

Streetscape Implementation:

25. The Owner shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Urban Design Brief/Community Design Guidelines (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

Reimbursement for Creditable Work:

26. Following completion of park and NHS development works, the Owner shall invoice the City for the cost of all works completed. The City will inspect the works for completion and issue payment in accordance with the approved cost estimates. Notwithstanding

the date upon which works are completed, no payment shall be made to the Owner as compensation payable for the design and construction of identified works until after completion and sign off by the City and approval of the funding for such works in the City's Capital Budget.

Note: The Owner shall be entitled to compensation for select works in accordance with the approved drawings and cost estimates and in accordance with the most recently approved Development Charge Background Study document. Where applicable, arrangements for development charge credits/compensation select works will be concluded upon in conjunction with the development of the block. The identified works shall be completed within twenty (124) months of the date of plan registration, unless an extension has been granted in writing by the City or unless a more rapid delivery of the (e.g. park/valleyland) block(s) is required to service existing residents.

As-Built Drawings:

27. Prior to issuance of final acceptance of all landscape works the Owner shall provide as-built drawings in the form of digital files for all dedicated park, open space, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

d.) <u>Prior to Assumption:</u>

Hazard Removal:

28. Prior to assumption, any material identified in the Tree Evaluation Report as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in a Natural Heritage System (NHS) lands, whether in a valleyland / greenbelt block, vista block or other location as determined by the City, shall be removed at the Owner's expense.

C. <u>GENERAL COMMENTS</u>

The following General Comments are provided to assist the Owner. These comments shall be read in conjunction with the Draft Plan conditions (Section B).

Sustainability – Park Planning Requirements

29. The Sustainability Score and Summary has met the requirements of Park Planning section, and meets the *<u>latest requirements</u>* set out by the City for the development of such documents

Parks and Open Space Naming:

30. Names for all identified park, open space and stormwater management blocks shall be incorporated in to the Recommendation Report, for Council's approval. In this regard, the following blocks have been identified and the following names are recommended:

    a) Park Block '141' which is shared between the subject plan and the adjacent plan under file number 21T-19020B, shall be named in the later stages of the development approval process in conjunction with Park Block 538 in the aforementioned adjacent plan; and,
    b) NHS Valley Block '152' and its associated buffer block '151' shall be named in the later stages of the development approval process.

Note: Park Planning & Development will identify and finalize names for the identified blocks, in conjunction with the Owner, Development Services and in accordance with the Parks and Open Space Naming Policy, prior to incorporation into the Recommendation Report.

31. Applicant must show the updated version of adjacent development, OZS-2019-0013, on the final plan whenever the addendum to the misalignment of the valley buffers has been done to show the final configuration of neighborhood park block.

If you have any questions or require further clarification with respect to the Park Planning & Development comments, please contact the undersigned.

Saghar Massah
Park Planner, Park Planning & Development Section
Parks Maintenance & Forestry Division
Community Services Department
saghar.massah@brampton.ca

***CC**: W. Kuemmling, J.K. Bajwa,* G. Serravite, P. Cooper

Region of Peel
working with you

Public Works

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April 6, 2023

Emma de Melo
Planner I
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Emma.Demelo@brampton.ca

RE: Region of Peel Comments
Draft Plan of Subdivision
0 and 5759 Mayfield Rd
KLM Planning Partners Inc.
City File: OZS-2022-0034
Regional File: 21T-22009B
Related File: RZ-22-034B

Dear Emma,

Further to the Region's comment letters dated September 28, 2022, and October 3, 2022, and emails dated January 17, 2023, and January 20, 2023, the Region has reviewed the third submission materials, received March 17, 2023, in support of the application to Amend the Zoning By-Law and Draft Plan of Subdivision.

The revised Draft Plan of Subdivision contemplates 33 lots and 9 part lots with a minimum frontage of 13.7m (37.5 units), 67 lots and 21 part lots with a minimum frontage of 11.6m (77.5 units), 10 blocks of townhouses with minimum lot frontage of 6.0m (70 units), a walkway block, a park block, 4.5 m road buffer blocks, an entry feature block, a valley buffer block, a valley block, and 6 proposed residential public road rights-of-way.

The proposed amendment to the Zoning By-law seeks to remove the existing Agricultural zone category and add the appropriate residential zone categories, along with site-specific zone requirements to facilitate the development of the proposed draft plan of subdivision.

Regional comments and Draft Plan Conditions can be found below.

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-22009B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

Development Services:

- Comments on the Preliminary Environmental Noise Report, dated May 31, 2022, prepared by Jade Acoustics Inc; and the Addendum letters, dated November 25, 2022, and February 23, 2023, both prepared by Jade Acoustics Inc, are **provided under separate cover**.

Development Engineering:

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 975/750mm diameter sanitary sewer on Airport Road.
- External easements and construction will be required.

Water Facilities

- The lands are located in Water Pressure Zone 6.
- Existing infrastructure consist of a 300mm diameter watermain (zone 6) on Mayfield Road, a 750mm diameter sub-transmission main (zone 6) on Mayfield Road.
- External easements and construction may be required.

Region Roads

- The proposed development abuts Mayfield Road, Regional Road #14.
- Region of Peel will not permit any changes to grading within Mayfield Road ROW along the frontage of proposed development.
- No lots or blocks shall have direct access to Mayfield Road. Any future access shall be in accordance with The Region Access Control By-law.
- Storm water flow shall be looked at in a holistic manner for all developments along Regional roadway. The relocation of storm systems across Regional roadway shall be done symmetrically, so that the distance between the inlet and outlet of the system onto the Regional roadway is the same or less as compared to the pre-development condition. Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel), in order to accomplish the relocation of a drainage feature with-in or adjacent to the Regional right of way, without the prior written consent of the Region.

Functional Servicing Report

- The Region has reviewed the revised Functional Servicing & Stormwater Management Report dated February 24, 2023, by Schaeffers Consulting Engineers, and find it to be satisfactory. **Detailed comments provided under separate cover**.:
    - According to FSR water servicing plan, water supply is to be provided by the exiting 300 mm diameter PVC watermain on Mayfield Road. The proponent must provide size of the proposed connection, and confirmation of internal watermain design and size. Based on the provided information in the FSR and the above, there is sufficient capacity for the Region to supply water to this development. Please ensure that a hydrant flow test is performed as the site design progresses.
    - The Region of Peel has no objection to the proposed sanitary servicing plan for the proposed development within Block 48 of Countryside Villages, discharging 121.36 L/s of sanitary flows, with an area of 10.13 Ha and a population of 761 persons, to the existing 750mm sanitary trunk sewer, at manhole 1086336, along Airport Road. The proposed development can only proceed when the downstream servicing sanitary sewers, to be constructed with the Sandringham development, are in construction and in service. Any change in the sanitary servicing plan, population, area and or the sanitary servicing outlet would again require review by the Infrastructure Planning group.
    - The proposed development abuts Mayfield Road, Regional Road #14. However, no

impact to the Region's storm system. All drainage is occurring southerly towards the WB-2 pond located in the subdivision to the south of this site.

Hydrogeological Report

- The Region has reviewed the revised Hydrogeological Report, by Soil Engineers Ltd., reviewed March 2023, and finds the Report to be satisfactory. However, the following update is required. **Detailed comments provided under separate cover**.:
    - Please update the study cover page and header to reflect the revised study date.

Development Charges

- The Developer acknowledges that the lands are subject to the Region's Development Charges By-law in effect from time to time. The applicable development charges shall be paid in the manner and at the times provided by this By-law.

Capital Budget

- Servicing of this Plan will require construction of oversized 600mm diameter sanitary sewers which are the financial responsibility of the Region as per Development Charges By-law. Should the Developer wish to proceed with these works in order to obtain clearance of the Draft Plan conditions at a time when the Region is not prepared to fund the works, then the Developer shall be required to enter into a Front-Ending Agreement prior to the construction of the works. This Agreement will be subject to the Region's determination that it has or will have sufficient funds to justify entering into the Front-Ending Agreement and Regional Council approval. The following required oversized sanitary sewers, watermain and intersection improvement works are included in the Five Year Capital Budget and Forecast.

Sanitary Sewers

Component No.	Project No.	Construction Year	Description
3849	24-2152	2024	600mm dia. sanitary sewer within an easement & along Airport Road from approx. 300 meters north of Countryside Drive to Creek Crossing.
3845	24-2155	2024	600mm dia. sanitary sewer within an easement and on Street "1" from Creek Crossing to Mayfield Road.

<u>Waste Management:</u>

- The Region of Peel will provide **curbside collection** of garbage, recyclable materials, household organics and yard waste subject to **Section 2.0 and 3.0 of the Waste Collection Design Standards Manual** and the following conditions being met and **labelled on a Waste Management Plan prior to registration.** Please refer to Condition of Draft Plan Approval no. 31 below.:
    - The turning radius, collection points and the Region of Peel waste collection vehicle route must be labelled throughout the subdivision
    - Each dwelling unit within a development must have its own identifiable collection point. See Appendix 9 (Waste Collection Design Standards Manual) for an example of a collection point. The collection point must be located along the curb, adjacent to the driveway, and must be directly accessible to the waste collection vehicle and free of obstructions such as parked cars. Please indicate the set-out area for each unit in subsequent submissions.
    - Each dwelling units' collection point along the curb must be at least 3 square metres, or 32 square feet in order to provide sufficient space for the placement of carts: maximum (1) large garbage cart or recycling cart (360 litres) and one (1)

source separated organics carts (100 litres), overflow waste (i.e. additional bags), yard waste and bulky items.
    - A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage, backyard or side for storage of carts, with direct access to the collection point location.
- Also note: The Region of Peel provides safe and efficient collection services by using waste collection vehicles equipped with automated side loaders (ASL). ASL waste collection vehicles can only collect from the right side of the vehicle.
- For more information, please consult the Region of Peel Waste Collection Design Standards Manual available at: https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf

Conditions of Draft Approval

The Region has no objection to this proposal advancing to draft plan approval and provide the following Regional Conditions of Draft Plan Approval:

Development Charges

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:

    a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and

    b. Pay to the Region the appropriate hard service residential development charges (water, wastewater, and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.

2. Provision shall be made in the Subdivision Agreement with respect to:

    a. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and

    b. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks);

    pursuant to the Region's Development Charges By-law, as amended from time to time.

Water Meter Fees

3. In respect of the water meter fees:

    a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands.

    b. A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non–freehold townhouses or apartment blocks) and commercial

blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and

c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

Land Dedications

4. The Owner acknowledges and agrees to gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:

   a. A road widening pursuant to the Region's Official Plan along Mayfield Road (Regional Road #14). The Region's Official Plan Road widening requirement for mid-block along Mayfield Road is 50 metres right-of-way (25.0 metres from the centreline). Additional property over and above 50 metres right-of-way will be required within 245m of intersections to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways, and transit bay/shelters: 55.5 metres for a single left turn lane intersection configuration (27.75 metres from the centreline); and

   b. 15m x 15m daylight triangle at the intersection of Mayfield Road and "Street 10" (southeast corner of the intersection located westerly to the property (Block BL-142).

   c. 15m x 15m daylight triangle at the intersection of Mayfield Road and "Street 1" (Block BL-142).

   d. A 0.3 metre reserve along the frontage of Mayfield Road behind the property line and behind the daylight triangles (Blocks BL-147, BL-148, and BL-149) and,

   e. 4.5m buffer block along the frontage of Mayfield Road. (Buffer blocks BL-143, BL-144, BL-145, and BL-146).

5. The Owner shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands. All costs associated with land transfers and easements shall be 100% the responsibility of the Owner.

   Clauses shall be included in the Subdivision Agreement in respect of same.

Access

6. Clauses shall be included in the Subdivision Agreement stating that:

   a. The Region shall permit one (1) fully restricted right-in/right-out access onto Mayfield Road, to the satisfaction of the Region.

   b. The Developer shall include warning clauses reflecting the aforementioned access restriction in all Purchase and Sale and Lease Agreements.

   c. The Developer shall remove any existing driveway/accesses along the frontage of Mayfield Road that do not conform to the approved plans at its sole cost.
   d. No residential lots or blocks shall have direct access to Mayfield Road.

Traffic/Development Engineering Conditions

7. Prior to the registration of this Plan, or any phase thereof:

   a. The Developer shall be responsible for the design and construction of the intersection of Mayfield Road and Street 1. The Developer shall make necessary arrangements to the satisfaction of the Region in respect of the design and construction at the sole cost and expense of the Developer.

   b. A detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer shall be submitted to the Region for review and approval prior to construction. The engineering submission shall include removals, new construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings.

   c. The Developer shall be responsible for 100% of the cost of intersection works. Prior to the commencement of such works within the Region's right-of-way, the Developer shall submit to the Region the following:

      i. A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way; and

      ii. Engineering and inspection fees in the amount of 5.25% of the estimated cost of road and access works.

   d. The location, design, and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect.

   e. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of $10,000.00 for pavement markings on Mayfield Road. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings on Mayfield Road shall be in accordance with the Region's specifications and standards, as amended from time to time.

      A clause shall be included in the Subdivision Agreement in respect of same.

   f. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permits and construction access permit for all works within the Region's Road right-of-way, including access works, and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the access and road works within the Region's right-of-way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region. A clause shall be included in the Subdivision Agreement in respect of same.

8. Should the development proceeds prior to the Region's Capital Project #13-4055, interim road works will be required on Mayfield Road at 100% the expense of the Developer (including design and construction costs) to facilitate the development. The engineering submission shall include removals, new construction and grading, typical cross sections, pavement and signage drawings, plan, and profile drawings

9. Clauses shall be included in the Subdivision Agreement stating that:

   a. Prior to the Registration of the plan of subdivision, The Region requires a Traffic Impact Study for the Proposed intersection of Mayfield Road and Street 1, for the Region's review and comment including a functional design which outlines the geometric requirements of the intersection.

10. Clauses shall be included in the Subdivision Agreement stating that:

   a. landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way;

   b. Noise walls adjacent to Regional roads shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. Region's requirements to be referenced in the noise abatement repot and on all applicable drawings.

   c. The Region's storm sewers are designed to convey run-offs from the right-of-way of regional roads only. Under no circumstance shall the flow of storm water from the subdivision be diverted to or along the Mayfield Road's right of way (by pipe or channel); All costs associated with the storm sewer conveyance shall be 100% the responsibility of the Owner.

   d. The Owner acknowledges and agrees that the Region will not permit any alteration to grading within Mayfield Road right-of-way along the frontage of the Lands.

11. The Owner shall indemnify and hold the Region harmless from and against any and all actions, suites, claims, demands, and damages which may arise either directly or indirectly by reason of the development of the subject lands and/or construction of works, save and except for any actions, causes of action, claims, demands, and damages arising out of the negligence of the Region or those for whom it is in law responsible.

12. Servicing of the subdivision will require:

   a. Construction of oversized 600mm dia. sanitary sewers which are the financial responsibility of the Region as per Development Charges By-Law. 600mm dia. sanitary sewers are included in the Five Year Capital Budget and Forecast.

   b. As per the FSR dated 2023, the flows from the proposed development are proposed to discharge to the future Sandringham Development sanitary sewer that discharge flows to the 750mm sanitary trunk sewer on Airport Road via the future 600mm sanitary sewer.

   c. The 600mm dia. sanitary sewer within an easement and along Airport Road from approx. 300 meters north of Countryside Drive to Creek Crossing must be constructed and preliminary accepted under Sandringham Development, to discharge the sanitary flow from the subject development; and

   d. The Developer shall make appropriate financial arrangement with the Region prior to construction of such works. The construction will be subject to the Region's determination that it has or will have sufficient funds to finance the works.

   Clauses shall be included in the Subdivision Agreement in respect of same.

<u>Drawings – Servicing and "As Constructed"</u>

13. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.

14. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit "As Constructed" drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region "Development Procedure Manual". A clause shall be included in the Subdivision Agreement in respect of same.

General Conditions

15. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.

16. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:

    a. A cross-section drawing for Street '1' (Draft Plan Dwg No 22:1) showing proposed watermain, storm and sanitary infrastructure. Given proposed depth of the sanitary sub trunk sewers within these streets a local sanitary sewer may be required. Based on the cross-section drawings the ROW widths for the above-mentioned street widths may need to be increased.

    b. Storm Drainage Study Report to determine and demonstrate, if applicable, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Mayfield Road;

    c. Traffic Impact Study (TIS) detailing the impact of the Development on the Regional road network and identifying any mitigation measures. The intersection geometrics and turning lanes requirements will be provided at such time the TIS is acceptable to the Region; and

17. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.

18. The Owner acknowledges that the Contractor has full responsibility to comply with the Environmental Protection Act (EPA) and all other legislative requirements including Ontario Regulation (O.Reg.) 406/19- Onsite and Excess Soil Management. The Contractor shall be familiar with and meet the objectives of O.Reg. 406/19 for all work completed. A clause shall be included in the Subdivision Agreement in respect of same.

19. Prior to servicing or registration of the Plan, whichever comes first, the Region requires that the Developer submits:

    a. A satisfactory Phase 1 Environmental Site Assessment ("ESA") report for the Lands, prepared in accordance with the requirements of Regulation 153/04 under the Environmental Protection Act (as amended) and a Phase 2 ESA report.
    b. Record of site condition for the Lands, any lands and easements external to the Plan that are to be conveyed to the Region or any other governmental body, and to provide proof to the Region or such governmental body that the record of site condition has been

acknowledged by the Ontario Ministry of the Environment and Climate Change and registered on the Environmental Site Registry;

c. Certification that any fill material imported onto the Lands meets the requirements of Table 2 (Full Depth Generic Site Condition Standards in a Potable Groundwater Condition) of the Soil, Ground Water and Sediment Standards for Use under the Environmental Protection Act, as amended; and

d. Certificates of Property Use associated with any conveyed lands that will impact or restrict the intended use of the conveyed lands or will result in any significant future cost implications or liability to the Region.

20. The Region will require a satisfactory Remedial Action Plan for the review and approval, if any remediation requires that soils within the public roads shall be remediated to applicable standards.

21. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.

22. Prior to registration of the plan of subdivision, the Developer shall ensure that:

    a. All lots and blocks must be serviced via an internal road network.

    Clauses shall be included in the Subdivision Agreement in respect of same.

23. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.

24. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law.

    A clause shall be included in the Subdivision Agreement in respect of same.

25. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law.

    A clause shall be included in the Subdivision Agreement in respect of same.

26.

    a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;

    b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of

subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be $20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.

c. The Developer shall inspect, evaluate, and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:

   i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:

      a) Bacteriological Analysis - Total coliform and E-coli counts
      b) Chemical Analysis - Nitrate Test
      c) Water level measurement below existing grade

d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.

e. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

Clauses shall be included in the Subdivision Agreement in respect of same.

27. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that Mayfield Road/Street "1" and Mayfield Road/Street "10" intersection improvement works and internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that Mayfield Road/Street "1" and Mayfield Road/Street "10" intersection improvement works and the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected, and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.

28. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Mayfield Road.

29. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs

associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer

30. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:

    a. A copy of the final signed M-Plan
    b. A copy of the final draft R-Plan(s); and
    c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

A clause shall be included in the Subdivision Agreement in respect of same.

31. Prior to Registration of the Subdivision, the Region will require a satisfactory Waste Collection Plan demonstrating all the collection requirements outlined in the most current version of the Region's Waste Collection Design Standards Manual.

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

Thank you,

Sonia Tam
Intermediate Planner
Development Services
Region of Peel

CFN 67547

January 26, 2023

SENT BY E-MAIL (Emma.Demelo@brampton.ca)

Emma Demelo, Planner I
Planning, Building and Economic Development
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Emma Demelo:

Re: OZS-2022-0034 and 21T-22009B
0 Mayfield Road and 5759 Mayfield Road
Part Lot 17, Concession 6 ECR
City of Brampton
Caliber Homes (Agent: KLM Planning.)

This letter acknowledges receipt of a revised submission in support of the above noted application circulated by the City of Brampton. The materials were received by Toronto and Region Conservation Authority (TRCA) staff on December 9, 2022. TRCA staff has reviewed the above noted application, 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.*

Purpose of the Applications

It is the understanding that the purpose of the above Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision applications is to amend the City's Zoning By-law to facilitate 127 single residential dwelling and 48 townhouse dwelling units on the subject property

Recommendation

Given the supplementary documents submitted, TRCA's key priority issues have in-principle been adequately addressed. As such, TRCA has no objection to the Draft Plan of Subdivision and ZBA as currently submitted. Based on the draft plan prepared by KLM Planning Partners Inc., dated November 24, 2022, TRCA staff are in position to provide Conditions of Draft Plan Approval that are attached as Appendix I.

Advice to the Applicant

Please note that when requesting clearance of TRCA's conditions, a copy of the most recent Conditions of Draft Plan Approval and draft plan, the Executed Subdivision Agreement, the implementing Zoning By-law and supporting documentation must be provided to the TRCA with a cover letter that identifies how the conditions have been fulfilled. Lastly, we note that while comments 159 a, b, c, and d in the response matrix are acknowledged, the final report has not yet been provided for review. It is our expectation that the final report will include this required information at detailed design.

Fees
By copy of this letter, the applicant is advised that we have implemented a fee schedule for our planning application review services. This application is subject to a Draft Plan of Subdivision – Standard clearance fee. The clearance fee will be based on the fee schedule in place at the time of clearance request.

We trust these comments are of assistance. Should you have any questions, please contact me at 1-437-880-1938 or at Anthony.Syhlonyk@trca.ca.

Sincerely,

Anthony Syhlonyk
Planner
Development Planning and Permits | Development and Engineering Services

Appendix I

Materials received by TRCA staff on December 9, 2022:

- First Submission Comment Response Matrix, prepared by GKLM Planning Partners Inc.
- Draft Plan of Subdivision, prepared by KLM Planning Partners, dated November 24, 2022
- Scoped Environmental Impact Study, dated December 2022
- Hydrogeological Assessment, prepared by Soil Engineers Ltd., dated November, 2022
- Functional Servicing Report, prepared by Schaeffers, dated November 2022

TRCA Staff Conditions of Draft Plan Approval (City File #OZS-2022-0034)

Red-line Revisions

1. The final Plan shall be in general conformity with the Draft Plan of Subdivision prepared by KLM Planning Partners, dated November 24, 2022, and will be red-line revised, prior to a request for clearance for registration of any phase of this plan, to:

    a. Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of required studies.

2. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted block lines, additional blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

Prior to Works Commencing

3. That prior to any development, pre-servicing or site alteration, or registration of this Plan or any phase thereof, the applicant shall submit and attain the approve of the TRCA for:

    a. A detailed engineering report (e.g. Stormwater Management and Functional Servicing Report) that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, and how it will comply with all related TRCA requirements. This report shall include, but is not limited to:

        i. Plans illustrating how this drainage system will tie into surrounding drainage systems and storm water management techniques which may be required to control minor and major flows. Confirmation must be provided with respect to how target flows as per the hydrogeologic studies will be achieved during and post-development.

        ii. Appropriate stormwater management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of groundwater and surface water resources, including how it relates to terrestrial and aquatic species and their habitat, in addition to natural features and systems.

        iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the current erosion control criteria, and Erosion and Sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.

iv. Location and description of all stormwater management facilities, outlets and other facilities, grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority 's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.

The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA. The design of LID measures shall be in conformance with the design guidance provided in TRCA's LID SWM planning Design Manual.

b. Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within the environmental buffer areas, or proposed environmental protection area land, beyond those approved by the TRCA and the City of Brampton.

c. A final hydrogeologic assessment that will examine existing and proposed ground water levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. The need for liners associated with the stormwater management system should be assessed, and suitable liners should be provided where necessary. Potential impacts to surface water receivers and their inherent natural hazards as a result of all underground construction and infrastructure must be assessed and mitigated.

d. Information detailing all anticipated temporary dewatering that may be required during the construction phase, including anticipated volumes, duration, discharge locations, and filtration media - as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required and whether such dewatering may affect in-stream erosion.

e. Overall site-level Water Balance Report that will identify measures that will be implemented during pre and post development that:

i. mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable;
ii. demonstrate how post-development conditions will retain a minimum of the first 5 mm of rainfall over the entire site to the satisfaction of the TRCA;
iii. mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
iv. maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.

f. An overall monitoring plan:

i. For the LID measures that identifies the monitoring activities and responsibilities for 3 years once the facilities are operational.

g. That the applicant attains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.

h. That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions are made to the plan to provide for necessary blocks within the Plan or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.

Subdivision Agreement

2. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:

   a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.

   b. To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.

   c. To design and implement on-site erosion and sediment control in accordance with current TRCA guidelines and standards.

   d. To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.

   e. To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.

   f. To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property and to provide easements or zoning restrictions over such measures where they are located on private property in order to prevent removal of such features;

   g. To implement the mitigation measures recommended in the Environmnetal Impact Study, prepared by Beacon Environmental, dated December 2022 to protect the valley corridor from long-term erosion.

   h. To design a monitoring protocol and provide the requisite funding, obtain approval, monitor and maintain the site level water balance measures on the site (including LIDs) for the long-term monitoring of this system for 3 years once the facilities are operational, to the satisfaction of the City of Brampton and TRCA.

   i. That, where required to satisfy TRCA's conditions, development shall be phased within this plan.

   j. That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.

   k. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practices, and LID measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all subdivision agreements of purchase and agreements, for lots and blocks on which

stormwater management measure are being constructions to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.

l. That all community information maps and promotional sales materials clearly identify the presence of LID features (e.g. infiltration trenches/bioswales) within the rear and side years of each lot, and identify limitations to permitted uses within these areas.

m. To gratuitously dedicate Blocks 159-160 to the City of Brampton, in a condition that is satisfactory to the City of Brampton and TRCA.

Purchase and Sale Agreements

3. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials that identifies the location of LIDs on private lots (e.g. infiltration trench/bioswales in rear or side years) and identifies prohibited uses on and around these LID measures. Wording for the warning clauses is to be to the satisfaction of TRCA and the City of Brampton.

Implementing Zoning By-Law

4. That the implementing Zoning By-Law recognize all natural heritage features and areas and their associated buffers in a suitable environmental protection zoning category which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the land in perpetuity, to the satisfaction of the TRCA.

alectra utilities
Discover the possibilities

August 3, 2022

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Emma Demelo

Re: Request for Comments
KLM Planning Partners Inc. c/o Alistair Shields– Caliber Homes
5759 Mayfield Road
City File Numbers: OZS-2022-0034 & 21T-22009B
Alectra EP File: L1-30

Dear Emma,

As per your request for comments regarding the above project, we respond as follows:

A. Please include the following as conditions of approval:
   - The owner/developer shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. Alectra Utilities requires blanket easement on condominium developments. These will be confirmed during the final design of the roads and subdivision.
   - The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
   - The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.
   - The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new roads or driveways.

B. The owner/developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF) and to discuss the electrical service installation requirements and schedule. The owner/developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is also available by visiting https://alectrautilities.com/find-form?parent=9 (under Construction Services).

If you have any questions or concerns, feel free to contact me at 416.819.4975.

Yours Truly,

Henry Gamboa, CET
Supervisor, Distribution Design – Subdivisions (Central)

Enbridge Gas Inc.
500 Consumers Road
North York, Ontario M2J 1P8
Canada

August 11, 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: Draft Plan of Subdivision Application, Zoning By-Law Amendment
Upper Mayfield Estates Inc.
0 and 5759 Mayfield Road
City of Brampton
File No.: 21T-22009B, OZS-2022-0034

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 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,

Jasleen Kaur
Municipal Planning Coordinator
Engineering

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

August 19, 2022

Ms/Mr. Emma Demelo
Planning Department
City of Brampton,
Ontario

Dear : Emma Demelo

Re: 0 and 5759 Mayfield Road

Rogers Reference Number: M224204

Rogers Communications Canada Inc. ("**Rogers**") has reviewed the application for the above Subdivision and has determined that it intends to offer its communications services to residents of the Subdivision. Accordingly, we request that municipal approval for the Subdivision be granted subject to the following conditions:

(1) The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "**Communications Service Providers**") to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.

(2) The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.

(3) The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

(4) The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

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 municipal 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

Sincerely,

Anisha George

Coordinator
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario

Dufferin-Peel Catholic District School Board

Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga, ON L5R 1C5 | (905) 890-1221 |www.dpcdsb.org

August 10, 2022

Emma De Melo
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Emma:

Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision
0 and 5759 Mayfield Road
South side of Mayfield Rd, west of Airport Rd
File: 21T-22009B (OZS 2022-0034)
City of Brampton – Ward 10

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 127 detached and 48 townhouse units which are anticipated to yield:

- 27 Junior Kindergarten to Grade 8 Students; and
- 18 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	Host School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	Our Lady of Lourdes	266	504	0
Secondary School	St. Margeurite d'Youville	1296	1458	11

The Board requests that the following conditions be incorporated in the conditions of draft approval:

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.

2. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.

   (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)

peel District School Board

5650 Hurontario Street
Mississauga, ON, Canada L5R 1C6
t 905.890.1010 1.800.668.1146
f 905.890.6747
www.peelschools.org

March 17, 2023

Emma Demelo
Planner I
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Emma Demelo,

RE: **Application to Amend the Zoning By-law and Draft Plan of Subdivision**
OZS-2022-0034 & 21T-22009B
KLM Planning Partners Inc. c/o Alistair Shields – Caliber Homes
0 and 5759 Mayfield Road
City of Brampton

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of 185 residential units located at the above-noted address. PDSB has the following comments based on its School Accommodation Criteria:

The anticipated student yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to 12
95	33

The students generated from this development would reside within the boundaries of the following schools:

Public School	School Enrolment	School Capacity	Number of Occupied Portables
Countryside Villages P.S. (K-8)	816	885	2
Louise Arbour S.S. (9-12)	1,322	1,530	0

PDSB requires the following conditions be placed in the Draft Plan of Subdivision Agreement, and warning clauses conveyed by the property owner to potential residents:

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, 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 #39. 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. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region’s Bus Stop Assessment procedure and process (STOPR012)."

3. PDSB requests that the developer agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school accommodation pressures, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board’s Transportation Policy. These signs shall be to the School Board's specifications and at locations determined by the Board.

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 zach.tessaro@peelsb.com or 905-890-1010, ext. 2217.

Thank you,

Zachary Tessaro

Zach Tessaro, BES
Planner – Development
Planning and Accommodation Dept.

c. K. Koops, Dufferin Peel Catholic District School Board
S. Blakeman, Peel District School Board

Archived: 2023/04/26 2:54:56 PM
From: LANDUSEPLANNING
Sent: 2022/08/15 11:42:12 AM
To: Demelo, Emma Trdoslavic, Shawntelle
Subject: [EXTERNAL]Brampton - 5759 Mayfield Road - 21T-22009B
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.

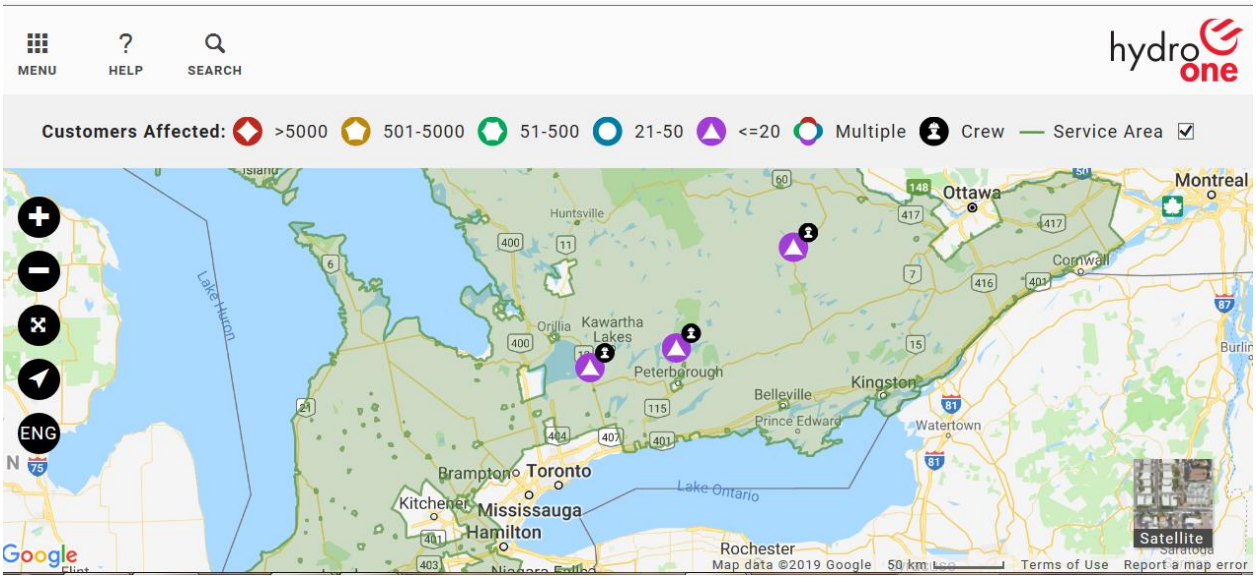
Hello,

We are in receipt of your Draft Plan of Subdivision Application, 21T-22009B dated August 3, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier. To confirm if Hydro One is your local distributor please follow the following link:

Stormcentre (hydroone.com)

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376? or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,
Kitty Luk
Real Estate Assistant I Land Use Planning

Sustainable New Communities Program: Sustainability Snapshot

City File Number: ozs-2022-0034
Municipal Address: 5759 Mayfield Road
Applicant Name: KLM Planning Partners Inc.
Property Owner Name: Upper Mayfield Estates Inc.
Application Type: Draft Plan of Subdivision

SUSTAINABILITY SCORE: **27**

THRESHOLD ACHIEVED: **Bronze**

Built Environment			
Indicator	Metric	Level	Points
Proximity to Amenities			
BE-1	Three or more amenities are within 800 metres (i.e. 10 minute walk) of 75% of dwelling units.	Good	1
Remark	Planning Justification Report, dated July 2022; Page 4		
BE-1	Three or more amenities are within 400 metres (i.e. 5 minute walk) of 75% of dwelling units.	Great	2
Remark	Planning Justification Report, dated July 2022; Page 4		
Housing Diversity			
BE-3	Two of the housing typologies listed are provided: Single Detached, Semi Detached, Townhouse, Mid-rise, High-rise, and/or additional dwelling unit within a Single Detached, Semi Detached or Townhouse dwelling.	Good	1
Remark	Planning Justification Report, dated July 2022; Page 4/5. Single detached and townhouse units are proposed.		
Community and Neighbourhood Scale			
BE-4	The proposed Community provides a mixed-use node central to a cluster of neighbourhoods that include higher residential densities, retail, and employment opportunities, and served by public transit.	Excellent	3
Remark	Planning Justification Report, dated July 2022; Page 23 Revised response (2022-11-28): Planning Justification Report, dated July 2022; Page 11 Revised response (2023-02-06): The lands east of the valley are owned by the same owner, currently working with Policy Planning staff on a medium density mixed-use development concept. We understand the City intends to bring forward a special policy area OPA Q1 2023 - Secondary Plan area 49.		
BE-4	The proposed community is structured to provide neighbourhoods defined by a 400 metre radius from the centre and a distinct edge/boundary, and the neighbourhood centre includes a neighbourhood park, high or medium residential densities, and retail or community facilities.	Excellent	3
Remark	Planning Justification Report, dated July 2022; Page 23 The lands east of the valley are owned by the same owner, currently working with Policy Planning staff on a medium density mixed-use development concept. We understand the City intends to bring forward a special policy area OPA Q1 2023 - Secondary Plan area 49.		

Electric Vehicle Charging Stations			
BE-10	At least 50% of the parking spaces permit future electric vehicle supply equipment (EVSE) installation (e.g. rough-ins).	Excellent	2
Remark	Please refer to the Letter of Commitment prepared by a qualified professional, submitted within the 4th submission materials.		
Mobility			
Indicator	Metric	Level	Points
Block Length			
MB-1	75% of block lengths do not exceed 250 meters.	Good	1
Remark	Planning Justification Report, dated July 2022; Page 5		
MB-1	All block lengths do not exceed 250 metres.	Great	1
Remark	Planning Justification Report, dated July 2022; Page 5		
Intersection Density			
MB-3	40-50 multi-use trail, path, and/or street intersections are provided per square kilometre (sq.km).	Good	1
Remark	Planning Justification Report, dated July 2022; Page 5.		
MB-3	51-60 multi-use trail, path, and/or street intersections are provided per square kilometre (sq.km).	Great	1
Remark	Planning Justification Report, dated July 2022; Page 5. Per square kilometre there are 45.5 street intersections (6 intersections / 0.1319 sq.km.) When the multi-use path along Mayfield is considered, the number then becomes 53 multi-use trail, path, and/or street intersections are provided per square kilometre (7 intersections / 0.1319 sq.km.)		
Trails and Cycling Infrastructure			
MB-7	The objectives of the municipal Active Transportation Master Plan and/or Trails/Pathways Master Plan are being implemented.	Good	1
Remark	Planning Justification Report, dated July 2022; Page 5		
Active Transportation Network			
MB-8	100% of residents/jobs will be within 400 metres of an existing, approved, or proposed public multi-use trail or cycling infrastructure (e.g. bike lane).	Good	2
Remark	Planning Justification Report, dated July 2022; Page 5		
Distance to Public Transit			
MB-9	The site is within 800 metres walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with frequent stops.	Good	1
Remark	The site is within 800m walking distance to the Airport Rd & Mayfield Rd Bus Stop operated by Brampton Transit. As per Schedule 3B of the Second Draft Brampton Official Plan, Potential Future Rapid Transit (Priority Bus or Züm) is planned along Mayfield Road.		
MB-9	The site is within 400 metres walking distance to an existing or planned commuter rail, light rail, bus rapid transit, or subway with frequent stops.	Great	1
Remark	As per Schedule 3B of the Second Draft Brampton Official Plan, Potential Future Rapid Transit (Priority Bus or Züm) is planned along Mayfield Road.		
Remark: As per Schedule 3B of the Second Draft Brampton Official Plan, Potential Future Rapid Transit (Priority Bus or Züm) is planned along Mayfield Road.			
Natural Environment and Parks			
Indicator	Metric	Level	Points
Infrastructure & Building			
Indicator	Metric	Level	Points
Solar Readiness			

IB-10	All buildings are designed for solar readiness.	Great	3
Remark	Please refer to the Letter of Commitment prepared by a qualified professional, submitted within the 4th submission materials.		
IB-10	100% of ground-oriented dwellings are designed for solar readiness.	Good	3
Remark	Please refer to the Letter of Commitment prepared by a qualified professional, submitted within the 4th submission materials.		
Remark: Please refer to the Letter of Commitment prepared by a qualified professional, submitted within the 4th submission materials.			

Report
Staff Report
The Corporation of the City of Brampton
2023-06-05

Date: 2023-05-17

Subject: **C05E17.004**

Secondary Title: **Recommendation Report**
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision
(To permit a residential subdivision with 190 single detached dwellings, 164 townhouse units, 22 single detached residential reserve blocks, 10 townhouse reserve blocks, two park blocks, a parkette, two walkways, valleyland with associated buffers and a road system)
Goldberg Group – Cedar City Greenvale Maytor Inc.
Southwest corner of Mayfield Road and Torbram Road
Ward: 9

Contact: Stephen Dykstra, Development Planner
Planning, Building and Growth Management
905-874-3841, stephen.dykstra@brampton.ca

Angelo Ambrico, Manager, Development Services
Planning, Building and Growth Management
905-874-2953, angelo.ambrico@brampton.ca

Report Number: Planning, Bld & Ec Dev-2022-533

Recommendations:

1. **THAT** the report titled**: Recommendation Report,** Application to Amend the Zoning By-law, **Goldberg Group – Cedar City Greenvale Maytor Inc.**, Southwest corner of Mayfield Road and Torbram Road, Ward 9 (C05E17.004 and Planning, Building and Growth Management), dated May 17, 2023 to the Planning and Development Services Meeting of June 5, 2023 be received;

2. **THAT** Application to Amend the Zoning By-law submitted by Goldberg Group on behalf of Cedar City Greenvale Maytor Inc., be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report dated May 17, 2023.

3. **THAT** a By-law attached hereto as Appendix 9 be passed to amend the Comprehensive Zoning By-law 270-2004, as amended; and,

4. **THAT** no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Overview:

- **This report recommends approval of an amendment to the Zoning By-law and endorsement of the Draft Plan of Subdivision for this application.**

- **The proposal includes a residential development consisting of 190 single detached dwellings, 164 townhouse units, 22 single detached residential reserve blocks, 10 townhouse reserve blocks, two park blocks, a parkette, two walkways, valleyland with associated buffers and a road system.**

- **The property is designated "Residential" and "Open Space" in the Official Plan. There are no changes required for the designation as part of this application.**

- **The property is zoned "Agricultural (A)" by By-Law 270-2004, as amended. An amendment to the Zoning By-law is proposed to allow residential development.**

- **A Statutory Public Meeting for this application was held on April 9, 2018. No members of the public attended the Statutory Public Meeting to speak to the application, and no written correspondence was received prior to the public meeting. Details of the Statutory Public Meeting are summarized in Appendix 8 of this report.**

- **The development proposal represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region and City's Official Plans.**

Background:

The subject lands are located southeast of Torbram Road and Mayfield Road. The lands are designated "Residential" and Open Space" on Schedule 'A' of the Official Plan. The proposed is designated 'Low Density Residential', 'Medium Density Residential', 'Public Elementary School', 'Separate Elementary School', 'Neighbourhood

Park', 'Collector Road', and 'Potential Intersection' in the Countryside Village Secondary Plan Area 48-2.

This application has been reviewed for Completeness and found to be Complete in accordance with the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on December 8, 2017. A Statutory Public Meeting was held on April 9, 2018. No members of the public attended the Public Meeting to speak to the application and no written correspondence was received.

The application proposes to zone the subject lands with five residential zones, a floodplain zone and an open space zone. The accompanying Draft Plan of Subdivision will create the proposed residential lots and development blocks.

Current Situation:

Proposal (Refer to Appendix 1 and Appendix 1a):

The applicant is proposing to amend the Zoning By-law to permit residential, open space (park), and valleyland uses. In addition, the applicant has submitted an application for a Draft Plan of Subdivision to create 190 single detached dwellings, 164 townhouse units, 22 single-detached residential reserve blocks, 10 townhouse reserve blocks, two park blocks, a parkette, two walkways, valleyland with associated buffers and a road system on a proposed plan of subdivision. Further details of the proposed development are as follows:

- 8 single detached dwelling lots with a minimum frontage of 13.7 metres;
- 112 single detached dwelling lots with a minimum frontage of 11.6 metres;
- 70 single detached dwelling lots with a minimum frontage of 9.3 metres;
- 22 single detached residential reserve blocks;
- 78 street townhouses with a minimum frontage of 6.1 metres;
- 86 dual frontage townhouses with a minimum frontage of 6.0 metres;
- 10 townhouse reserve blocks
- A park block that is 1.03 hectares (2.54 acres), and another park block that is 0.02 hectares (0.05 acres);
- A parkette that is 0.1 hectares (0.24 acres);
- Two walkways that are 6.0 metres wide;
- Valley land and associated buffer; and
- Public roads and laneways.

Application to Amend the Zoning By-law:

The subject property is zoned "Agricultural (A)" by By-law 270-2004, as amended. This zoning designation does not permit the intended development. The proposed development requires several new zones to be created. A complete list of all of the zones and associated setback requirements can be found in the Draft Zoning By-law in Appendix 10 of this Recommendation Report.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- have a total site area of approximately 18.41 hectares (45.5 acres);
- have a frontage of approximately 651 metres (2,136 feet) along Mayfield Road and 207 metres (679 feet) along Torbram Road; and
- are currently vacant.

The surrounding land uses are described as follows:

North: Mayfield Road, beyond is Caledon (vacant lands);

South: Vacant lands, future residential development subject to City File: OZS-2019-0012;

East: Torbram Road, beyond are vacant lands for future residential development, subject to City File: OZS-2019-0013;

West: Vacant lands, future residential development, subject to City File: OZS-2021-0026.

Summary of Recommendations

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 10.

Analysis

The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region's Official Plan. The proposal is also generally consistent with the City of Brampton's Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 of the *Planning Act*. Refer to Appendix 8 "Detailed Planning Analysis" for additional details.

Matters of Provincial Interest

Planning Act

This development proposal has regard for the following matters of Provincial interest subject to the recommended holding provisions as set out in Section 2 of the *Planning Act*:

- The orderly development of safe and healthy communities; and,
- The appropriate location of growth and development.

Staff is satisfied that the proposed development is consistent with matters of provincial interest as set out in the Planning Act, as the proposed development is located in an area intended for growth and capitalizes on proposed and existing infrastructure within the area.

Provincial Policy Statement (PPS)

Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The application is consistent with the PPS, including with respect to the land designations, the environment and employment opportunities subject to the recommended holding provisions.

Section 1.1.1 – healthy, livable and safe communities are sustained by:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
b) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
c) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,
d) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.

The subject lands will use future infrastructure and effectively use the lands. The environmental integrity of the lands are upheld. By providing the proposed built form typologies, the City and community are able to take advantage of the services in the area.

Section 1.1.3.1 states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. According to the Provincial Policy Statement, land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- efficiently use land and resources; and,
- are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

The proposed development is with the Countryside Villages Block Plan. It reflects the land uses that were proposed as part of the overall Block Plan.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject application conforms to the applicable policies as outlined in the Growth Plan for the Greater Golden Horseshoe with respect to the allocation of growth and preservation of the Natural Heritage System.

Region of Peel Official Plan

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the "Urban System" designation in the Regional Official Plan and conform to the related policies with respect to healthy communities, achieving an intensified and a mix of land uses in appropriate areas that efficiently use resources.

City of Brampton Official Plan

The City of Brampton Official Plan provides guidance and policies for the future of the City. The proposal is consistent with the Official Plan as it meets the intent of the plan regarding the type of development (residential use) and that the environmental policies are met, that the design of the development is consistent with the policies, and that all of the technical matters have been resolved.

The lands are designated 'Residential' and 'Open Space' on Schedule A of the Official Plan. The residential designation permits a range of dwelling typologies, including single detached dwellings, townhouses and apartments. The Open Space designation permits very limited uses. The Official Plan includes policies related to mix of dwelling types, provision of on-site amenities and ensuring that the proposed developments provide typologies and densities that fit into the surrounding community. The applicant has demonstrated that the proposal meets the requirements of the Residential designation. Additional policies regarding urban design and transportation have been fully researched and determined to be adequately addressed as part of this application and supporting documentation.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres (787 feet) of the subject lands in accordance with and exceeding the Planning Act requirement of 120 metres (394 feet) for such applications. A copy of all department/agency comments and conditions are attached as Appendix 11 to this report. Notice signs were placed on the subject lands in February, 2018 to

advise members of the public that an application to amend the Zoning By-law had been filed with the City. A statutory Public Meeting for this application was held on April 9, 2018. No members of the public attended the Statutory Public Meeting to speak to the application and no written submissions were made.

Corporate Implications:

Financial Implications

There are no financial implications associated with this application. Revenue that is collected through the development application fees are accounted for in the approved operating budget.

Other Implications

There are no other corporate implications associated with this application.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

Conclusion:

The Development Services & Design Division undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed. Staff is satisfied that the proposed Zoning By-law amendment application and Draft Plan of Subdivision, subject to the Conditions in Appendix 11. The proposal represents good planning, including that it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan. Further, the application is consistent with the principles and overall policy direction of the Brampton Official Plan.

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 10. The application for a Draft Plan of Subdivision approval facilitates future land division into individual detached dwellings, and is appropriate for the orderly development of the lands. The Zoning Amendment and Plan of Subdivision is appropriate considering the following:

- the proposed development is an efficient use of land resources and the density is appropriate for this area;

- The application for a draft plan of subdivision is necessary to facilitate future land division into individual detached dwellings, and is appropriate for the orderly development of the lands;

- the proposed development respects the environmental lands;
- the application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe as well as the City and Region's Official Plans;
- the proposed development is consistent with the principles of the Official Plan including the criteria of the Residential and Open Space designations; and,
- as confirmed through the circulation of the applications, financial and technical requirements have the opportunity to be addressed with the inclusion of the holding provisions.

In summary, the application is appropriate for the orderly development of the lands, and represent good planning. Staff recommend approval of the Zoning By-law Amendment and endorsement of the Draft Plan of Subdivision as the proposal represents good planning and is in the public interest.

Authored by:

_____

Stephen Dykstra, MCIP, RPP
Development Services
Planning, Building and Growth Management

Reviewed by:

_____

Allan Parsons, MCIP, RPP
Director, Development Services
Planning, Building and Growth Management

Approved by:

_____

Steve Ganesh, MCIP, RPP
Commissioner
Planning, Building and Growth Management

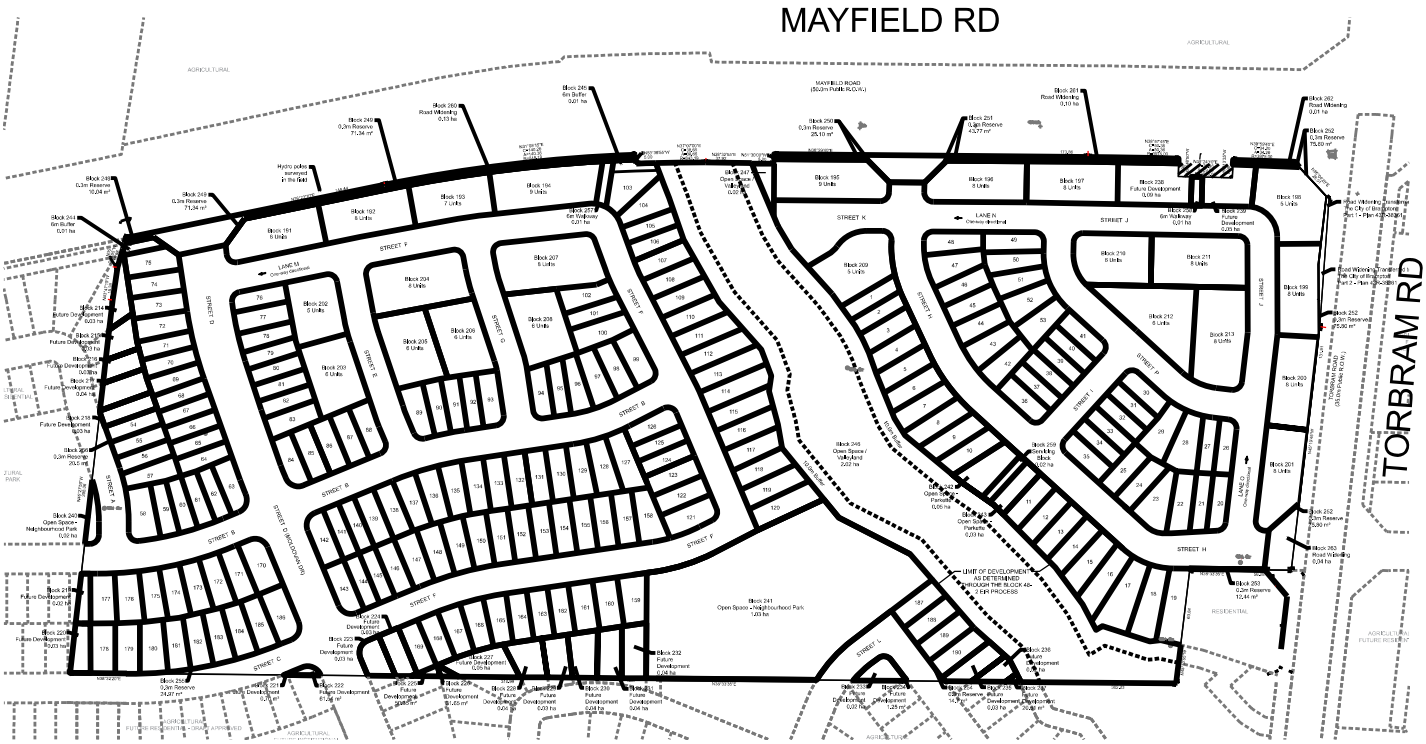
Approved by:

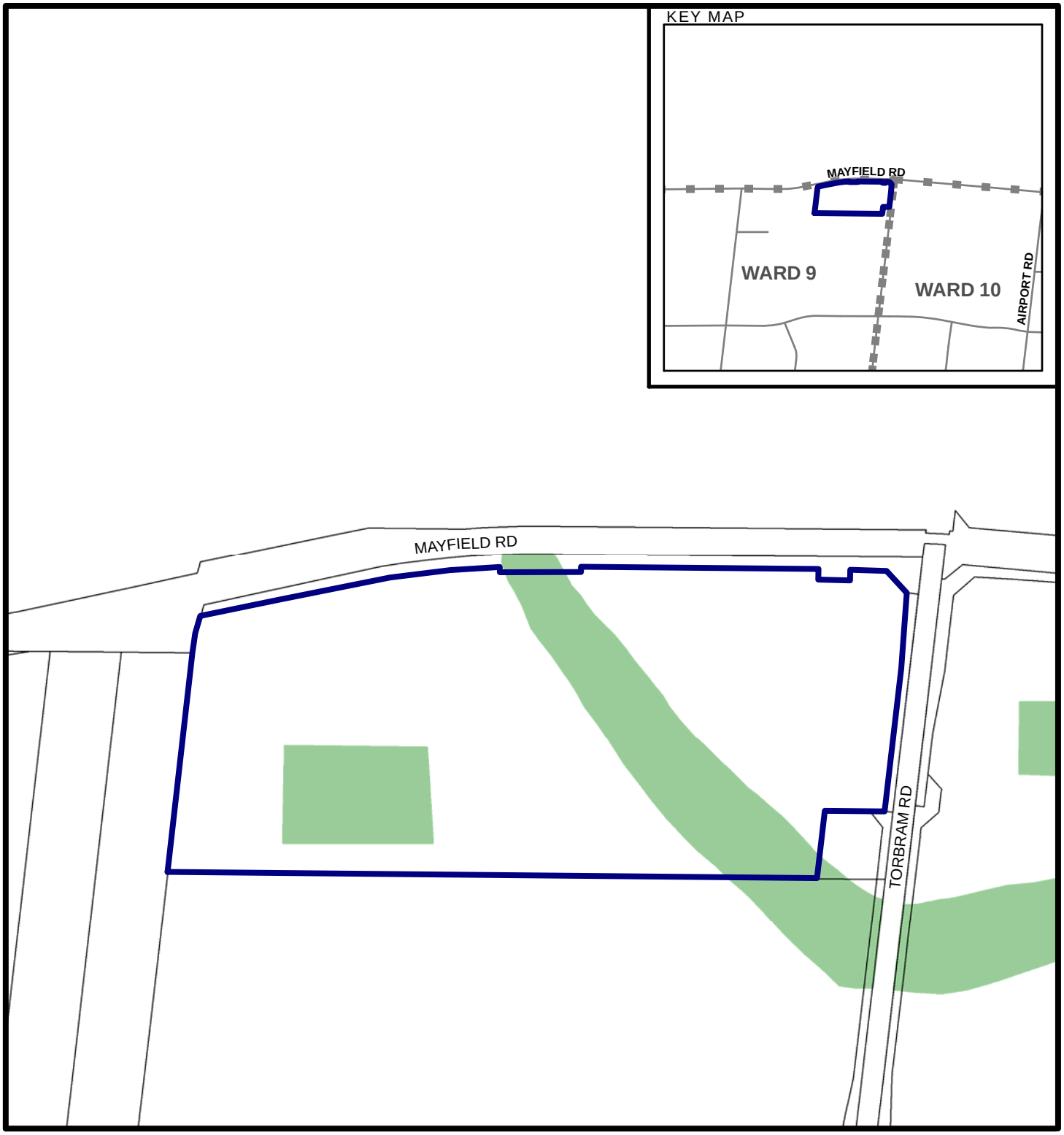
_____

Marlon Kallideen
Chief Administrative Officer

Appendices:

Appendix 1: Proposed Draft Plan of Subdivision
Appendix 2: Location Map
Appendix 3: Official Plan Designations
Appendix 4: Secondary Plan Designations
Appendix 5: Zoning Designations
Appendix 6: Aerial & Existing Land Use
Appendix 7: Block Plan Designations
Appendix 8: Detailed Planning Analysis
Appendix 9: Results of Public Meeting
Appendix 10: Draft Zoning By-law Amendment
Appendix 11: Draft Plan of Subdivision Conditions
Appendix 12: Sustainability Assessment


MAYFIELD RD
TORBRAM RD
MAYFIELD ROAD
STREET K
STREET J
STREET H
STREET F
STREET B
STREET C
STREET D
STREET E
STREET G
STREET I
LANE N
LANE M
UNIT OF DEVELOPMENT TO BE DETERMINED THROUGH THE BLOCK 45 - 4 DH PROCESS
Block 241
Open Space - Neighbourhood Park
1.23 ha
Block 245
Open Space / Valleyland
2.22 ha
Block 250
0.3m Reserve
25.10 m²
Block 251
0.3m Reserve
4.377 m²
Block 252
0.3m Reserve
25.00 m²
Block 253
0.3m Reserve
12.44 m²
Block 254
0.3m Reserve
24.27 m²
Block 255
0.3m Reserve
71.34 m²
Block 256
0.3m Reserve
12.44 m²
Block 257
0.3m Reserve
20.00 m²
Block 258
0.3m Reserve
20.00 m²
Block 259
Block 260
Road Widening
0.13 ha
Block 261
Road Widening
0.10 ha
Block 262
Road Widening
0.24 ha
Block 263
Road Widening
0.24 ha
Block 264
Open Space - Neighbourhood Park
0.09 ha
Block 265
Future Development
0.23 ha
Block 266
Future Development
0.23 ha
Block 267
Future Development
0.23 ha
Block 268
Future Development
0.23 ha
Block 269
Future Development
0.23 ha
Block 270
Future Development
0.23 ha
Block



SUBJECT LAND PROPERTY LINE WARDS

SCHOOLS GREENSPACE

BRAMPTON Flower City
brampton.ca
PLANNING AND DEVELOPMENT SERVICES

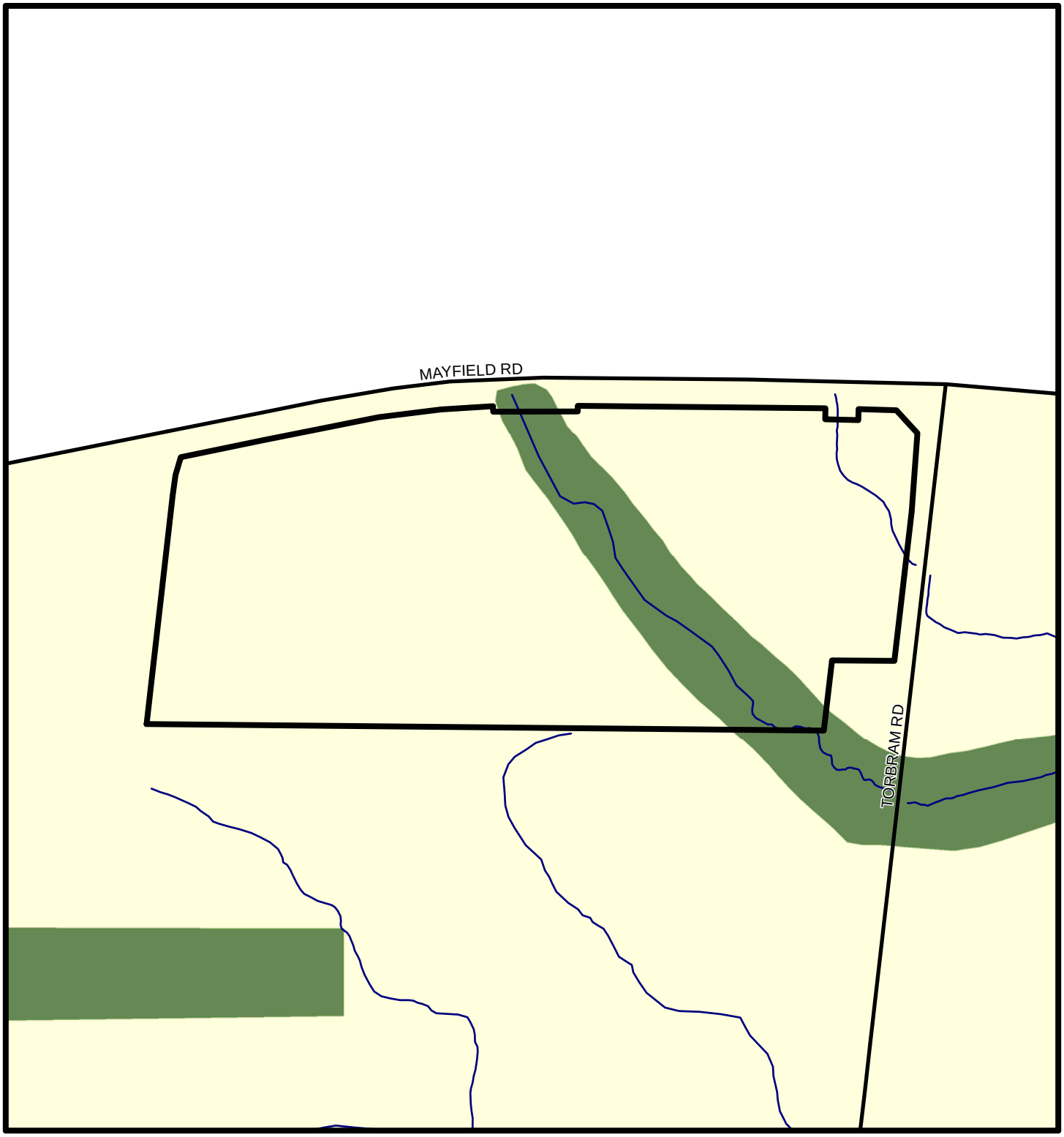
N E S W

0 50 100
Metres

Author: CKovac
Date: 2017/11/30

APPENDIX 2
LOCATION MAP
GOLDBERG GROUP - Cedar City Greenvale Maytor Inc.

CITY FILE: C05E17.004



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

SUBJECT LAND
RESIDENTIAL
OPENSPACE

BRAMPTON
Flower City
brampton.ca
PLANNING AND DEVELOPMENT SERVICES

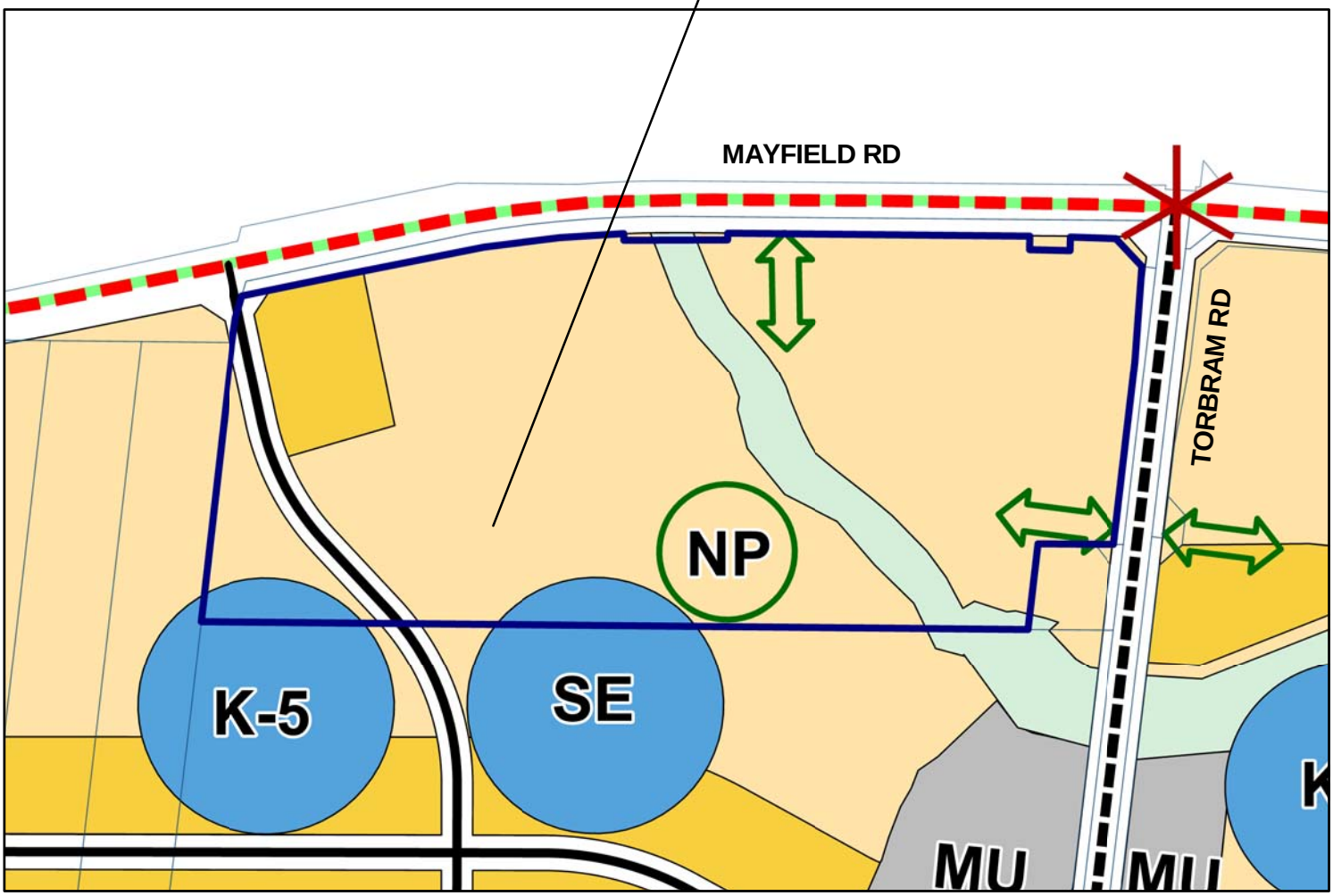
0 50 100
Metres

Author: CKovac
Date: 2017/11/30

APPENDIX 3
OFFICIAL PLAN DESIGNATIONS
GOLDBERG GROUP - Cedar City Greenvale Maytor Inc.

CITY FILE: C05E17.004

SUBJECT LANDS



EXTRACT FROM SCHEDULE SP48(b) OF THE DOCUMENT KNOWN AS THE COUNTRYSIDE VILLAGES SECONDARY PLAN

RESIDENTIAL

- LOW DENSITY
- MEDIUM DENSITY
- LIVE WORK

ROAD NETWORK

- GATEWAY
- POTENTIAL INTERSECTION
- COLLECTOR ROAD
- MINOR ARTERIAL
- MAJOR ARTERIAL (REGIONAL)

- AREA SUBJECT TO THIS AMENDMENT

COMMERCIAL

- D.R. — DISTRICT RETAIL
- M.V.C. — MOTOR VEHICLE COMMERCIAL
- C.R. — CONVENIENCE RETAIL
- N.R. — NEIGHBOURHOOD RETAIL
- M.U. — MIXED USE
- VILLAGE CORE
- SPECIAL POLICY AREA (SPA)

INSTITUTIONAL

- K-5 — PUBLIC JUNIOR ELEMENTARY SCHOOL SITE
- 6-8 — PUBLIC MIDDLE SCHOOL SITE
- SE — SEPARATE ELEMENTARY SCHOOL SITE
- SEP — SEPARATE SECONDARY SCHOOL SITE
- S — PUBLIC SECONDARY SCHOOL SITE
- W — PLACE OF WORSHIP

NATURAL HERITAGE AND ENVIRONMENTAL MANAGEMENT

- VALLEYLAND
- SWM — STORMWATER MANAGEMENT FACILITY
- WOODLOT

RECREATION OPEN SPACE

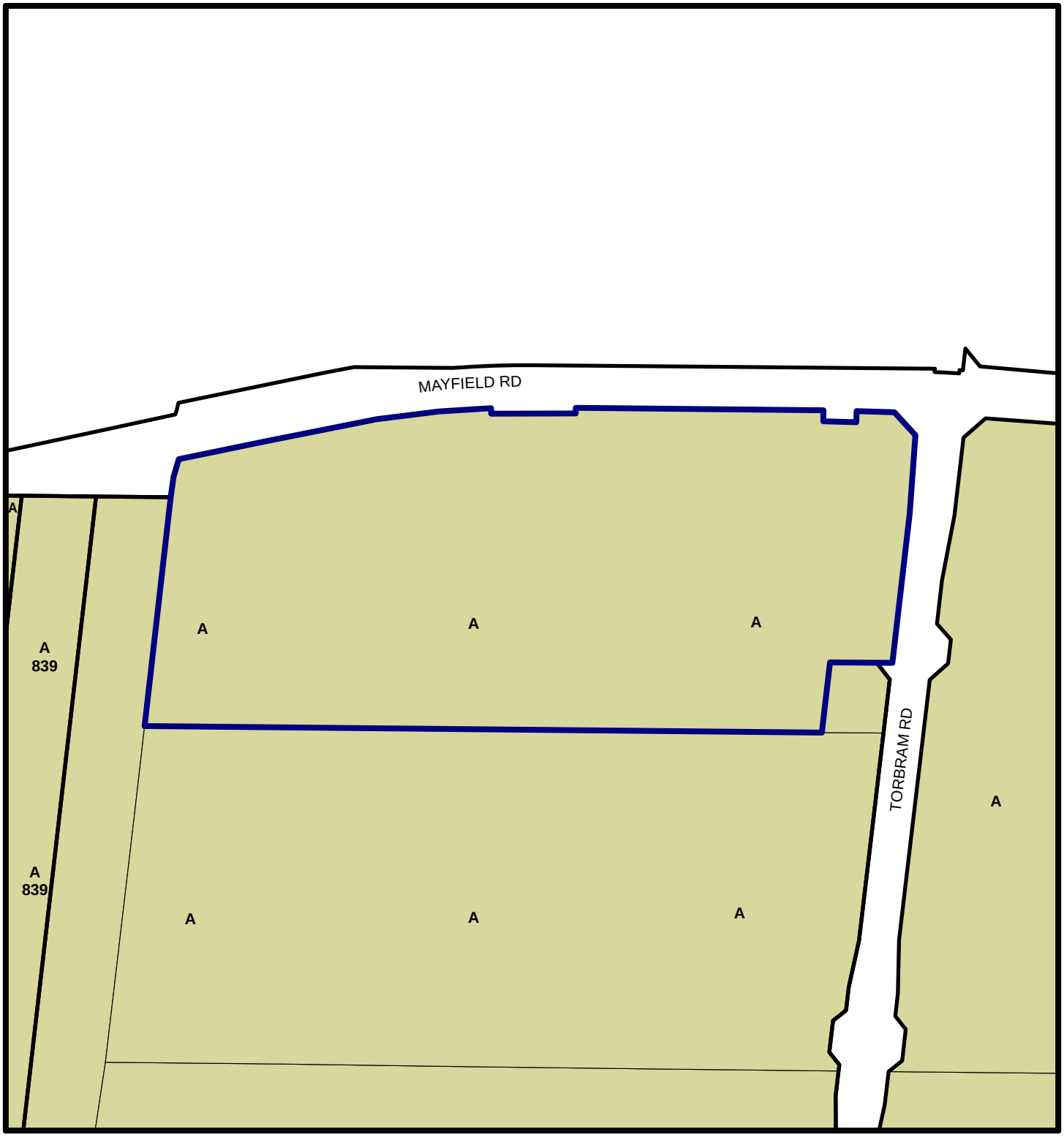
- CP — CITY WIDE PARK
- NP — NEIGHBOURHOOD PARK

BRAMPTON Flower City
brampton.ca
PLANNING AND DEVELOPMENT SERVICES

Drawn By: CJK
Date: 2017 02 23

APPENDIX 4
SECONDARY PLAN DESIGNATIONS
GOLDBERG GROUP - Cedar City Greenvale Maytor Inc.

CITY FILE: C05E17.004



SUBJECT LAND

AGRICULTURAL

BRAMPTON Flower City

brampton.ca

PLANNING AND DEVELOPMENT SERVICES

0 50 100

Metres

Author: CKovac

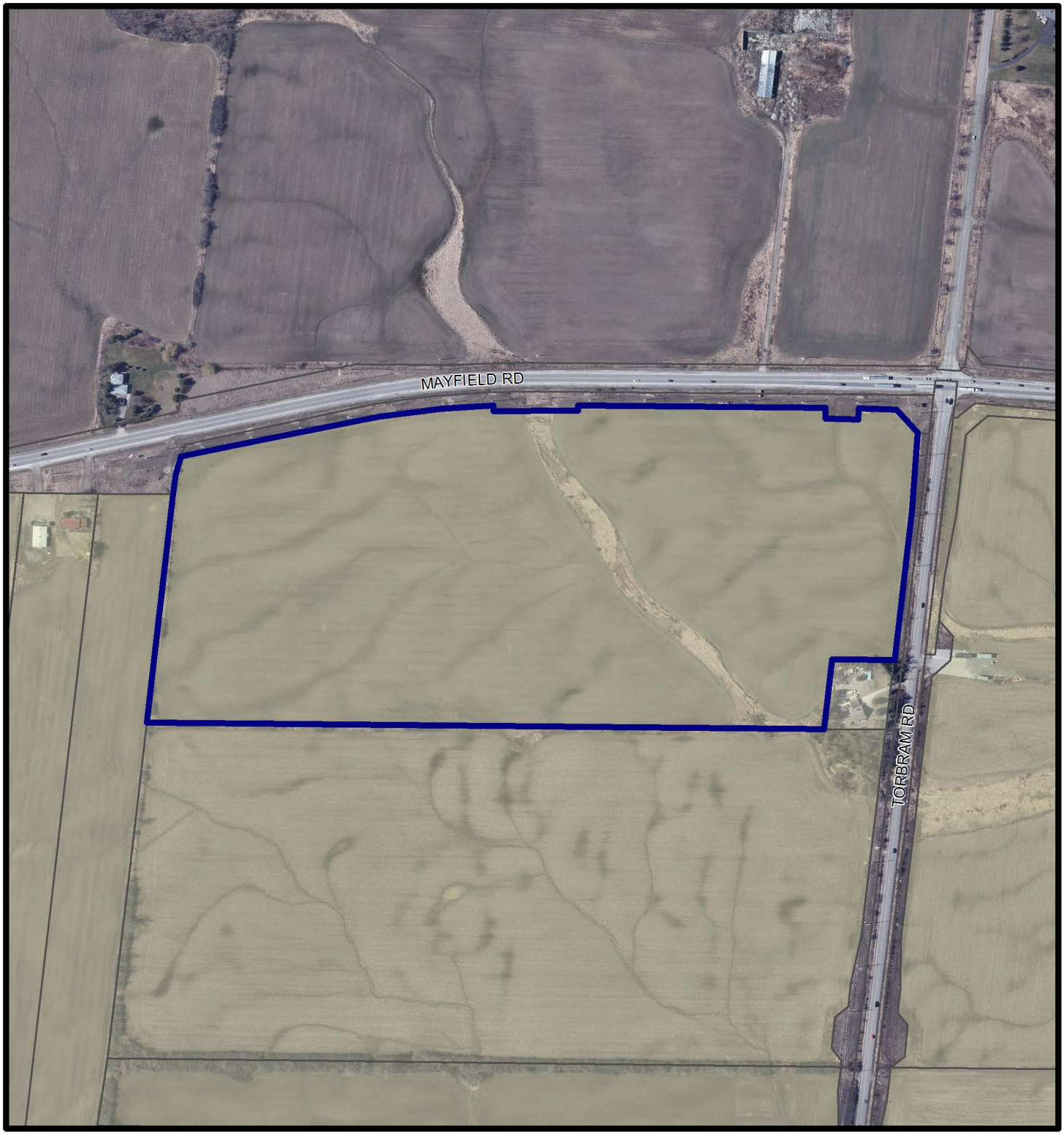
Date: 2017/11/30

APPENDIX 5

ZONING DESIGNATIONS

GOLDBERG GROUP - Cedar City Greenvale Maytor Inc.

CITY FILE: C05E17.004



AERIAL PHOTO DATE: SPRING 2016

SUBJECT LAND
PROPERTY LINE
AGRICULTURE
COMMERCIAL
INDUSTRIAL
INSTITUTIONAL
OPEN SPACE
RESIDENTIAL
UTILITY

BRAMPTON
Flower City
brampton.ca
PLANNING AND DEVELOPMENT SERVICES

Author: CKovac
Date: 2017/11/30

APPENDIX 6
AERIAL & EXISTING LAND USE
GOLDBERG GROUP - Cedar City Greenvale Maytor Inc.

CITY FILE: C05E17.004

BRAMPTON FlowerCity
brampton.ca
PLANNING AND DEVELOPMENT SERVICES

Date: 2017 12 01 Drawn By: CJK

APPENDIX 7
BLOCK PLAN 48-2
GOLDBERG GROUP - Cedar City Greenvale Maytor Inc.

CITY FILE: C05E17.004

APPENDIX 8

DETAILED PLANNING ANALYSIS
City File Number: C05E17.004
Subdivision File: 21T-17017B

Planning Act

Development applications must meet the criteria as set out in the *Planning Act*. For this development application, it must meet the criteria as set out in Sections 2 51(24). The following provides a discussion to these sections.

Section 2:

In terms of the following matters, the application satisfies the requirement to have regard to the Matters of Provincial Interest set out in Section 2 of the Planning Act:

(a) the protection of ecological systems, including natural areas, features and functions;
(r) the promotion of built form that,
- *(i) is well-designed*
- *(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.*

As set out in more detail below, the application has appropriate regard to these matters.

Section 51(24) – Criteria for Approval of Subdivision Applications

Section 51.24 of the Planning Act provides criteria for the consideration of a draft plan of subdivision. The application has regard for the following matters:

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
(b) whether the proposed subdivision is premature or in the public interest;
(c) conformity to the official plan,
(d) suitability for the land for the purpose for which it is being subdivided, and
(h) conservation of natural resources and flood control.

As set out in more detail below, the application has appropriate regard to these matters and is in the public interest.

The allocation of lands within the Draft Plan of Subdivision provide lots and blocks for the residential portion, block for the open space portion and a block for an apartment. The Draft Plan of Subdivision creates the lots and blocks required for the road and the individual residential lots.

The proposed Draft Plan of Subdivision and Zoning By-law Amendment satisfies the Planning Act's criteria. The Draft Plan of Subdivision has regard for the conservation of

natural resources as there are lands that are being created that will be zoned open space and will be dedicated to the city as part of the processing of this application.

The application fulfills the requirements as identified within the *Planning* Act, specifically Section 2 and 51(24). The application is generally in conformity with the Official Plan and is suitable for the lands. It is also acknowledged that the proposed plan respects the conservation of natural resources and flood control.

Provincial Policy Statement (2020)

Section 3 of the *Planning Act* requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the *Planning Act*. The applications are consistent with the Provincial Policy Statement, specifically the following policies:

Section 1.1.1 – healthy, livable and safe communities are sustained by:

- *a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
    - *the proposed development provides a housing supply that has a demand in the community that is laid out in an efficient manner.*
- *c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
    - *the proposed development complies with the relevant environmental regulations and respects the valleyland conditions.*
- *d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,*
    - *the subject lands are located in a Secondary Plan area that is within the Brampton settlement area.*
- *e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.*
    - *The layout of the development optimizes the future road pattern, servicing and infrastruture.*

The proposed development is located within Block Plan Area 48-2, which is an area planned for residential growth. The proposal is optimizing underutilized land resources within the City. The applicant has completed an environmental assessment of the subject lands and is providing buffers that meet the requirements of both the City and the conservation authority.

Section 1.1.3.2 states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. According to the Provincial Policy Statement, land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- *a) efficiently use land and resources; and,*

b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.*

The proposed development road pattern and utilization of the land is an efficient use of the land. The proposed use of the land is appropriate for the subject lands and does not put undue stress on the local infrastructure. By developing this property, the applicant is following the vision for this community.

Section 1.1.3.4 states that appropriate development standards which facilitate re-development while avoiding or mitigating risks to public health and safety.

The development of these lands for low, medium and medium high density residential is appropriate and avoids risks to public health and safety in respecting the adjacent existing land uses.

2020 Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject applications conform to the policies of the Growth Plan for the Greater Golden Horseshoe.

The relevant policies contained within the Growth Plan that are implemented by this particular development proposal are included in Section 2.2.1 Managing Growth. According to Section 2.2.1, within settlement areas, growth is to be focused in:

- *delineated built-up areas;*
- *areas with existing or planned public service facilities.*

The proposal conforms to Section 2.2.1 of the Growth Plan by contributing towards creating complete communities that feature a mix of land uses and convenient access to local stores, services, and public service facilities.

The applicable Growth Plan minimum density target is identified as being 46 residents and jobs combined per hectare. The proposal does not meet the minimum density target. This figure is slightly lower than the requirement; this is due to the large park that is provide on site which accounts for 1/3 of the total land area.

Regional Official Plan

The property is located within the "Urban Systems" designation in the Regional Official Plan. The subject applications conform to the Region of Peel Official Plan, including the policies set out below.

Section 5.3.1.3 - "To establish healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities".

Staff is of the opinion that the development proposal will create opportunities for new residents. The plan respects the valleylands and includes a portion of a park.

Section 5.3.1.4 - "To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services".

Staff is of the opinion that the development proposal achieves a built form that is compatible with the existing and future residential areas as currently proposed. The proposed increase in density along Inspire Boulevared will contribute to the street frontage and accommodations for future residents.

Section 5.3.1.5 - "To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive".

The proposed built form and density of the development will be supported by the existing and proposed public road network as well as the sidewalk network. The development is also directly across from a large park. The highest density will be benefit as well as enhance the adjacent park to the south.

Official Plan

The property is designated as "Residential" and "Open Space" on Schedule A – General Land Use in the Official Plan. The "Residential" designation permits predominantly residential land uses including a full range of dwelling types ranging from single detached dwellings to high-rise apartments as well as parks and other associated uses.

The proposal generally conforms to the "Residential" designation of the Official Plan. The proposed density for the proposed development is estimated at 33 units/hectare for the lands designated Low Density and 57 units/hectare, which generally meets the City's Official Plan minimum required density. The Official Plan requires a minimum density target of 51 people and jobs per hectare (ppj/ha). While the average density target is below the City's minimum, this is attributed to the relatively large sized park that is part of the development, resulting in a lower density calculation. Due to this, staff is satisfied that the objectives of the Official Plan have been achieved as the overall plan will achevie density within an appropriate range of the City's policies.

The proposal is consistent with the "Residential" land use designations. An amendment to the Official Plan "Residential" land use designation is not required.

The lands that are designated "Open Space" within the Official Plan are zoned as such. An amendment to the Official Plan "Open Space" land use designation is not required.

Secondary Plan – Countryside Villages Area 48

The proposed development is located within the Countryside Villages Secondary Plan Area 48. The applicant has demonstrated that the proposed development is consistent with the policies contained in the Secondary Plan. Provided below are some of the highlighted policies that the development adheres to. The lands are designated “Low Density Residential”, “Medium Density Residential”, “Neighbourhood Park”, “Public Junior Elementary School”, and “Separate Elementary School”. No proposed changes are requested or necessary for the Secondary Plan.

Low Density Residential
The Secondary Plan designates a majority of the lands as Low Density Residential which permits single detached, semi-detached, and townhouse housing typologies. Within this designation, the Secondary Plan policies require 50 % of the overall development to contain single detached houses. The plan is proposing a total of 190 (54%) single detached dwellings and 164 (46%) townhouse units which conforms to the policies of the Plan.

Staff are satisfied that the application provides an appropriate balance of both single detached and townhouse dwelling types. The location of the townhouse dwellings are also appropriated situated towards the frontage of Mayfield Road, creating a consistent street wall along a major arterial road, with garage access to the rear of the dwelling.

Medium Density Residential
The Secondary Plan also designates a portion of the lands as Medium Density Residential which permits a range of housing typologies, including single detached, semi-detached, townhouse, walk-up apartments, duplexes, and triplexes. The applicant is proposing to construct townhouses within this designation, which is permitted in the Secondary Plan. As mentioned previously, the location of the townhouses in the plan are appropriately located to provide frontage along Mayfield Road.

Valleylands / Open Space
The Zoning By-law and Plan of Subdivsion appropriately allocate the valleyland areas identified on the Secondary Plan. Staff are satisfied with the location and amount of lands located within these designations.

Neighbourhood Park
The Zoning By-law and Plan of Subdivision allocate the areas as a public neighbourhood park, which is consistent with the location identified on the Secondary Plan. Staff are satisfied with the location of the Park within these designations.

Block Plan – Countryside Villages Block Plan Area 48-2

The development application is generally consistent with Countryside Villages Block Plan 48-2. The proposed development generally meets the requirements for open space. For the lands immediately southeast of Mayfield Road and Moldovan Drive, the applicant is proposing townhouses which cover a larger area than the Medium Density

block identified on the Block Plan. This altered the designation as well as the road pattern. The proposed changes will not require an amendment to the Block Plan as they are minor in nature. In addition, Block Plan policies do not require an amendment if the alteration is minor.

The applicant has demonstrated that this application meets the requirements of the Block Plan.

Zoning

The property is currently zoned “Agricultural (A)” by By-law 270-2004, as amended. An Amendment to the Zoning By-law is required to permit the proposed residential uses and open space zone. This Recommendation Report includes a copy of the proposed Zoning By-law Amendment required to be passed by Council in the event that the application is approved.

The proposed Zoning By-law Amendment includes eight site specific residential zones. Six of the proposed zones were created for this proposal, while two of the site specific zones are being transferred from the lands to the south to maintain consistency. The proposed Zoning By-law Amendment includes a portion of lands to be zoned Open Space and Floodplain which will not be able to be developed in order to accommodate environmental lands to be protected. It should be noted that all of these zones include a Holding (H) provision as these lands are dependant on servicing from the south which is anticipated to be provided very soon.

Below are the proposed zones to be used to facilitate the development proposal, and some descriptions:

Residential Single Detached F-13.7 (H) – Special Section 3669
- Permits single detached dwellings
- Front yard width minimum requirement of 13.7 metres

Residential Single Detached F-11.6 (H) – Special Section 3670
- Permits single detached dwellings
- Front yard width minimum requirement of 11.6 metres

Residential Single Detached F-9.2 (H) – Special Section 3671
- Permits single detached dwellings
- Front yard width minimum requirement of 9.2 metres

Residential Townhouse R3E–6.0 (H) – Special Section 3672
- Permits street related townhouse dwellings
- Front yard width minimum requirement of 6.0 metres

Residential Townhouse R3E–6.0 (H) – Special Section 3673
- Permits townhouses that access the road from a rear facing garage
- Front yard width minimum requirement of 6.0 metres

Residential Townhouse R3E–6.0 (H) – Special Section 3690

- Permits townhouses that access the road from a rear facing garage
- Front yard width minimum requirement of 6.0 metres

Land Use

The proposed residential designation is appropriate for the subject lands given that the proposal aligns with the City's approved land use policy documents. The applicant has generally adhered to the land uses as identified on the Block Plan. The minor deviations include the removal of the Medium Density block and dispersing this density with townhouses, moving a window road that has views over the valleyland further into the site, reorientation of the park and associated open space on the opposite side of the valleyland from the park and other very minor road orientations.

A holding provision has been placed on some of the lands and can be lifted once the applicant has demonstrated that servicing and grading is possible. The lands are serviced from the southeast, so once those lands have services, then this parcel will be able to be developed and the holding provision can be lifted.

The applicant has provided a Planning Justification Report to support this development in terms of its density, overall conformity with applicable policies and the general design of the proposal. Staff are generally in agreement with the Report.

Urban Design

The Block Plan includes a Community Design Guidline (CDG) document that the applicant is required to adhere to. The applicant was required to complete an addendum to the CDG document for this application to provide some additional information on the specifics for the design of this development and the landscaping for the proposal.

Urban Design staff are generally satisfied with the application.

Transportation/Traffic

The Transportation Analysis and Intersection/Roadway Design Review was submitted for this development and was approved by City staff. Transportation Engineering has provided a comments and conditions memo that includes conditions to ensure that the transportation needs within the community are fulfilled.

The lands will be accessed from Mayfield Road to the north and Torbram Road to the east. Several roads go to the south and west to access future developments.

The report demonstrates that the traffic counts are acceptable. The report also provides the measurements to ensure that fire truck movements can be accommodated.

Noise

The Noise Feasibility Study (Valcoustics Canada; February 8, 2022) has been reviewed. City staff is satisfied with the conclusions of the study at this time.

Servicing

A Functional Servicing Report prepared by TMIG dated October 2022 was submitted in support of this application. The Functional Servicing Report concluded that the proposed residential development can be fully serviced and connected.

The stormwater management, sanitary and sewer servicing for the development are in accordance with the requirements of the City of Brampton, Toronto and Region Conservation Authority and the Region of Peel. The stormwater quality, quantity and erosion control will be provided within the stormwater management pond. The discharge will not adversely affect the adjacent, downstream properties or watercourse.

Phase 1 and 2 Environmental Site Assessment (ESA)

A Phase 1 and 2 Environmental Site Assessment was submitted in support of the application. The City's Building Division has reviewed the study and found that it is completed at this time. An RSC has also been filed with the Environmental Site Registry.

Tree Inventory and Preservation Plan Report

The Tree Inventory and Preservation Plan Report provides an overall view of the tree material that currently exists (or did exist in certain circumstances). Provides an analysis on the wellbeing of the stock and then determines the best course of action to facilitate the development and to obtain an overall net gain in tree material for the City. Where trees cannot be accommodated on site they will be provided within a compensation area located within the Countryside Villages Block Plan. The falling of trees will also be timed as to be least disruptive to the fauna community.

Soil Investigation

A Geotechnical Investigation prepared by Soil Engineers Ltd. dated June, 2016 was submitted in support of the application. Generally, the Geotechnical Investigation report provides an analysis of the soil substrate to determine construction requirements for infrastructure such as roads, sewer, and engineered fill requirements. This information is used in determining the viability of the soils and whether additional fill needs to be brought in or taken away. The soils on the property can be utilized, but the report cautions that additional soil analysis will have to be completed during construction.

City staff have reviewed the document and are satisfied with its conclusions.

Archaeological Assessment

Stage 1, 2 Archaeological Assessment was completed for the lands. The Stage 1 assessment required the additional Stage 2 assessment as the lands are within a 300 metre distance of a water source. The report states that “no archaeological resources were encountered during the Stage 2 field investigations of the property”. No additional review is required.

Sustainability Score and Summary

A sustainability performance metrics and sustainability summary were submitted to measure the degree of sustainability of the proposal. The evaluation concluded that the proposal achieved the gold thresholds of sustainability defined by the City.

The Draft Plan Conditions include a condition that will recognize a score that meets or exceeds the Gold Threshold and requires that the applicant uphold this score through to the registration of the Plan of Subdivision. The proposed condition is provided below.

“Prior to Registration, the owner shall provide documentation to the satisfaction of the Commissioner of Planning, Building and Growth Management verifying that the sustainability score achieves the equivalent or higher than the threshold indicated prior to the approval of the Draft Plan.”

APPENDIX '9'
RESULTS OF PUBLIC MEETING
City File Number: C05E17.004
Subdivision File:21T-17017B

Members Present

Regional Councillor E. Moore – Wards 1 and 5 (Chair)
Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8 (arrived late at 7:05 PM - personal)
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8

Members Absent
City Councillor G. Dhillon – Wards 9 and 10 (personal)

Staff Present

H. Schlange, Chief Administrative Officer

Planning, Building and Economic Development:
R. Elliot, Commissioner
A. Parsons, Director, Development Services
B. Steiger, Manager, Development Services
A. Farr, Manager, Development Services
P. Cooper, Manager, Policy Planning
D. Waters, Interim Director, Policy Planning
N. Grady, Planner, Development Services
S. Dykstra, Development Services

Corporate Services:
J. Zingaro, Legal Counsel, Deputy City Solicitor
Andrea Wilson-Peebles, Legal Counsel, Litigation

City Clerk's Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
T. Jackson, Legislative Coordinator

Members of the Public:
None

Results Of The Public Meeting and Notification:

A meeting of the Planning Design and Development Committee was held on April 9, 2018 in the Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:00 p.m. with respect to the subject application. Notices of this meeting were sent to property owners within 240 metres of the subject lands in accordance with the *Planning Act* and City Council procedures.

There were no members of the public that were in attendance for this item.

No correspondence was received from the public.

The following is from the Meeting Minutes in relation to this application.

"Janice Robison, Senior Associate, Goldberg Group, presented a brief overview of the item and requested that the matter be brought before Council again in June 2018 for further consideration.

No members of the public requested a presentation on this item. No presentation from staff was provided on this item.

Staff clarified that it would be presumptuous to fast track a development application approval timeline at a statutory public meeting. City of Brampton staff make continuous efforts to make fulsome recommendations to Committee in a timely manner."

BRAMPTON Flower City
brampton.ca

Planning & Development

Sustainability Assessment Tool (for applications submitted before July 1, 2022)

Browser Capability Information (link: /EN/Business/planning-development/Land-Development-Application/Pages/Browser-compatibility.aspx)

General Information

User Name:*

Harrison Demone

Company Name:*

Cedar City Developments

Project Name:*

Cedar City Greenvale Maytor Inc.

City File Number:*

C05E17.004

Type of Development Site:*

Greenfield

Plan Type:*

Draft Plan

Type of Development Properties:

Ground Related Residential:

Yes

Multi-Unit Buildings (4 stories or greater):

No

Commercial / Industrial / Institutional:

No

Email Address:*

@ harrison@cedarcitydev.com

Confirm Email Address:*

@ harrison@cedarcitydev.com

Sustainability Score

15 of 16 Mandatory Metrics Are Satisfied

43 of 62 Minimum Targets Are Satisfied

27 of 58 Aspirational Targets Are Satisfied

Application

Overall	61 of 100
61%	
Energy	10 of 17
58%	
Water	0 of 11
0%	
Walkability	35 of 50
70%	
Natural Systems	4 of 9
44%	

Community

Overall	70 of 120
58%	
Energy	10 of 17
58%	
Water	0 of 11
0%	
Walkability	48 of 66
72%	
Natural Systems	4 of 9
44%	

FINAL SUSTAINABILITY SCORE **61**

Gold

Reminder: Please complete all four sections and make sure to press "Save" at the end of each.

Built Environment

Help (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Built-Environment.aspx)

Compact Development: Persons and Jobs per Hectare

Has the plan conformed to the following relevant minimum density targets? Places to Grow - 50 ppl+jobs/hectare OR Targets set within the Municipal Official Plan/Secondary Plan

Yes

Mandatory

Land use Diversity Mix: Proximity to Basic Amenities

Please Populate Both Cases

Case 1 - Minimum Target
Select amenities which are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs (2 Points Each) (This minimum metric must be satisfied to earn aspirational points)
Up to 6 points (M)

Grocery Store/Farmers' Market/Place to purchase fresh produce

Yes

Community/Recreation Centre

No

Pharmacy

Yes

Library

No

Case 2 - Aspirational Target
Select amenities which are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs (2 Points Each)
Up to 6 points (A)

Grocery Store/Farmers' Market/Place to purchase fresh produce

Yes

Community/Recreation Centre

<select>

Pharmacy

Yes

Library

<select>

Land use Diversity Mix: Proximity to Lifestyle Amenities

Please Populate Both Cases

Case 1 - Mandatory Requirement

Have all Municipal Official Plan requirements been satisfied?

Yes

Mandatory

Case 1 - Minimum Target

Select amenities which are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs (1 Point Each) (This minimum metric must be satisfied to earn aspirational points)

Up to 3 points (M)

General Retail

Yes

Convenience Store

Yes

Theatre

No

Coffee Store

Yes

Hair Salon

No

Bank

Yes

Place of Worship

Yes

Daycare

No

Restaurant/Pub

Yes

Other (Please Specify)

<select>

Case 2 - Aspirational Target

Select amenities which are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs (1 Point Each)

Up to 3 points (A)

General Retail

Yes

Convenience Store

Yes

Theatre

<select>

Coffee Store

No

Hair Salon

<select>

Bank

Yes

Place of Worship

No

Daycare

<select>

Restaurant / Pub

Yes

Other (Please Specify)

<select>

Landscape and Street Tree Planting/Preservation - Urban Tree Diversity

In an urban area, where trees are planted in a row (i.e. street trees, trees in parks, parking area, etc.), have tree species been alternated every two trees, or in accordance with approved Municipal Standards?

Yes

Mandatory

Landscape and Street Tree Planting/Preservation - Maintain Existing Healthy Trees

Are there any trees on site?

No

Qualifier

Landscape and Street Tree Planting/Preservation - Soil Quantity and Quality

Have all Municipal Planting Standards been satisfied as they pertain to soils?

Yes

Mandatory

All pits, trenches and/or planting beds have a topsoil layer greater than 60 cm with gradual change of soil quality (texture, porosity) and organic matter content that varies from 2% to 7% in the top 30 cm of soil by dry weight and a pH of 6.8 to 8.0. There is a minimum soil area of 30 m^2 at proper planting depth of unobstructed growing medium per tree.

Yes

2 Points (M)

Green Building

Are there more than five non-residential buildings in your development application?

No

Qualifier

Have all Municipal buildings over 500 m^2 been designed to LEED Silver or equivalent?

NA

Mandatory

How many buildings are enrolled in a third party Green Standards? (2 Points if One or More)

0

2 Points (M)

Please Select: Applicable Certification Standards

<select>

<select>

<select>

Housing Unit Mix - Design for Life Cycle Housing - Block and Draft Plan

Input the percentage of housing types that fall under the following categories.

Up to 7 Points (M)

Ownership

Affordable / Low Income

Market

100

Housing Type

Attached

Detached

54

Townhomes

46

Mid / Hi-Rise

Accommodations

Live Work

0

Multi-Generational Living

0

Mixed-Use

0

Adult/Senior Care Housing

0

Long-Term Care

0

Pedestrian Connections - Traffic Calming

Are new residential only roads being created within your development application?

Yes

Qualifier

Are new non-residential roads being created within your development application?

No

Qualifier

What percentage of new residential-only streets is designed with traffic calming strategies?

75%

Up to 2 points (M and A)

Pedestrian Connections - Proximity to School

Are 50% of dwelling units within 800 m walking distance of public/private elementary, Montessori, and middle schools? *(Must satisfy this minimum target to earn aspirational points)*

Yes

2 Points (M)

Are 50% of dwellings units within 1600 m of public/private high schools? (Must satisfy this minimum target to earn aspirational points)

Yes

1 Point (M)

Are 75% of dwelling units within 400 m walking distance of public/private elementary, Montessori, and middle schools?

Yes

2 Points (A)

Are 75% of dwellings units within 1000 m of public/private high schools?

Yes

1 Point (A)

Cultural Heritage Resources - Cultural Heritage Conservation

Have the following policies been adhered to? Cultural heritage conservation policies under provincial legislation (i.e. the Ontario Heritage Act, Planning Act and PPS, etc.), Municipal Official Plan, Municipal By-laws, and "The Standards and Guidelines for the Conservation of Historic Places in Canada". Municipal Register of Cultural Heritage Resources and/or Municipal Heritage Inventory.

NA

Mandatory

Have all properties included in the Municipal Heritage Registers (listed and designated) been evaluated?

Yes

2 Points (M)

Have all of the cultural heritage resources that qualify for designation under the Ontario Heritage Act been retained and protected?

Yes

Are 100% of cultural heritage resources identified in the Municipal Heritage Registers (listed and designated) and their associated landscapes and ancillary structures conserved in-situ in accordance with "The Standards and Guidelines for the Conservation of Historic Places in Canada"?

Yes

2 Points (A)

% of Tree Canopy Within Proximity to Building/Pedestrian Infrastructure - % Canopy Coverage

Have street trees been provided on both sides of streets according to the Municipal Standards?

Yes

Mandatory

At what distance have street trees been provided on both sides of new and existing streets, within the project and on the project side of bordering streets, between the vehicle travel lane and walkway (in meters)?

8 m or Less

Up to 2 points (M and A)

What percentage of sidewalks will be shaded by trees within 10 years of development? If spacing is not feasible, street trees have been placed elsewhere on the site to maintain the proposed tree canopy (e.g. additional park trees, front or backyard trees). All trees should be selected from the applicable Municipal tree list. (50%=1 Point, 75%=2 Points)

75%

Up to 2 points (M and A)

Mobility Help (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Mobility.aspx)

Street Networks/Blocks - Block Perimeter/Length

Verify the following statement, 75% of block perimeters do not exceed 550 m and 75% of block lengths do not exceed 250 m.

Yes

2 Points (M)

Verify the following statement, 100% of block perimeters do not exceed 550 m and 100% of block lengths do not exceed 250 m

Yes

2 points (A)

Street Networks/Blocks - Intersection Density

How many street intersections are there per km^2? (40-50=2 Points, 51-60=3 Points, >60=4 Points)

>60

Up to 4 points (M and A)

Transit Supportive - Distance to Public Transit - Block and Draft Plans

Have the Official Plan Targets been satisfied?

Yes

Mandatory

Are 50% of residents/employment within 800 m walking distance to existing or planned commuter rail, light rail or subway with frequent stops? Alternatively, are 50% of residents/employment within 400 m walking distance to 1 or more bus stops with frequent service?

Yes

3 Points (M)

Are 75% of residents/employment within 400 m walking distance to existing or planned commuter rail, light rail or subway with frequent stops? Alternatively, are 75% of residents/employment within 200 m walking distance to 1 or more bus stops with frequent service?

No

3 points (A)

Active Transportation - Proximity to Cycle Network

Does the development plan include any anticipated or existing trails or cycling networks?

Yes

Qualifier

Are 75% of residents/jobs within 400 m of existing or approved by council path/network? *(This Minimum Target must be met in order to earn Aspirational Points)*

Yes

2 Points (M)

Are 100% of residents/jobs within 400 m of existing or approved by council path/network?

Yes

2 points (A)

Active Transportation - Creation of Trail and Bike Paths

This metric will only populate if the presence of a Cycling Networks has been declared in the previous metric "Proximity to Cycle Network"

Has the Brampton's Pathways Master Plan been complied with?

Yes

Mandatory

Have the objectives of Brampton's Pathways Master Plan been advanced by providing Trail Enhancements?

No

2 points (A)

Walkability - Promote Walkable Streets

Are all sidewalks in accordance with applicable Municipal Standards? Sidewalks must be at least 1.5 m in width.

Yes

Mandatory

What percentage of streets have continuous sidewalks, or equivalent provisions, provided on both sides of streets where not required by Municipal standards?

75%

Up to 4 points (M and A)

Have pedestrian amenities been provided to further encourage walkable streets?

Yes

2 points (A)

Please list pedestrian amenities provided:

- [ ] Wind Breaks
- [x] Seating
- [x] Pedestrian Oriented Lighting
- [ ] Wide Sidewalks (Urban Areas)
- [x] Shading

Other (Please Specify)

Natural Environment and Parks

Help (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Natural-Environment.aspx)

Natural Heritage - Connection to Natural Heritage

Is a natural heritage system included within, or adjacent to, the development boundary?

Yes

Qualifier

What percentage of the total length of the natural heritage system is visually and physically connected (such as public access blocks, single loaded roads)?

25%

Up to 4 points (M and A)

Natural Heritage System - Natural Heritage System Enhancements

This metric will only populate if the presence of a natural heritage system has been declared in the previous metric "Natural Heritage - Connection to Natural Heritage"

Does the application conform to the City's natural heritage system as defined in its Official Plan?

Yes

Mandatory

Has the development plan demonstrated ecological gain above and beyond the Municipal natural heritage requirements?

Yes

2 points (A)

Parks - Park Accessibility

Does the development plan include any parks?

Yes

Qualifier

Have two or more road frontages been provided for each urban square, parkette, and neighbourhood parks? If applicable, have three road frontages been provided for each community park?

Yes

3 Points (M)

Have three or more road frontages been provided for 75% of all park types?

No

3 points (A)

Stormwater - Stormwater Management Quality and Quantityy

Have quantity or flood control been provided in accordance with applicable Municipal and conservation authority requirements?

Yes

Mandatory

What is the most intense rainwater event that the site can retain runoff from (in mm)?

5 mm

Mandatory and Up to 6 points (M and A)

Will 80% of the Total Suspended Solids (TSS) be removed from all runoff leaving the site on an annual loading basis? Additionally, have all ponds been designed with Enhanced Level of Protection (Level 1)?

Yes

Mandatory

Will 81%-90% of Total Suspended Solids from all runoff leaving site be removed during a 10 mm rainfall event? *(This Minimum Target must be satisfied in order to earn Aspirational Points)*

No

1 Point (M)

Will 91-100% of Total Suspended Solids from all runoff leaving site be removed during a 15 mm rainfall event?

<select>

4 points (A)

Urban Agriculture - Dedicate Land For Local Food Production - Block and Draft

Has 80 ft^2. of garden space been provided per development unit?

No

2 Points (M)

Has the applicable growing space per development unit been satisfied? See table below:

DU Density	Growing Space/DU
17-35DU/ha	200 ft^2
36-54DU/ha	100 ft^2
>54DU/ha	80 ft^2

Yes

2 points (A)

Soils and Topography - Restore and Enhance Soils

Has a Topsoil Fertility Test been conducted according to Municipal Standards?

No

Mandatory

Have recommendations from a Topsoil Fertility Test been implemented for the entire site? *(Must satisfy this target to earn aspirational points)*

No

1 Point (M)

Does the application avoid development on highly permeable soils and follows TRCA and CVC Low Impact Development Stormwater Management Planning and Design Guides?

Yes

2 points (A)

Has a minimum topsoil depth of 200 mm been provided across the entire site?

Yes

2 points (A)

Infrastructure and Buildings

Help (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Infrastructure.aspx)

Energy Conservation - Passive Solar Alignment

What percentage of blocks have one axis within 15 degrees of East/West? East/West lengths of those blocks must be at least as long as the North/South lengths.

50%

Up to 6 points (M and A)

Energy Conservation - Building Energy Efficiency - Draft Plan

Have all single family homes buildings been designed in accordance with the Ontario Building Code?

Yes

Mandatory

What EnerGuide rating have 75% of single family homes and multi-unit residential buildings (<3 storeys) been built to?

85

2 Points (M)

What EnerGuide rating have 90% of single family homes and multi-unit residential buildings (<3 storeys) been built to?

85

2 Points (A)

Energy Conservation - Energy Management

Has an energy management strategy been developed for the development?

No

2 Points (M)

Lighting - Reduce Light Pollution

Have all applicable Municipal Standards been satisfied?

Yes

Mandatory

Confirm that there is no "uplighting" included in the design and that all exterior lighting fixtures >1,000 lumens are shielded to prevent night sky lighting.

Yes

1 Point (M)

Lighting - Energy Conserving Lighting

Have all applicable Municipal Standards been satisfied?

Yes

Mandatory

Have LEDs and/or photocells been used on all lighting fixtures exposed to the exterior? (Includes street lights, park lights, and pedestrian ways)

Yes

2 Point (M)

Materials and Solid Waste Management - Recycled/Reclaimed Materials

Have all applicable Municipal Standards been satisfied?

Yes

Mandatory

What percentage of recycled/reclaimed materials will be used for new infrastructure including roadways, parking lots, sidewalks, unit paving, etc.

25%

Up to 2 points (M and A)

BRAMPTON

Planning, Building, & Growth Management
Development Services

Draft Plan of Subdivision Conditions of Draft Approval Comments and Conditions Memo Tracking Sheet

Draft Plan of Subdivision
Cedar City (Maytor) – Beth Halpenny
21T-17017B
C05E17.004
Planner: Stephen Dykstra

Date of Draft Approval: Month Day, 2023

Department/Divisions/Sections	**Memo Date**		
	(Initial Draft Approval)	(Revisions)	
		Memo Date	Effective Draft Approval Date*
Public Works –Development Engineering	March 31, 2023		
Planning, Building and Econ. Dev.– Building	March 31, 2023		
Public Works –Transportation Engineering	May 2, 2022		
Planning & Development Services – Development Services	April 5, 2023		
Planning & Development Services – Urban Design	February 28, 2023		
Planning & Development Services – Policy Planning	N/A		
Public Works & Eng. Development – Park Planning; and, Open Space	June 15, 2022		

Planning & Development Services – Policy Planning (Heritage)	N/A		
Brampton Transit	N/A		
Region of Peel (Comments and Conditions Memo)	February 21, 2023		
The following have been incorporated into Schedule A			
Toronto and Region Conservation Authority	Included		
Alectra	Included		
Canada Post	Included		
Rogers	Included		
Bell	Included		
Dufferin-Peel Catholic District School Board	Included		
Peel District School Board	Included		
Enbridge	Included		

*day after 20 days after making decision (date of decision= date of cover memo signed by Commissioner/Director for minor amendments or Notice of Decision)

NOTE 1: Any changes to the conditions (including minor amendments and revisions to the conditions expressly identified in any Comments and Conditions Memos are subject to Section 51 (41) of the *Planning Act* and the amendment to the draft approval shall be deemed to have been made the day after the appeal period is over (the day after the 20-day appeal period), whether or not notice has been issued.

Accordingly, preparation of any agreement or supplementary agreement (as the case may be), will not occur until the appeal period has passed.

SCHEDULE "A"
CONDITIONS OF DRAFT APPROVAL

DRAFT APPROVAL DATE: **(Day After Last Day for Filing an Appeal if No Appeal has been Filed)**

APPLICANT: **Cedar City Greenvale Maytor Inc. – Beth Halpenny (Goldberg Group)**

SUBJECT: **DRAFT PLAN OF SUBDIVISION**
21T-17017B
City of Brampton
C05E17.004
Planner: Stephen Dykstra

In accordance with By-law 10-97 the Council of the City of Brampton has made a decision to authorize the draft approval of the above noted draft plan of subdivision subject to the following conditions.

Approved Plan and Redlines

1. The final plan shall conform to the draft plan prepared by Goldberg Group dated November 21, 2021 and redlined as follows:

Subdivision Agreement

2. Prior to registration, the owner shall enter into a Subdivision Agreement and any other agreements deemed necessary by the City of Brampton, Region or any other approval authority.
These agreements shall deal with any matter and include any term or condition which an approval authority may require, where such matters, terms, or conditions, are reasonable in the opinion of the approval authority, having regard to the nature of the development proposed for the subdivision, in accordance with s.51 of the Planning Act. These agreements may address matters including but not limited to the following:

   2.1 Planning matters such as parkland/open space dedications and development, residential reserves, buffer blocks, tree preservation, trails, site development plan, utilities, architectural control, homebuyers' information map, heritage conservation and landscape plan approvals, phasing/staging of development, warning clauses and notices.
   2.2 Engineering matters such as municipal services, road widening, construction and reconstruction, transit infrastructure, traffic signals, grading, fencing, well monitoring, septic systems, waste management, pressure testing/chlorination, noise mitigation and warning clauses.
   2.3 Financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit.
   2.4 Details regarding all matters and requirements referenced in these conditions of draft approval may be provided by way of Comments and Conditions Memos from approval authorities, or from agencies and departments of the City and/or Region, in response to

the circulation of the draft plan of subdivision. The conditions expressly identified in the Comments and Conditions Memos as referenced and/or attached to this draft approval and/or any such additional or amended Comments and Conditions Memos as may be provided to the owner in accordance with this draft approval shall be deemed to be conditions for the purposes of this draft approval. General requirements of the City's Subdivision Manual, Development Design Guidelines, Region's Design Criteria and Material Specification Manual, and Landscape Guidelines, as applicable and as amended or replaced from time to time, shall be implemented through the terms and conditions of the Subdivision Agreement.

Fees

3. Prior to registration, all processing and administrative fees shall be paid. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.

Zoning

4. The Zoning By-law implementing the subject plan shall be approved under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.

Easement and Land Dedication within the Plan

5. Prior to registration of the Plan, the owner shall gratuitously convey and/or dedicate any required road or highway widening, 0.3 m (1 ft.) reserves, walkways, sight triangles, radius roundings, buffer blocks other land required for municipal purposes and utility or drainage easements to the satisfaction of the City, Region, or other authority.

6. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.

External Easements and Land Dedications

7. Prior to registration, the owner shall gratuitously convey all necessary external easements and lands for access, drainage, servicing, utility purposes and for any other municipal purposes, as may be required, to the appropriate municipality, agency or public authority. The owner is advised that no servicing works shall be permitted until the detailed engineering drawings are approved and external easements and lands granted.

8. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.

9. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no

longer required, then the City may reconvey said lands (or any interest therein) to the Owner, gratuitously, provided that the Owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

Parkland Dedication

10. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act), the City's Parkland Dedication By-law, as amended and Parks Planning Comments and Conditions Memo.

11. Prior to registration, parkland dedication requirements for the subject application shall be finalized. In this regard, arrangements shall be made to the satisfaction of the Commissioner, Planning, Building and Growth Management and in accordance with the terms of the City's Parkland Dedication By-law, applicable at the time of plan registration.

Studies

12. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

Staging

13. Development of the plan shall be staged to the satisfaction of the City and the Region in accordance with the approved Growth Management Staging and Sequencing Strategy. In this regard provision shall be made in the subdivision agreement to allow for the registration of this plan in phases, only in accordance with the approved Growth Management Staging and Sequencing Strategy.

14. Where a Growth Management Staging and Sequencing Strategy has not been required by the City, staging shall be based on the timing of essential services that serve the plan including, but not limited to: servicing capacity, road improvements, school availability, etc. In this regard the owner shall agree to enter into a phasing agreement, the provisions of which may be incorporated into the Subdivision agreement to allow the registration of this plan in phases.

Drawings

15. Prior to registration the owner shall submit drawings to the satisfaction of the City in consultation with the applicable agency and/or public authority for approval.

Servicing

16. Prior to registration, the recommendations of the approved Functional Servicing Report shall have been incorporated into all engineering plans.

EXTERNAL CONDITIONS –

Cost-share Agreement

17. Prior to registration the owner shall sign the Landowners Cost Share Agreement (or other named agreement), and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

School Boards

18. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the owner and the School Boards for this Plan.

Dufferin-Peel Catholic District School Board

19. The owner shall agree in the subdivision agreement to erect signs at all major entrances to the proposed development advising of the following:

    "Notice: Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available."

20. These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.

    The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board:

    "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."

    "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."

Peel District School Board

21. The owner shall undertake the following to the satisfaction of the Peel District School Board:

    a) to erect and maintain signs to the satisfaction of the Peel District School Board at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be

accommodated in temporary facilities or bused to schools according to the Board's Transportation Policy.

b) the following clauses in any agreement of purchase and sale entered into with respect to any units in the plan to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the Plan:

"Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed 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."

"The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."

22. 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.

Canada Post

Prior to the registration of the subdivision, the owner shall:

23. Consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.

24. Confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.

25. Install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.

26. Agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

27. Communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.

28. Prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.

29. Include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

30. Be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Enbridge Gas Distribution

Prior to the registration of the subdivision, the owner shall:

31. Contact Enbridge Gas Distribution's Customer Connections Department by emailing SalesArea20@enbridge.com for 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.

32. Agree that 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 phase construction, all costs are the responsibility of the applicant.

33. Agree that any easement(s) that are required to service this development and any future adjacent developments will be provided to Enbridge Gas Distribution at no cost.

34. That the Owner shall ensure to grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Rogers Telecommunications

Prior to registration of the subdivision, the owner shall:

35. 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 Subdivision (collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the owner will cause these documents to be registered on title.

36. 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 Subdivision, as well as the timing and phasing of installation.

Bell Canada

Prior to the registration of the subdivision, the owner shall:

37. Agree in the subdivision agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/owner shall be responsible for the relocation of such facilities or easements.

38. Shall agree in the agreement, in words satisfactory to Bell Canada, that Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are located to the street line.

Alectra Utilites

Prior to the registration of the subdivision, the owner shall:

39. Grant all necessary aerial or underground easements, as may be required. These will be confirmed during the final design of the road and subdivision.

40. Observe all aerial and underground clearances, as may be required.

41. Be responsible for the costs of the relocation of existing plant to accommodate the new road(s).

42. Contact Alectra Utilities (Brampton Hydro) Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule.

43. The owner/developer or their representative is strongly advised to consult Alectra Utilities' (Brampton Hydro's) Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at www.bramptonhydro.com.

Toronto and Region Conservation Authority

Red-line Revisions

44. The final Plan shall be in general conformity with the Draft Plan of Subdivision prepared by Goldberg Group, revised November 21, 2021, and will be red-line revised, prior to a request for clearance for registration of any phase of this plan, to:

    a. Meet the requirements of TRCA's conditions, including the adjustment of block lot

lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of required studies.

45. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted block lines, additional blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

Prior to Works Commencing

46. That prior to any development, pre-servicing or site alteration, or registration of this Plan or any phase thereof, the applicant shall submit and attain the approve of the TRCA for:
    a. A detailed engineering report (e.g. Stormwater Management and Functional Servicing Report) that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, and how it will comply with all related TRCA requirements. This report shall include, but is not limited to:
        i. Plans illustrating how this drainage system will tie into surrounding drainage systems and storm water management techniques which may be required to control minor and major flows. Confirmation must be provided with respect to how target flows as per the hydrogeologic studies will be achieved during and post-development.
        ii. Appropriate stormwater management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of groundwater and surface water resources, including how it relates to terrestrial and aquatic species and their habitat, in addition to natural features and systems.
        iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the current erosion control criteria, and Erosion and Sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.
        iv. Location and description of all stormwater management facilities, outlets and other facilities, grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority 's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.
        v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.
        vi. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA. The design of LID measures shall be in conformance with the design guidance provided in TRCA's LID SWM planning Design Manual.
    b. Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must be also identify no grading works and fill

placement within the environmental buffer areas, or proposed environmental protection area land, beyond those approved by the TRCA and the City of Brampton.

c. A hydrogeologic assessment that will examine existing and proposed ground water levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. The need for liners associated with the stormwater management system should be assessed, and suitable liners should be provided where necessary. Potential impacts to surface water receivers and their inherent natural hazards as a result of all underground construction and infrastructure must be assessed and mitigated.
d. Information detailing all anticipated temporary dewatering that may be required during the construction phase, including anticipated volumes, duration, discharge locations, and filtration media - as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required and whether such dewatering may affect in-stream erosion.
e. Overall site-level Water Balance Report that will identify measures that will be implemented during pre and post development that:
    i. mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable;
    ii. demonstrate how post-development conditions will retain a minimum of the first 5 mm of rainfall over the entire site to the satisfaction of the TRCA;
    iii. mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
    iv. maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.
f. An overall monitoring plan:
    i. For the LID measures that identifies the monitoring activities and responsibilities for 3 years once the facilities are operational.
g. That the applicant attains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.
h. That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions are made to the plan to provide for necessary blocks within the Plan or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.

Subdivision Agreement

47. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:
    a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.
    b. To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.
    c. To design and implement on-site erosion and sediment control in accordance with current TRCA guidelines and standards.
    d. To maintain all stormwater management and erosion and sedimentation control

structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.

e. To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA, in addition to all permits and approvals from Fisheries and Oceans Canada, and the Ministry of Natural Resources and Forestry.
f. To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property;
g. To design a monitoring protocol and provide the requisite funding, obtain approval, monitor and maintain the site level water balance measures on the site (including LIDs) for the long-term monitoring of this system for 3 years once the facilities are operational, to the satisfaction of the City of Brampton and TRCA.
h. That, where required to satisfy TRCA's conditions, development shall be phased within this plan.
i. That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.
j. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practices, and LID measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all subdivision agreements of purchase and agreements, for lots and blocks on which stormwater management measure are being constructions to identify the presence of such measures and to clearly identify the owners responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.
k. That all community information maps and promotional sales materials clearly identify the presence of LID features (e.g. infiltration trenches/bioswales) within the rear and side years of each lot, and identify limitations to permitted uses within these areas.

Purchase and Sale Agreements

48. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials that identifies the location of LIDs on private lots (e.g. infiltration trench/bioswales in rear or side years) and identifies prohibited uses on and around these LID measures. Wording for the warning clauses is to be to the satisfaction of TRCA and the City of Brampton.

Implementing Official Plan Amendment

49. That the implementing Official Plan Amendment recognize all natural heritage features and areas and their associated buffers in a suitable environmental protective land use category which has the effect of prohibiting development and structural encroachment, and ensuring the long-term preservation of the land in perpetuity, to the satisfaction of the TRCA.

Implementing Zoning By-Law

50. That the implementing Zoning By-Law recognize all natural heritage features and areas and their associated buffers in a suitable environmental protection zoning category which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the land in perpetuity, to the satisfaction of the TRCA.

Hydro/Telecommunications

51. Prior to the release of the plan for registration, the owner must submit in writing, evidence to the Commissioner, Planning, Building, and Growth Management that satisfactory arrangements have been made with the telecommunications and hydro providers for the installation of their plants in the common trench, within the prescribed location in the road allowances.

Region of Peel

52. The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval.

REGION OF PEEL

Development Charges

53. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
    a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
    b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.
54. Provision shall be made in the Subdivision Agreement with respect to:
    a. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
    b. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks); pursuant to the Region's Development Charges By-law, as amended from time to time.

Water Meter Fees

55. In respect of the water meter fees:
    a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as

amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;

b. A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non–freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and
c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

Easements

56. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed Plan and external lands. All costs associated with easements shall be 100% the responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.
57. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits. A clause shall be included in the Subdivision Agreement in respect of same.

Drawings – Servicing and "As Constructed"

58. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
59. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit "As Constructed" drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region "Development Procedure Manual".
60. A clause shall be included in the Subdivision Agreement in respect of same.

General Conditions

61. The Developer shall acknowledge and agree that financing and construction of all temporary/permanent infrastructures not covered by the Current Development Charges By-law (watermains, sanitary sewers) shall be 100% financial responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.
62. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.

63. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
    a. A Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands will be required for review and approval by the Region prior to the engineering submission.

Clauses shall be included in the Subdivision Agreement in respect of same.

64. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
65. Prior to registration of the plan of subdivision, the Developer shall ensure that:
    a. All lots and blocks must be serviced via an internal road network;
    b. The proposed Lots or Blocks fronting Laneways within the Plan can be serviced by municipal water and wastewater services in accordance with the City's current approved standard drawings where Region's underground services are permitted and in accordance with the Region's latest Standards and Specifications. Due to maintenance and operation issues/concerns for Laneways, servicing Lots and Blocks fronting Laneways must be from the approved public R.O.W. in accordance with the City of Brampton standard drawings where Region's underground services are permitted. Any new proposed standard, or modifications to an existing standard, would need to be submitted and reviewed through the City of Brampton's Standards Committee.

Clauses shall be included in the Subdivision Agreement in respect of same.

66. Restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until all external sanitary sewers and watermains to service the Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title. A clause shall be included in the Subdivision Agreement in respect of same.
67. The Developer shall acknowledge and agree that servicing of the subdivision will require construction of a 600mm dia. watermain on Clarkway Drive which is the financial responsibility of the Region as per Development Charges By-Law. 600mm dia. watermain is included in the Region's Five-Year Capital Budget and Forecast. The Developer shall make appropriate financial arrangement with the Region prior to construction of such works. The construction will be subject to the Region's determination that it has or will have sufficient funds to finance the works. A clause shall be included in the Subdivision Agreement in respect of same.
68. The Developer shall acknowledge and agree that individual services connection to the sanitary trunk sewer and a 600mm dia. future watermain on Clarkway Drive will not be permitted. A clause shall be included in the Subdivision Agreement in respect of same.
69. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
70. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the

current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.

71. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
72. Provision will be required in the Subdivision Agreement for the following clauses in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
    a. Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be $20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
    b. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
        i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
            a) Bacteriological Analysis - Total coliform and E-coli counts
            b) Chemical Analysis - Nitrate Test
            c) Water level measurement below existing grade
        ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
        iii. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.
73. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works

Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.

74. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer
75. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
    a. A copy of the final signed M-Plan
    b. A copy of the final draft R-Plan(s); and
    c. The documents required pursuant to Schedule of the Subdivision Agreement and all associated documents.

A clause shall be included in the Subdivision Agreement in respect of same.

76. Prior to registration of the plan of subdivision, the plan must satisfy all requirements of the Region's Waste Collection Design Standards Manual.
77. Prior to registration of the plan of subdivision, arrangements have been made to the satisfaction of Region of Peel for the provision of affordable housing within the 47-1 and 47-2 block plan areas of Secondary Plan 47.

<u>Administrative — Clearance of Conditions</u>

78. Prior to the signing of the final plan by the Commissioner, Planning, Building, and Growth Management, or her designate, they shall be advised that the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

<u>NOTE 1:</u>
In accordance with City Council resolution C003-97, draft approval granted under Section 51 of the Planning Act, R.S.O., 1990, c.P.13 is valid until draft approval is either withdrawn, or the plan is registered. The conditions of draft approval will, however, be reviewed initially 3 years after draft approval is granted and subsequently every 2 years to determine if the conditions are appropriate or whether draft approval should be withdrawn.

<u>NOTE 2:</u>
In order to expedite the clearance of conditions, we suggest that a copy of the signed Subdivision Agreement be forwarded to the following agencies upon execution:

Canada Post Corporation
200 - 5210 Bradco Blvd
Mississauga, Ontario
L4W 1G7

The Dufferin-Peel Catholic District School Board
40 Matheson Boulevard West
Mississauga, Ontario
L5R 105

Peel District School Board
5650 Hurontario Street
Mississauga, Ontario
L5R 1C6

Enbridge Gas Distribution Inc.
500 Consumers Road
North York, Ontario
M2J 1P8

Alectra Utilities
175 Sandalwood Parkway West
Brampton, Ontario
L7A 1E8

Bell Canada
100 Commerce Valley Drive West
Thornhill, Ontario
L3T 0A1

Rogers Cable Communications Inc.
3573 Wolfedale Road
Mississauga, Ontario
L5C 3T6

Region of Peel
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

Toronto and Region Conservation Authority
101 Exchange Avenue,
Vaughan, Ontario
L4K5R6

NOTE 3:
The costs of any relocations or revisions to Hydro One facilities which are necessary to

accommodate this subdivision will be borne by the owner, and further any easement rights of Hydro One are to be respected. The owner should contact the local Hydro One Area office to verify if any low voltage distribution lines may be affected by the proposal.

NOTE 4:
It is recommended that the owner or their consultant contact the Toronto and Region Conservation Authority to clarify specific requirements prior to preparation of detailed engineering reports.

COMMENTS AND CONDITIONS MEMO

Date: April 5, 2023

File: C05E17.004 (21T-17017B)

From: Stephen Dykstra

Subject: Requirements for Plan of Subdivision 21T-17017B
(To create a residential subdivision including single detached dwellings, townhouse units, parkland, valleyland and buffer blocks)
Cedar City Greenvale Maytor Inc. – Beth Halpenny
Location: Southwest of Mayfield Road and Torbram Road.
Ward: 9

Plan:
Plan Dated:
Comment Revision #: 1st Set of Comments

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the ***Development Services Division of the Planning, Building and Growth Management Services Department*** with respect to matters dealing with community information maps, warnings, notices, growth management, and other general requirements to be included in the subdivision agreement, among others.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

N/A

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

The following requirements are applicable as conditions of draft plan approval.

Land Notices: Statements and Clauses

1. The applicant shall include the following warnings in bold type in all offers of purchase and sale for all lots and blocks within the plan:

   a) A statement indicating that Blocks 240, 241 and 242 will be developed as an active park/s and may contain play equipment, lighted walkways, landscaping, passive use free-play areas, and a multi-purpose pad. The following wording shall also be included with respect to Blocks 240, 241 and 242:

   "Purchasers are advised that residents close to Blocks 240, 241 and 242 may be disturbed by noise and night lighting from the parks. For more information, please call the Development Engineering Division of the Public Works Department, at (905) 874-2050 or email planning.development@brampton.ca."

   b) A statement to the satisfaction of Brampton Transit that the City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage.

   c) A statement which advises the prospective purchasers that mail delivery will be from a designated Community Mailbox.

   d) A statement indicating that the City of Brampton's Zoning By-law regulates the width of driveways and that owners are not to widen their driveway before inquiring about the permitted driveway width for the lot.

   e) A statement indicating that this community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.

   f) Statement(s) which advises the prospective purchasers of the requirements regarding trails, buffers, parks, maintenance, and other hard and soft landscape and open space elements within the subdivision.

   g) A statement advising prospective purchasers that Streets will be extended in the future.

   h) A statement indicating that Lots (to be determined) have a noise attenuation fence and/or berm located inside the lot line within the side

and/or rear yard, that the noise attenuation fence shall not be altered or removed and that it shall be the responsibility of the owner of the lot to maintain and keep in repair that portion of the noise attenuation fence and berm situated on the lot.

i) The following specific statements must be included:

i. "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

ii. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."

iii. "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."

iv. "The design of features on public lands may change. Features shown in the Community Design Guidelines and associated addendum(s) may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."

v. "There are a number of homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area."

vi. "There may be catch basins or utility easements located on some lots in this subdivision."

vii. A statement indicating that this community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.

e) The following clauses from the Dufferin-Peel Catholic District School Board, in all offers of purchase and sale of residential lots:

i. “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.”

ii. “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.”

f) The following clauses from the Peel District School Board in any agreement of purchase and sale entered into with respect to any units on this plan until the permanent school for the area has been completed:

i. “Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy #39. You are advised to contact the Planning and Accommodations Department of the Peel District School Board to determine the exact schools.”

ii. “Whereas, despite the efforts of the Peel District School Board, please be advised that noise, dust and truck traffic are normal circumstances during the construction of a school, and once constructed, the school will have normal operating conditions for a school such as noise, exterior lighting, portable classrooms (including installation and removal), and increased traffic on surrounding streets during peak A.M. and P.M. hours and during special events.”

iii. “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the students will meet the school bus on roads presently in existence or at another designated place, designated by Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region’s Bus Stop Assessment (STOPR012) procedure and process.”

2. The applicant shall notify purchasers of the exact Community Mailbox locations prior to the closing of any sales.

Land Notices: Signage

3. The applicant shall erect and maintain signs in the following locations and in the following manner:

   a) Signage shall be located at the open ends of all road allowances to advise purchasers of the future extension of these streets.

   b) to the satisfaction of The Dufferin-Peel Catholic District School Board at all major entrances to the proposed development the following:

      "Notice: Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available."

   c) to the satisfaction of the Peel District School Board at all major entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools according to the Board's Transportation Policy. These signs shall be to the Board's specifications, at locations determined by the Board and erected prior to registration.

   d) to the satisfaction of the Development Engineering Division of the Public Works Department, on Neighbourhood Park Blocks 240, 241 and 242 showing in graphical form, the proposed facilities and indicating that Neighbourhood Park Blocks 240, 241 and 242 will be developed as active parks with play equipment, lighted walkways, landscaping, passive use free-play areas, and a multi-purpose pad. An advisory that residents close to the parks may be disturbed by noise and night lighting from the parks shall likewise be included. The signage shall also advise that for more information, Development Engineering Division of the Public Works Department can be contacted at (905) 874-2050 or email at planning.development@brampton.ca.

Homebuyers Information Map

4. Prior to registration of the plan, the developer shall prepare a detailed Final Homebuyers Information Map, based on the final M-plan, and approved by the City to replace the preliminary Homebuyers Information Map in all affected sales offices. This map shall contain the following information:

   a) The proposed land uses within the subdivision based on the latest draft plan.

b) Where applicable, a statement indicating that church and school sites may be used for residential uses if they are not acquired for their original purpose within the time period specified in the subdivision agreement.
c) The immediately surrounding existing and proposed land uses.
d) Those lots or blocks that have existing and potential noise environmental problems based on the noise feasibility study. Include all relevant warning clauses on the map.
e) The approximate locations of noise attenuation walls and berms;
f) the locations of all rear yard catch basins and utilities easements on private property where applicable;
g) the locations of all above ground utilities;
h) The approximate locations and types of other fencing within the subdivision
i) Where parks and open space, storm water management facilities and walkways are located.
j) The types and locations or parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance (to be confirmed in each case with the Engineering and Development Services Division).
k) Potential locations of all Canada Post community mail boxes on corner lots (except corner lots at the intersection of an arterial road).
l) The locations of all Brampton Transit routes through the subdivision.
m) The following standard notes, using capital letters where noted:

i. **"NOTICE AND ADVICE TO PURCHASERS:**

THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOMEBUYERS MAY HAVE AND THE TELEPHONE NUMBERS AT CITY HALL IF YOU NEED MORE INFORMATION. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY.

PLEASE NOTE:

THIS MAP IS BASED ON INFORMATION AVAILABLE ON (MONTH/YEAR) AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT"

ii. "The map shows that there will be several types of housing in the subdivision including single detached dwellings and townhouses. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

iii. "Sites shown on the map for future schools, apartments, townhouses, churches, shopping plazas, parks etc. could have driveways anywhere along their street frontage. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

iv. “Some streets in this subdivision will be extended in the future and temporary access roads will be closed. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”

v. “There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”

vi. “Some lots and development blocks will be affected by noise from adjacent roads, the railway, industries or aircraft and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”

vii. “The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”

viii. “Valleys and storm water management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”

ix. “Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be directly beside some lots. If you have any questions, please call 1-800-267-1177.”

x. “School and church sites in this subdivision may eventually be converted to residential uses and houses will be built instead. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”

xi. “Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”

xii. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”

xiii. “There may be Brampton Transit bus routes on some streets within this subdivision with stops beside some homes. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage. If you have any questions, please call (905) 874-2750 or email transit@brampton.ca.”

xiv. "Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart and a tree will not necessarily be located in front of every home."

xv. "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

xvi. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.'

xvii. "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."

xviii. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."

xix. "Gates are not permitted in fences when lots abut a valleyland, park or stormwater management block."

xx. "The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot."

xxi. "FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL PLANNING.DEVELOPMENT@BRAMPTON.CA."

xxii. "FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT.

xxiii. FOR DETAILED INFORMATION PERTAINING TO STREETSCAPE, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVDER'S LANDSCAPE ARCHITECTURAL CONSULTANT."

5. The developer shall ensure that each builder selling homes within the subdivision:

a) provides prospective purchasers with a notice from the City in the prescribed format that includes all of the notes required on the Homebuyers Information Maps; and,
b) attaches a copy of the Homebuyers Information Map to each offer of purchase and sale agreement.

Telecommunications

6. The applicant shall permit all telecommunications service providers that are a "Canadian carrier" as defined in subsection 2(1) of the Telecommunications Act of a "distribution undertaking" as defined in subsection 2(1) of the Broadcasting Act and have entered into a Municipal Access Agreement with the City ("Telecommunication Providers") to locate their plant in a common utility trench within any future public highway within the Plan. A list of Telecommunication Providers can be obtained from the City. Within 10 business days of the delivery of the pre-servicing letter, the applicant shall notify all Telecommunication Providers of the Plan and request that the Telecommunication Providers contact the applicant directly within 10 business days if they intend to locate their plant within any future public highway within the Plan. The applicant shall make satisfactory arrangements (financial and otherwise) with the City, Telecommunications Providers and other utilities for the installation of each of their facilities in a common utility trench within the future public highway prior to commencing any work with respect to any future public highway as shown on the draft approved plan of subdivision, and the applicant shall provide evidence of same satisfactory to the City. Until such installation is completed, the applicant shall not undertake any works that will limit the ability of any Telecommunications Provider to install its plant in a timely and efficient manner. The applicant shall install, at its own expense, 100mm diameter ducts at all road crossing for the use of Telecommunications Providers. The exact location and detailed specifications for these ducts shall be shown on the approved drawings. The applicant acknowledges and agrees that the City may refuse to accept or assume any or all streets within the plan until the provisions of this section have been complied with.

7. Prior to commencing any work within the plan, the applicant must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the applicant is hereby advised that they may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the applicant elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the applicant shall be required to demonstrate to the telecommunication provider that sufficient alternative communication/telecommunication facilities are

available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services.

Cost Sharing

8. Prior to registration the owner shall sign the Landowners Cost Share Agreement, and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

- N / A

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Stephen Dykstra, MCIP, RPP
Development Planner, Development Services
Planning and Development Services
Tel: (905) 874-3841
stephen.dykstra@brampton.ca

COMMENTS AND CONDITIONS MEMO

Date:	February 16, 2018
Revised:	March 31, 2023
File:	**(C05E17.004 File and 21T- 17017)**
To:	Stephen Dykstra
From:	Olti Mertiri
Subject:	**Requirements for Plan of Subdivision 21T-17017**
Owner:	**Cedar City Greenvale Maytor Inc.**
Location:	Southwest corner of Mayfield Road and Torbram Road
Circulation Date:	January 25, 2018
Plan:	Part of Lot 17, Concession 5
Plan Dated:	October 19, 2017, Revised December 1, 2022

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Engineering and Development Services/Development Approvals (Engineering & Environmental) with respect to matters dealing with development and environmental engineering.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

- The following studies shall be approved in support of servicing for this development.

    1. **~~Functional Servicing Report (FSR)~~ – Cleared by Environmental Engineering**
    2. **~~Feasibility Noise Report~~ – Cleared by Development Engineering**
    3. **~~Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required.~~ - Cleared**

- ~~The applicant shall amend the plan to include a 0.3m reserve along the frontage of Lots 57-59, 185 - 189, 191-194 and Blocks 241, 242 and 255.~~ - Cleared

- ~~The applicant shall amend the plan to provide a 16.5m ROW for Lane M, N and O respectively in order to accommodate the servicing for Blocks 195, 201 and 207.~~- Cleared

B. DRAFT PLAN APPROVAL REQUIREMENTS

The following comments / requirements are applicable as a condition of draft plan approval.

1. Environmental Engineering

1.1. **Acoustic**

1.1.1. As part of the first engineering submission, the owner's consultant shall submit a detailed noise report prepared by a qualified acoustical consultant recommending noise control measures satisfactory to the Engineering and Development Services Division, in consultation with the Region of Peel as necessary. A copy of the report shall also be provided to the City's Chief Building Official.

1.1.2. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering Division.

1.1.3. As part of the first engineering submission, the owner shall prepare and submit a Noise Attenuation Statement. A copy of the final approved Noise Attenuation Statement shall also be provided to the City's Chief Building Official.

1.1.4. The owner will include the following clause in the Noise Schedule of the Subdivision Agreement: "Prior to the issuance of any Building Permits, the owner agrees to provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved noise report and the approved plans.

1.2. **Environmental**

1.2.1. Prior to the initiation of any grading or construction on the site the owner shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton and Toronto Regional Conservation Authority. These measures shall remain in place until all grading and construction on the site are completed.

1.3. **Stormwater Management**

1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide a Stormwater Management Report which describes the existing and proposed stormwater drainage systems for the proposed development.

2. Registration Timing

2.1. The owner acknowledges and agrees that registration of a portion of this plan (specifically the entire area east of Tributary D of the West Humber River) is dependent upon the prior registration of the adjacent plan to the east to secure servicing (including without limitation sanitary, storm, water) across its entirety prior to registration of this

plan; and registration of a portion of this plan (specifically the entire area west of Tributary D of the West Humber River) is dependent upon the prior registration of the adjacent plans to the south for an overland flow route and to secure servicing (including without limitation sanitary, storm, water, hydro, telecommunications, lighting) across their entirety prior to registration of this plan; or other arrangements satisfactory to the Commissioner of Planning, Building and Growth Management in consultation with the City Solicitor to secure the foregoing matters.

3. Road Reconstruction/Cash Contributions

3.1. The owner acknowledges and agrees that if a temporary turning circle internal to the Plan is still required at the time of assumption of the subdivision, then the owner will provide a cash contribution as determined by the City's Commissioner of Public Works & Engineering towards the future removal of the temporary turning circles and complete construction of the ultimate road once extended. The value of the cash contribution shall be established by the City's Commissioner of Public Works & Engineering or designate prior to the assumption of the subdivision.

3.2. The owner agrees to provide cash-in-lieu for any infrastructure internal to the plan that cannot be feasibly constructed, to the subdivision limits, due to grading and/or other servicing constraints. The value of the cash-in-lieu shall be established by the City's Commissioner of Public Works & Engineering or designate prior to the registration of the subdivision.

4. Financial Impact

4.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.

4.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

5. Sidewalks

5.1. Prior to the first engineering submission, the owner shall submit a sidewalk and parking plan.

6. Land Dedications and Easements

6.1. Sufficient right of way for all roads associated with the plan and all easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.

6.2. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may reconvey said lands (or any

interest therein) to the owner, gratuitously, provided that the owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

7. 0.3 Metre Reserves/Reserve Block(s)

7.1. The 0.3 m reserves and reserve blocks are to be deeded gratuitously to the City.

8. Warning Clauses

8.1. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:

8.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,

8.1.2. Any walkways that may evolve on the plan,

8.1.3. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

9. Soil

9.1. Prior to the registration of this plan or any phase thereof, the owner shall provide a copy of a Record of Site Condition and confirmation of the filing of the Record of site Condition in the Environmental Site Registry.

10. Growth Managmenet Staging and Sequencing Study

10.1. Prior to the registration of this plan or any phase thereof, the owner shall comply with the requirements of the approved growth management staging and sequencing plan.

C. GENERAL COMMENTS

The following general comments are provided to assist the owner in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

1. Subdivision Agreement

The owner will be required to enter into a Subdivision Agreement with the City for the construction of municipal services associated with these lands. The underground and aboveground municipal services are to be constructed in accordance with the latest O.P.S. and/or City standards and requirements, as applicable. Development of the lands shall be staged to the satisfaction of the City.

The owner will be required to provide the City with comprehensive insurance coverage, a financial guarantee for the installation of municipal works and maintain the municipal works in accordance with Clauses 27 Insurance, 24 Financial and 17 Maintenance Periods respectively, of the applicable standard Subdivision Agreement.

2. Site Grading/Erosion and Sediment Control By-law

The owner will be responsible for the proper drainage of all lands abutting the plan. An overall lot/block grading plan must be prepared by the owner's Engineering Consultant to form part of the Subdivision Agreement.

Draft Plans which are within 30 metres of the watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the Fill By-law No.143-95, as amended. The owner will be required to apply for and obtain a Fill Permit prior to undertaking any land stripping or regrading activities within these lands. An irrevocable letter of credit is required to cover 100% of the estimated cost of site control measures plus 10% allowance for contingencies, as per Schedule 'A' to the By-law.

3. Storm Drainage

Storm sewer works including connections to each lot and building block shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner Public Works & Engineering.

As a part of detailed processing of servicing submissions, the owner's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Public Works & Engineering.

4. Sanitary and Water Service

Prior to servicing or registration of the plan, the Region of Peel is to confirm that all portions of this plan will be provided with adequate water and sanitary servicing.

5. Soil Conditions

The owner is required to retain a Geotechnical Consultant to prepare a detailed Soils Report. At first engineering submission, the Soils Report will be reviewed by the City and Ministry of Environment and Energy if necessary. Prior to the registration or servicing of this plan, the approved procedures are to be incorporated into the Subdivision Agreement.

6. Streetlighting

Streetlighting is to be provided by the owner in accordance with the City's latest standards and requirements. In addition to streetlighting within the plan, the facilities at the intersections of the proposed road(s) with the boundary roads are to be examined and if necessary, upgraded.

7. Signs

All street and traffic signs required for this plan are to be supplied, erected and maintained in accordance with the provisions of the Subdivision Agreement by and at the expense of the owner.

8. Utilities

Prior to preservicing and/or execution of the Subdivision Agreement, the owner shall name his/her telecommunication provider. In addition, as part of the first engineering submission, the City will also request telecommunications providers that have entered into a Letter of Understanding or a Municipal Access Agreement with the City whether they intend to install their plant within the streets of the proposed subdivision.

The owner covenants and agrees that it shall permit the telecommunication providers named by the City to locate their plants within the streets of the proposed development.

The owner, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to execution of the Subdivision Agreement, the owner must submit in writing evidence to the Commissioner of Public Works & Engineering that satisfactory arrangements have been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

Any utility relocations necessary in support of the development of the Draft Plan of Subdivision shall be carried out by and at the expense of the owner.

9. Removal of Existing Buildings

The Security & Payment Statement of the Subdivision Agreement is to include sufficient securities to guarantee the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.

10. City Road Maintenance/Construction Access

The owner will be responsible for maintaining City Roadways within and in the vicinity of this development in a state satisfactory to the Commissioner of Public Works & Engineering until all construction and building activity is complete. Securities shall be included in the Security & Payment Statement of the Subdivision Agreement.

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Commissioner of Public Works & Engineering.

11. Road Design

All internal roads shall be constructed by the owner and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest O.P.S and /or City standards and requirements, as applicable.

The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern may be required to accommodate intersection alignments and locations specified for bus bays and loading platforms.

All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

12. Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands

All portions of road allowance not covered by roads, sidewalks, splash pads, etc. shall be placed with 150 mm of topsoil and sodded with number 1 nursery sod.

The owner is to provide the City with securities to ensure that each of the lots will be sodded and topsoiled to City standards with driveways being provided. A security is to be established at time of detailed processing and is to be maintained with the City until substantial completion of the lots, and the securities reduced at the discretion of the Commissioner of Public Works & Engineering.

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Public Works &

Engineering, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

13. <u>Acoustical</u>

At first engineering submission, the owner is to submit a Noise Report prepared by an Acoustical Consultant. The report is to address methods of dealing with acoustical aspects evolving from all the noise sources. The report should also detail the type of noise attenuation that will be implemented for all noise sources.

14. <u>Community Postal Boxes</u>

Community Postal Delivery Box locations are to be shown on the servicing drawings in locations approved by Canada Post and are to be installed to City & Canada Post requirements by the owner when required by Canada Post or when constructing aboveground works, whichever is appropriate.

15. <u>Preservicing</u>

Installation of the underground works prior to registration of the plan may be undertaken by the owner in accordance with the City's Preservicing policy. Preservicing will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Public Works & Engineering for the necessary outlets for the municipal services and adequate access roads to service the lands. In addition, preservicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Ontario Municipal Boards.

Any external land dedications or easements required to service the property must be obtained by the owner and conveyed gratuitously to the City or the Region prior to the commencement of Preservicing of the lands.

Regards,

Olti Mertiri, P.Eng.
Supervisor, Development Approvals
Engineering Division
Public Works and Engineering Department
Tel.(905) 874-5 273 Fax (905) 874-3369
olti.mertiri@brampton.ca

Cc: Accela
Frank Mazzotta (Manager, Development Engineering)

Planning, Building and Growth Management
Building Division
8850 McLaughlin Road, Unit 1
Brampton, ON L6Y 5T1

COMMENTS AND CONDITIONS MEMO

Date: March 31, 2023

File: C05E17.004 and 21T-17017B

To: Stephen Dykstra

From: Anthony Magnone

Subject: Requirements for **City Cedar Greenvale Maytor Inc.**

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the **BUILDING DIVISION** with respect to the above matter.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

Not Applicable

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

The following comments / requirements are applicable as a condition of draft plan approval.

Not Applicable

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

Prior to registration of the Plan, or any phase thereof, provide a **final version** of the detailed soils investigation of the site prepared, signed and sealed by a qualified Geotechnical Engineer.

Building Removal

Prior to registration **or site plan approval**, the applicant shall remove any existing buildings on the site.

Exposed Basements

Where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.

Fire Break Lots

For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.

Foundations

Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.

Noise Abatement

Prior to registration, site plan approval, and prior to the applicant entering into any purchase and sale agreements, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.

The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton. (and Region of Peel as required)

Prior to registration and site plan approval the applicant shall prepare a Noise Attenuation Statement, a copy of which shall be provided to the City's Chief Building Official.

Prior to the issuance of any building permits, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for

each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.

Municipal Addressing

Prior to registration and/or site plan approval, the applicant shall provide confirmation that the digital submission requirements and GIS requirements for the submission of the proposed final M-plan (CAD file) are complete and uploaded in the City's GIS system. Refer to the attached link for clarification:

https://www.brampton.ca/EN/Business/planning-development/Documents/e-Forms/DevServ/ZB_OP_Amendment_Application_Package.pdf

In support of having building permits issued in an expedited manner, please provide the anticipated Production Builder names and allotments believed to be submitting building permit applications to construct residential dwellings within this subdivision development.
The Builder information can be emailed directly to documentservicesbldg@brampton.ca titled "**Production Builder Information for Proposed Residential Plans of Subdivision; 21T-_____B**", referencing the 21T plan number.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Anthony D. Magnone
Regulatory Co-ordinator
Tel: (905) 874-2415 Fax: (905) 874-2499
anthony.magnone@brampton.ca

COMMENTS & CONDITIONS MEMO

Date: Jun 15, 2022

File: C05E17.004

To: S. Dykstra, Development Services

From: S. Massah, Park Planning & Development

Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**
Proposed Draft Plan of Subdivision
(To permit the development of 366 dwelling units; including 194 single detached dwellings and 172 townhouse units, parkland, valleyland and buffer blocks)
Updated conditions from the Park Planning & Development Section

Consultant: **GOLDBERG GROUP**

Owner: **CEDAR CITY GREENVALE MAYTOR INC.**

Location: South corner of Mayfield Road and Torbram Road
Circulation Date: April 01, 2022
Ward: 9

In response to the Accela circulation of the above noted Zoning by law and draft plan of subdivision dated April 01, 2022, the following represents a summation of conditions from the **Park Planning and Development Section** and general comments from the **Park Planning Unit**. The **Open Space Development Unit** may also provide their own general comments through the Accela workflow.

Please note that this memo replaces our Comments & Conditions Memo dated May 19, 2022.

A. PRIOR TO DRAFT PLAN APPROVAL

The following must be addressed prior to the release of the application for draft plan approval.

Requested Adjustments to Plan:

1. NIL

B. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS

The Owner is required to address the following prior to the identified milestone, in accordance with City standards, and to the satisfaction of the City.

a) Prior to 1st Engineering Submission:

Hoarding of Natural Features:

2. The Owner shall erect and maintain in good condition, hoarding along the property boundary where the proposal abuts an existing park (*specify),* along the outer limits of the Natural Heritage System (NHS) buffer (*identity the NHS buffer blocks),* and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

Notification Signage – Public Lands:

3. The Owner is required to install and maintain notification signage, to City standards, advising future residents of the future uses of all identified park and open space blocks. The signs will be installed on the subject blocks, along all public road frontages, and will state the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed.

b) Prior to Registration:

The following are requirements that the Owner shall be required to fulfill prior to the release of the plan for registration. Items are listed alphabetically.

Community Information Maps:

4. The Owner shall prepare a detailed Homebuyers' Information Map, based on the final M-plan, to the satisfaction of the City.

Engineering Walkways:

5. The Owner shall agree to construct a standard engineered walkway Block 256 to facilitate pedestrian circulation between Street F and Mayfield Road and also walk way Block 257 and its future extension(If the exchange Region's land is approved, see comment #1) to facilitate pedestrian circulation between Street J and Mayfield Road. The Owner shall be required to convey the walkway blocks to the City at plan registration and develop them to City standards, at no cost to and to the satisfaction of the City. No credit for the block(s) in question will be given against parkland dedication requirements associated with the subject plan.

Entry Features:

6. A 1.01 metre wide (or larger if require) Entry Feature Block shall be identified at the West corner of the intersection of Street D(Moldovan Dr) and Mayfield Road and also at the East corner it shall be included within block 191 in detailed design. The Entry Feature Block will be located behind the daylight triangle. The Owner shall comply with the recommendations of the approved Urban Design Brief/Community Design Guidelines (as applicable), to the satisfaction of the City.

Fencing:

7. The Owner shall make satisfactory arrangements with the City to provide fencing, at their cost, in accordance with the City Fencing Policy and the approved Urban Design Brief/Community Design Guidelines (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the City.

Maintenance Fees:

8. The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the City standard. This may include, but not be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.

9. The Owner shall agree to provide a cash-contribution in accordance with Council Resolution 181-2014 towards the long-term management of all Natural Heritage System (NHS) lands conveyed to the City. The payment shall be calculated at a rate of $5,000 / hectare of NHS lands conveyed (per the final plan) and shall be documented in Schedule 'G' of the Subdivision Agreement.

Parkland Dedication:

10. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act, R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended. The current Plan yields a projected Parkland Dedication requirement of 1.268 ha (3.134 ac.), based on Section 51.1 of the Planning Act. The Owner is proposing to convey Blocks 240, 241 and 242 totalling 1.147 ha (2.834 ac.) to the City, as partial fulfillment of the Parkland Dedication requirements. This results in a projected Parkland under-dedication of 0.072 ha (0.177 ac.). Prior to registration, the Owner shall be required to compensate the City in accordance with the Parkland Dedication By-law (as amended) and the City's current policies, for the projected under-dedication balance, in the form of a Cash In Lieu of Parkland Payment.

    Note: Final calculations will be undertaken as part of the Subdivision Agreement review- process and represented in Schedule 'D' of the Agreement.

Plan Requirements for all Public Lands:

11. Prior to plan registration, the Owner shall provide detailed working drawings for all identified park blocks, NHS, landscape buffer blocks, streetscape planting, walkways and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners. The Owner shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Design Brief.

12. The Owner agrees that proposed Park Block 241, which is shared between the subject plan and the adjacent plan under file OZS-2019-0012, shall be designed and constructed in its entirety, in accordance with the approved Urban Design Brief/Community Design Guidelines. The Developer agrees to coordinate the completion of the entire park with the owners of Park Block 155, OZS-2019-0012; and Park Block 241, C05E17.004 within twenty-four (24) months of the registration of the Plan of Subdivision, unless this time is extended in writing by the City.

13. The Owner agrees that proposed Park Block 240, which is part of the entire park shared between the subject plan and the adjacent plan under file OZS-2021-0026, shall be designed and constructed in its entirety by the adjacent owners, in accordance with the approved Urban Design Brief/Community Design Guidelines. The Owner of the subject plan agrees to coordinate the completion of the entire park with the adjacent owners, who will build the entire park, within twenty-four (24) months of the registration of the adjacent Plan of Subdivision, unless this time is extended in writing by the City.

Signage for NHS:

14. Prior to plan registration the Owner shall submit a comprehensive signage package for the Natural Heritage System (NHS) lands, to the satisfaction of the City.

Streetscape Plans:

15. Prior to plan registration, the Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement and the landscape drawings' submission, to provide street trees along all internal streets within the subject plan and along immediately abutting street, including the implementation of boulevard and buffer planting, and entry features. The Owner shall comply with the recommendations of the approved Urban Design Brief/Community Design Guidelines (as amended and as applicable).

Summary Requirements:

16. Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the City with a detailed summary of all areas of parkland, open space, stormwater management ponds, valleylands, woodlots, and buffers including

quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Owner and will become the City's responsibility to maintain.

Tableland Tree Compensation:

17. Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the City.

Tableland Vegetation:

18. The Tree Evaluation Report, shall be finalized and approved in accordance with the City's Tableland Tree Assessment Guidelines, to the satisfaction of the City.

    Note: The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works & Engineering Departments.

Warning Clauses – Parks, NHS, Open Space, etc.

19. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for park (Blocks 240, 241 &242), Natural Heritage System (NHS)(Block 245) open space (Block 246) blocks that state:

    "*The subject blocks (Builder(s) to insert name of block(s) here) may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton's Public Works & Engineering Department at (905) 874-2050.*

Warning Clauses – Street Trees

20. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale indicating that:

    "The Owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in front of some homes. For more information, please call the City of Brampton's Public Works & Engineering Department at (905) 874-2050.

c) <u>Post Registration:</u>

The following are requirements that the Owner shall be required to fulfill as a condition of plan registration. <u>Items are listed in typical order of completion</u>:

Conveyance of Public Lands:

21. All identified parks, stormwater management ponds, Natural Heritage System (NHS) lands (including associated buffers) and Railway Buffer lands shall be gratuitously conveyed to the City in a form and condition satisfactory to the City.

Development of all Public Lands:

22. The Owner is responsible for the development of all dedicated parks and open space (e.g. Neighbourhood Parklands, valleylands, open space and landscape buffer blocks) in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the City.

Streetscape Implementation:

23. The Owner shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Urban Design Brief/Community Design Guidelines (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

Reimbursement for Creditable Work:

24. Following completion of (park/NHS) development works, the Owner shall invoice the City for the cost of all works completed. The City will inspect the works for completion and issue payment in accordance with the approved cost estimates. Notwithstanding the date upon which works are completed, no payment shall be made to the Owner as compensation payable for the design and construction of identified works until after completion and sign off by the City and approval of the funding for such works in the City's Capital Budget.

    Note: The Owner shall be entitled to compensation for select works in accordance with the approved drawings and cost estimates and in accordance with the most recently approved Development Charge Background Study document. Where applicable, arrangements for development charge credits/compensation select works will be concluded upon in conjunction with the development of the block. The identified works shall be completed within twelve (12) months of the first building permit being issued for any lot or block in the plan of subdivision, unless an extension has been granted in writing by the City or unless a more rapid delivery of the (e.g. park/valleyland) block(s) is required to service existing residents.

As-Built Drawings:

25. Prior to issuance of final acceptance of all landscape works the Owner shall provide as-built drawings in the form of digital files for all dedicated park, open space, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

d.) Prior to Assumption:

Hazard Removal:

26. Prior to assumption, any material identified in the Tree Evaluation Report and Woodlot Management Plan as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in a Natural Heritage System (NHS) lands, whether in a woodlot block, valleyland / greenbelt block, vista block or other location as determined by the City, shall be removed at the Owner's expense.

C. GENERAL COMMENTS

The following General Comments are provided to assist the Owner. These comments shall be read in conjunction with the Draft Plan conditions (Section B).

Sustainability – Park Planning Requirements

27. The Sustainability Score and Summary has met the requirements of Park Planning section, and meets the *latest requirements* set out by the City for the development of such documents

Parks and Open Space Naming:

28. Names for all identified park, open space and stormwater management blocks shall be incorporated in to the Recommendation Report, for Council's approval. In this regard, the following blocks have been identified and the following names are recommended:

    a) Park Block '241' shall be named with the shared split park in its adjacent subdivision.
    b) Park Block '240' shall be named with the shared split park in its adjacent subdivision.
    c) Parkette block '242' shall be named in the later stages of the development approval process.
    d) NHS Valley Block '245' and open space block '246' shall be named after the valley land.

    Note: Park Planning & Development will identify and finalize names for the identified blocks, in conjunction with the Owner, Development Services and in

accordance with the Parks and Open Space Naming Policy, prior to incorporation into the Recommendation Report.

If you have any questions or require further clarification with respect to the Park Planning & Development comments, please contact the undersigned.

Saghar Massah
Park Planner, Park Planning & Development Section
Parks Maintenance & Forestry Division
Community Services Department
saghar.massah@brampton.ca

cc. (via email only):
J. Mete, R. da Cunha, W. Kuemmling, G. Serravite, P. Cooper

(Note: A digital copy has also been uploaded to Accela.)

COMMENTS AND CONDITIONS MEMO

Urban Design

Date: February 28th, 2023

File: C05E17.004 & 21T-17017B

To: Stephen Dykstra

From: Hugh Chen

Subject: Requirement for Draft Plan Approval

Location: Mayfield Rd, Brampton, Ontario

Circulation Date: December 22, 2022

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Urban Design Section with respect to matters dealing with urban design:

A. PRIOR TO DRAFT PLAN APPROVAL

- N/A

B. CONDITIONS OF DRAFT PLAN APPROVAL

In accordance with the "Architectural Control Guidelines for Ground Related Residential Development", Chapter 7 of the "Development Design Guidelines", and to adhere to and implement the Architectural Control Protocol Summary (Appendix 2 - Architectural Control Report), as per By-Law 177-2008, the owner shall agree to the following:

1. That, the Control Architect shall organize an information meeting with builders, designers, key stakeholders and City staff to identify the City's expectations, key issues, the Architectural Control Compliance process and milestones. Written confirmation of the participants' attendance and their understanding of the entire process will be provided to the City;
2. That, the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models;
3. To pay all associated fees to the City as per By-law 110-2010;
4. After Registration, the owner agrees that the Control Architect provides to the City, during construction, Quarterly Site Monitoring reports;
5. Upon completion of the subdivision, the owner agrees that the Control Architect provides to the City Final Completion Letter.

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues:

- Urban Design Brief is approved.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Hugh Chen

Hugh Chen
Urban Designer | Planning, Building, & Growth Management
City of Brampton | Tel: 905-874-3692
E-Mail: hugh.chen@Brampton.ca

Region of Peel
working with you

Public Works

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

peelregion.ca

April 18, 2023

Stephen Dykstra
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Stephen.Dykstra@brampton.ca

RE: Proposed Draft Plan of Subdivision
Cedar City Greenvale Maytor Inc.
Mayfield and Torbram
Part of Lot 17, Concession 5, E.H.S
City of Brampton
City File: C05E17.004 & 21T-17017B
Region File: 21T-17017B

Dear Stephen,

Subsequent to the previous comments provided on July 18, 2022, the Region has reviewed the revised submission in support of the Draft Plan of Subdivision Plan for the above-noted applications. Our comments and Draft Plan Conditions can be found below.

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-17017B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

General Comments

The following general comments are provided to assist the developer in the preparation of the related drawings.

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 525mm sanitary sewer on Torbram Road and a 975mm sanitary sewer on Airport Road.
- External easements and construction will be required.

Water Facilities

- The lands are located in Water Pressure Zone 6.
- Existing infrastructure consist of a 400mm watermain on Torbram Road, a 300mm watermain on Mayfield Road and a 750mm diameter sub-transmission main on Mayfield Road.
- External easements and construction will be required.

Region of Peel
working with you

Public Works

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

peelregion.ca

Regional Roads

- The proposed development abuts Mayfield Road, Regional Road #14.
- The Region of Peel will not permit any changes to grading within Mayfield Road ROW along the frontage of proposed development.
- Storm water flow shall be looked at in a holistic manner for all developments along Regional roadways. The relocation of storm systems across Regional roadways shall be done symmetrically, so that the distance between the inlet and outlet of the system onto the Regional roadway are the same or less as compared to the pre-development condition. Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel), in order to accomplish the relocation of a drainage feature with-in or adjacent to the Regional right of way, without the prior written consent of the Region.
- The Developer is advised that the Region has recently completed Mayfield Road widening project from Bramalea Road to Airport Road under the project No. 06-4040. It is recommended the Developer or his consultant contact the Region to clarify specific road improvement requirements prior to preparation of detailed engineering plans and/or reports

Functional Servicing Report

- A Functional Servicing Report dated October 7, 2022 and prepared by The Municipal Infrastructure Group Ltd has been received for review by the Region of Peel and is deemed acceptable. Should the proposal change, a revised Functional Servicing Report will be required for review and approval by the Region of Peel.

Development Charges

- The Developer acknowledges that the lands are subject to the current Region's Development Charges By-law. The applicable development charges shall be paid in the manner and at the times provided by this By-law.

Capital Budget

- Servicing of this Plan will require construction of oversized 400mm dia. watermain and oversized 525/450/375mm dia. sanitary sewers which are the financial responsibility of the Region as per Development Charges By-law. Should the Developer wish to proceed with these works in order to obtain clearance of the Draft Plan conditions at a time when the Region is not prepared to fund the works, then the Developer shall be required to enter into a Front-Ending Agreement prior to the construction of the works. This Agreement will be subject to the Region's determination that it has or will have sufficient funds to justify entering into the Front-Ending Agreement and Regional Council approval. The following required oversized sanitary sewers, watermain and intersection improvement works are included in the Five Year Capital Budget and Forecast.

Component No.	Project No.	Construction Year	Description
37567	15-2151	2023	450mm dia. sanitary sewer within an easement along Countryside Drive from Airport Road to Rainsford Road.
38791	15-2151	2023	450mm dia. sanitary sewer on Rainsford Road from Countryside Drive to Inspire Boulevard.
37547	23-2154	2023	375mm dia. sanitary sewer on Inspire Boulevard from Rainsford Road to north limits of Inspire Boulevard.
3856	22-2156	2023	525mm dia. sanitary sewer on future Inspire Blvd. from Torbram Road westerly
29739	18-1159	2023	400mm dia. watermain on future Inspire Blvd. from Torbram Road westerly

Waste Management Requirements

- The Region of Peel will provide curbside collection of garbage, recycling, and organics materials for the detached and street townhouses provided that future submissions satisfy the requirements outlined in Sections 2.0 and 3.0 of the Waste Collection Design Standards Manual.
- The internal road layouts should be designed to permit continuous collection without reversing. Where the requirement for continuous collection cannot be met, a cul-de-sac or a "T"-turnaround will be permitted in accordance with the specifications shown in Appendix 2 and 3 of the WCDSM (Waste Collection Design Standards Manual), respectively.
- For more information, please consult the Waste Collection Design Standards Manual available at: https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf

Conditions of Draft Approval

The Region has no objection to this proposal advancing to draft plan approval and provide the following Regional Conditions of Draft Plan Approval:

Development Charges

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
    a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
    b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.

2. Provision shall be made in the Subdivision Agreement with respect to:
    a. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
    b. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks);

    pursuant to the Region's Development Charges By-law, as amended from time to time.

Water Meter Fees

3. In respect of the water meter fees:

    a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;

    b. A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non–freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and

c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

Land Dedications

4. Prior to the registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:

   a. A road widening pursuant to the Region's Official Plan along Mayfield Road (Regional Road #14). The Region's Official Plan road widening requirement for mid-block along Mayfield Road is 50 metres right-of-way (25.0 metres from the centerline). Additional property over and above 50 metres right-of-way will be required as a result of design requirements to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 55.5 metres for a single left turn lane intersection configuration (27.75 metres from the centerline of Mayfield Road);

   b. 15m x 15m daylight triangles at the intersections of Mayfield Road/Street D, Mayfield Road/Street H and Mayfield Road/Torbram Road;

   c. A 0.3 metre reserve along the frontage of Mayfield Road behind the property line and behind the daylight triangles; and

   d. Minimum 4.5m buffer blocks along the frontage of Mayfield Road in front of Lots 75 and 103.

5. Clauses shall be included in the Subdivision Agreement stating that:

   a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:

      i. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands; and

   b. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

Access

6. Clauses shall be included in the Subdivision Agreement stating that:

   a. The Developer shall remove any existing driveway/accesses along the frontage of Mayfield Road that do not conform to the approved plans at its sole cost.
   b. No lots or blocks shall have direct access to Mayfield Road.

7. Clauses shall be included in the Subdivision Agreement stating that:

   a. The location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect. All costs associated with the construction access works to facilitate the development shall be 100% borne by the Developer. A Letter of Credit for 100% of the estimated cost of construction access works shall be required by the Region prior to any approvals.

   b. As part of Mayfield Road widening project, the Region has constructed Mayfield Road/Street D as full-moves intersection. Any required improvement works to the existing intersection will be at the sole and entire cost of the Developer as per the Cost Reimbursement and Permission To Enter Agreement between Cedar City Greenvale Maytor Inc. and Regional Municipality of Peel,

under Project 06-4040. The following improvements, to be addressed at the engineering design stage, are required at the existing intersection to facilitate the proposed development:

i. Northbound left turn lane with 30 metres storage and 55 metres taper;
ii. Northbound through/right turn lane; and
iii. Northbound leg to be designed to accommodate a future potential exclusive through lane and right turn lane within the existing Right-of-Way;

c. The Region supports the existing Mayfield Road/Street H as right-in / right-out intersection. However, the Region will permit a left-in movement in the interim until such time that as a result of ongoing monitoring determined by the Region that the left-in movement has traffic safety and/or capacity concerns. At such time the Region at its own discretion will restrict the intersection to right-in/right-out only and will extend the median. Any required improvement works to the existing intersection will be at the sole and entire cost of the Developer as per the Cost Reimbursement and Permission To Enter Agreement between Cedar City Greenvale Maytor Inc. and Regional Municipality of Peel, under Project 06-4040.

8. Prior to the registration of this Plan, or any phase thereof:

a. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of $10,000.00 for pavement markings on Mayfield Road/Street H intersection. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings along Regional roads shall be in accordance with the Region's specifications and standards, as amended from time to time. A clause shall be included in the Subdivision Agreement in respect of same.

b. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of $10,000.00 for pavement markings on Mayfield Road/Street D intersection. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings along Regional roads shall be in accordance with the Region's specifications and standards, as amended from time to time. A clause shall be included in the Subdivision Agreement in respect of same.

9. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy/construction access permit for all works within the Region's road right-of-way and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be borne entirely by the Developer. A clause shall be included in the Subdivision Agreement in respect of same.

<u>Traffic/Development Engineering Conditions</u>

10. Clauses shall be included in the Subdivision Agreement stating that servicing will require:

a. Construction of oversized 400mm dia. watermain which is the financial responsibility of the Region as per Development Charges By-Law. A 400mm dia. watermain is included in the Five Year Capital Budget and Forecast; and

b. Construction of oversized 525/450/375 mm dia. sanitary sewers which are the financial responsibility of the Region as per Development Charges By-Law. 525/450375 mm dia. sanitary sewers are included in the Five Year Capital Budget and Forecast.

11. Clauses shall be included in the Subdivision Agreement stating that:

a. The Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way;

b. The Developer acknowledges and agrees that the Region's storm sewers are designed to convey run-offs from the right-of-way of regional roads only. Under no circumstance shall the flow of storm water from Blocks 191-198 and Blocks 238 and 239 be diverted to or along the Mayfield Road's right of way (by pipe or channel); Storm sewer flows from the existing 600mm dia. culvert on Mayfield Road, shall be directed to the City's local storm sewer system. All costs associated with the storm sewer conveyance shall be 100% the responsibility of the Developer; and

c. The Region shall not permit any alteration to grading within Mayfield Road right-of-way along the frontage of the Lands.

12. A clause shall be included in the Subdivision Agreement that a restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until external sanitary sewers and watermains to service this plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title.

Drawings – Servicing and "As Constructed"

13. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.

14. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit "As-Constructed" drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region "Development Procedure Manual".

General Conditions

15. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.

16. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region for review and approval.

17. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.

18. Prior to registration of the plan of subdivision, the Developer shall ensure that:

a. All lots and blocks must be serviced via an internal road network;

b. The proposed Lots or Blocks fronting Laneways M, N and O within the plan can be serviced by municipal water and wastewater services in accordance with the City's current approved standard drawings where Region's underground services are permitted and in accordance with the Region's latest Standards and Specifications. Any new proposed standard, or modifications

to an existing standard, would need to be submitted and reviewed through the City's Standards Committee; and

c. Clauses shall be included in the Subdivision Agreement in respect of same.

19. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.

20. A clause shall be included in the Subdivision Agreement that the Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee by-Law.

21. A clause shall be included in the Subdivision Agreement that the Developer shall maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee by-Law.

22. A clause shall be included in the Subdivision Agreement as follows:
    a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
    b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be $20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
    c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
        i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
            a) Bacteriological Analysis - Total coliform and E-coli counts
            b) Chemical Analysis - Nitrate Test
            c) Water level measurement below existing grade
    d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
    e. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

23. A clause shall be included in the Subdivision Agreement that the Developer agrees that neither the Developer nor any Builder shall apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided

notice to the local municipality stating that internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region.

24. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Mayfield Road.

25. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer.

26. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:

    a. A copy of the final signed M-Plan
    b. A copy of the final draft R-Plan(s); and
    c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

    A clause shall be included in the Subdivision Agreement in respect of same.

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

Thank you,

Sonia Tam
Intermediate Planner
Development Services
Region of Peel

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____- 2023

[amend/appoint/authorize something]

The Council of the Corporation of the City of Brampton ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From	To
Agricultural (A)	RESIDENTIAL SINGLE DETACHED R1F(H)-13.7 – SECTION 3669 (R1F(H)-13.7-3669), RESIDENTIAL SINGLE DETACHED R1F(H)-11.6 – SECTION 3670 (R1F(H)-11.6– 3670), RESIDENTIAL SINGLE DETACHED R1F(H)-9.2 – SECTION 3671 (R1F(H)-9.2– 3671), RESIDENTIAL TOWNHOUSE R3E(H) – 6.0 – SECTION 3672 (R3E(H)-6.0– 3672), RESIDENTIAL TOWNHOUSE R3E(H) – 6.0 – SECTION 3673 (R3E(H)-6.0– 3673), RESIDENTIAL TOWNHOUSE R3E(H) - 6.0 – SECTION 3690 (R3E(H)-6.0– 3690), RESIDENTIAL SINGLE DETACHED R1F(H)-13 – SECTION 3575 (R1F(H)-13-3575),

	RESIDENTIAL SINGLE DETACHED R1F(H)-9 – SECTION 3576 (R1F(H)-9-3576), OPEN SPACE (OS), FLOODPLAIN (F)

(2) By adding the following sections:

3669 The lands designated R1F-13.7 – 3669 on Schedule A to this By-law;

3669.1 Shall only be used for the purposes permitted in a R1F-13.7 zone;

3669.2 Shall be subject to the following requirements and restrictions:

1) Minimum Lot Area:

a) Interior Lot – 370 square metres;

b) Corner Lot – 415 square metres.

2) Minimum Lot Width:

a) Interior Lot – 13.7 metres;

b) Corner Lot – 15.5 metres.

3) Minimum Lot Depth: 27.5 metres.

4) Minimum Front Yard Depth:

a) 4.5 metres;

b) 6.0 metres to a garage door facing the front lot line;

c) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

d) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

e) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

f) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

5) Minimum Rear Yard Depth

a) 7.0 metres for an interior lot;

b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

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c) 3.5 metres to a deck off the main floor;

d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;

e) 4.5 metres for open roofed porches and or uncovered terraces;

f) A bay window, bow window, box window or porch with or without foundation or cold cellar, or a chimney may encroach 1.0 metre into the minimum rear yard.

6) Minimum Interior Side Yard Width:

a) 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

b) Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots, and or at 1.2 metres and 1.2 metres per paired lots;

c) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;

d) A porch and/or balcony without foundation may encroach 0.5 metres into the minimum required 1.2 metres Interior Side Yard.

7) Minimum Exterior Side Yard Width:

a) 3.0 metres;

b) 6.0 metres to a garage door facing the exterior side yard for corner lots;

c) 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone;

d) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;

e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.

8) The following shall apply to a bay, bow or box windows:

a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

b) The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

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c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

9) Maximum Building Height: 12.0 metres.

10) The following Garage Controls shall apply:

a) The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

b) The maximum cumulative garage door width of an attached garage shall be 6.4 metres or 50% of the dwelling unit width whichever is greater.

3669.3 Shall also be subject to the requirements and restrictions relating to the R1F-13.7 zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3669.2."

3669.4 Holding (H):

1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

2) The Holding (H) symbol shall not be removed until such time as the following have been provided:

a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning."

"3670 The lands designated R1F-11.6 – 3670 on Schedule A to this By-law;

3670.1 Shall only be used for the purposes permitted in a R1F-11.6 zone;

3670.2 Shall be subject to the following requirements and restrictions:

1) Minimum Lot Area:

a) Interior Lot – 315 square metres;

b) Corner Lot – 375 square metres.

2) Minimum Lot Width:

a) Interior Lot – 11.6 metres;

b) Corner Lot – 13.4 metres.

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3) Minimum Lot Depth: 27.5 metres.

4) Minimum Front Yard Depth:

a) 4.5 metres;

b) 6.0 metres to a garage door facing the front lot line;

c) The main wall of a dwelling may encroach into the front yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a rounding;

d) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

5) Minimum Rear Yard Depth

a) 7.0 metres for an interior lot;

b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

c) 3.5 metres to a deck off the main floor;

d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;

e) 4.5 metres for open roofed porches and or uncovered terraces;

f) A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard.

6) Minimum Interior Side Yard Width:

a) 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

b) Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

c) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;

d) A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.

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7) Minimum Exterior Side Yard Width:

a) 3.0 metres;

b) 6.0 metres to a garage door facing the exterior side yard for corner lots;

c) 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone;

d) The main wall of a dwelling may encroach into the exterior side yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a rounding;

e) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;

f) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

g) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

h) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.

8) The following shall apply to a bay, bow or box windows:

a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

b) The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

9) Maximum Building Height: 12.0 metres.

10) The following Garage Controls shall apply:

a) The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

b) The maximum cumulative garage door width of an attached garage shall be 5.8 metres or 50% of the dwelling unit width whichever is greater.

3670.3 Shall also be subject to the requirements and restrictions relating to the R1F-11.6 zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3670.2.

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3670.4 Holding (H):

1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
   a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
   b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning."

"3671 The lands designated R1F-9.2– 3671 on Schedule A to this By-law;

3671.1 Shall only be used for the purposes permitted in a R1F-9.2 zone;

3671.2 Shall be subject to the following requirements and restrictions:

1) Minimum Lot Area:

   a) Interior Lot – 253 square metres;

   b) Corner Lot – 272 square metres.

2) Minimum Lot Width:

   a) Interior Lot – 9.2 metres;

   b) Corner Lot – 11.0 metres, notwithstanding the minimum lot width is 9.9 metres where the corner lot is adjacent to a public lane.

3) Minimum Lot Depth: 27.5 metres.

4) Minimum Front Yard Depth:

   a) 4.5 metres;

   b) 6.0 metres to a garage door facing the front lot line;

   c) The main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding.

   d) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

   e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

   f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

   g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.2 metres of a daylight

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rounding/triangle.

5) Minimum Rear Yard Depth

a) 7.0 metres for an interior lot;

b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

c) 3.5 metres to a deck off the main floor;

d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;

e) 4.5 metres for open roofed porches and or uncovered terraces;

f) A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard.

6) Minimum Interior Side Yard Width:

a) 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;

b) Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots

c) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;

d) A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.

7) Minimum Exterior Side Yard Width:

a) 3.0 metres;

b) 6.0 metres to a garage door facing the exterior side yard for corner lots;

c) The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding.

d) 1.2 metres where the exterior side yard abuts a public walkway, public lane, or a non-residential zone;

e) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;

f) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

g) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

h) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may

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encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.

8) The following shall apply to a bay, bow or box windows:

a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

b) The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

9) Maximum Building Height: 12.0 metres.

10) The following Garage Controls shall apply:

a) The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

b) The maximum cumulative garage door width of an attached garage shall be 3.7 metres or 50% of the dwelling unit width whichever is greater.

c) The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.

3671.3 Shall also be subject to the requirements and restrictions relating to the R1F-9.2 zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3671.2.

3671.4 Holding (H):

1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

2) The Holding (H) symbol shall not be removed until such time as the following have been provided:

a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning."

"3672 The lands designated R3E-6.0 – 3672 on Schedule A to this By-law;

3672.1 Shall only be used for the following purposes:

1) Purposes permitted in a R3E-6.0 zone;

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3672.2 Shall be subject to the following requirements and restrictions:

1) Minimum Lot Area:

a) Interior Lot – 156 square metres;

b) Corner Lot – 234 square metres;

c) End Lot – 187 square metres.

2) Minimum Lot Width:

a) Interior Lot – 6.0 metres;

b) Corner Lot – 9.0 metres;

c) End Lot – 7.2 metres.

3) Minimum Lot Depth: 26.0 metres.

4) Minimum Front Yard Depth:

a) 4.5 metres;

b) 6.0 metres to a garage door facing the front lot line;

c) The main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding.

d) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.2 metres of a daylight rounding/triangle.

5) Minimum Rear Yard Depth

a) 6.0 metres for an interior lot;

b) 3.5 metres to a deck off the main floor;

c) 4.5 metres for open roofed porches and or uncovered terraces;

d) A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard.

6) Minimum Interior Side Yard Width: 1.2 metres and 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings.

7) Minimum Exterior Side Yard Width:

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a) 3.0 metres;

b) 1.2 metres where the exterior side yard abuts a public walkway, public lane, or a non-residential zone;

c) The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding.

d) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;

e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.

8) The following shall apply to a bay, bow or box windows:

a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

b) The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

9) Maximum Building Height: 12.0 metres.

10) The following Garage Controls shall apply:

a) The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

b) The maximum cumulative garage door width of an attached garage shall be 3.7 metres.

c) The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.

11) Section 10.13.2 shall not apply.

12) Section 10.13.3 shall not apply.

3672.3 Shall also be subject to the requirements and restrictions relating to the R3E-6 zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3672.2.

3672.4 Holding (H):

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1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
   a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
   b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning."

"3673 The lands designated R3E-6.0 – 3673 on Schedule A to this By-law;

3673.1 Shall only be used for the following purposes:

1) Purposes permitted in a R3E-6.0 zone;

3673.2 Shall be subject to the following requirements and restrictions:

2) Minimum Lot Area:

   a) End Lot – 180 square metres.

3) Minimum Lot Width:

   a) End Lot – 7.2 metres measured six (6) metres back from the front lot line.

4) Minimum Lot Depth does not apply.

5) Minimum Front Yard Depth:

   a) 4.5 metres;

   b) 6.0 metres to a garage door facing the front lot line;

   c) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

   d) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard.

6) Minimum setback to the intersection of two interior side lot lines

   a) 7.5 metres;

7) Minimum Interior Side Yard Width:

   a) 1.2 metres and 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;

   b) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 0.5 metres into the interior side yard;

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c) A bay window, bow window or box window with or without foundation or cold cellar may encroach 0.5 metres into the minimum exterior side yard.

8) The following shall apply to a bay, bow or box windows:

a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

b) The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

9) Maximum Building Height: 12.0 metres.

10) The following Garage Controls shall apply:

a) The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

b) The maximum cumulative garage door width of an attached garage shall be 3.7 metres.

c) The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.

11) Section 10.13.2shall not apply.

12) Section 10.13.3 shall not apply.

3673.3 Shall also be subject to the requirements and restrictions relating to the R3E-6 zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3673.2.

3673.4 Holding (H):

3) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

4) The Holding (H) symbol shall not be removed until such time as the following have been provided:

c) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

d) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning."

"3690 The lands designated R3E-6.0 – 3690 on Schedule A to this By-law;

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3690.1 Shall only be used for the following purposes:

1) Purposes permitted in a R3E-6.0 zone;

2) Dwelling, Townhouse: shall mean a building that is divided vertically above established grade into three (3) or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than ten (10) square metres in area from the ground level to the roofline of the wall; and where each dwelling unit has an independent entrance to the front and rear yard immediately abutting the front and rear wall of the unit.

3690.2 Shall be subject to the following requirements and restrictions:

1) Minimum Lot Area:

a) Interior Lot – 120 square metres;

b) Corner Lot – 180 square metres;

c) End Lot – 144 square metres.

2) Minimum Lot Width:

a) Lot width to be measured 6.0 metres from the rear lot line;

b) Interior Lot – 6.0 metres;

c) Corner Lot – 9.0 metres;

d) End Lot – 7.2 metres.

3) Minimum Lot Depth: 20.0 metres, nothwithstanding the minimum lot depth does not apply on lots adjacent to a daylighting triangle.

4) For the purpose of this zone, the front lot line is deemed to be Mayfield Road and/or Torbram Road;

5) Where a corner lot abuts a daylight or visibility triangle larger than 12.0 metres by 12.0 metres:

a) The Lot Line that abuts a daylight or visibility triangle shall be deemed to be the Front Lot Line;

b) The Lot Line that abuts a Lane shall be deemed to be the Rear Lot Line;

c) Minimum Front Yard Depth: 1.2 metres;

d) Minimum Lot Depth does not apply

6) Minimum Front Yard Depth:

a) 4.5 metres;

b) The main wall of a dwelling may encroach into the front yard to within 0.3 metre of a daylight rounding/triangle;

c) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

d) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

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e) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

f) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.2 metres of a daylight rounding/triangle.

7) Minimum Rear Yard Depth

a) 3.0 metres for an interior lot;

b) 6.0 metres to a garage door facing the rear lot line;

c) The main wall of a dwelling may encroach into the rear yard to within 0.3 metres of a daylight rounding/triangle;

d) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard;

e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle;

f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum rear yard;

g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 1.2 metres of a daylight rounding/triangle.

8) Minimum Interior Side Yard Width:

a) 1.2 metres and 0.0 metres when abutting a side lot line that coincides with a common wall between two dwellings;

b) 0.0 metres when abutting a side lot line coincides with a common wall between two garages;

9) Minimum Exterior Side Yard Width:

a) 3.0 metres;

b) 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone;

c) The main wall of a dwelling may encroach into the exterior side yard to within 0.3 metres of a daylight rounding/triangle;

d) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;

e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

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g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.

h) For corner/end lots with a 1.2 metre exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres, exclusive of windows.

10) The following shall apply to a bay, bow or box windows:

a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

b) The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;

d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

11) Maximum Building Height: 14.0 metres and shall not exceed 3-storeys.

12) Minimum Amenity Area: 3.5 square metres shall be provided on a balcony or uncovered terrace on the second or third floor or in the rear yard at ground level.

13) The following Garage Controls shall apply:

a) The maximum cumulative garage door width for interior lots having a lot with less or equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;

b) The maximum cumulative garage door width for corner lots having a lot width equal to or greater than 6.0 metres shall be 5.5 metres;

c) A two bay garage width shall be permitted on a corner lot;

d) The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width permitted on the lot;

e) The driveway with shall not exceed the width of any unit.

f) The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.

14) Section 10.8 shall not apply.

15) Section 10.12 shall not apply.

16) Section 10.21 shall not apply.

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17) Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard.

18) A maximum fence height of 1.2 metres shall be permitted in any yard, unless required to address acoustical requirements.

19) An accessory structure shall not be permitted in any yard.

20) Section 10.9.1.B.4) shall not apply.

21) Notwithstanding Section 10.13.4 no more than 9 dwelling units shall be attached where located between a right-of-way and an open space zone.

22) Section 10.13.2 shall not apply.

23) Section 10.13.3 does not apply.

24) Notwithstanding Section 10.9.1.B.1, the following shall apply to residential driveways:

a) The minimum driveway width shall be 2.75 metres;

b) For a corner lot, the maximum driveway width shall be the width set out in Section 10.9.1B(1)(a) or (b) or the width of the garage, whichever is greater.

3690.3 Shall also be subject to the requirements and restrictions relating to the R3E-6 zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3674.2.

3690.4 Holding (H):

3) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

4) The Holding (H) symbol shall not be removed until such time as the following have been provided:

a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning."

ENACTED THIS _____day of _____, 2023.

Approved as to form.

Year/month/day

Dir. Dev.

DRAFT

_____

Patrick Brown, Mayor

_____

Peter Fay, City Clerk

Approved as to content. Year/month/day Legal

(C05E17.004)

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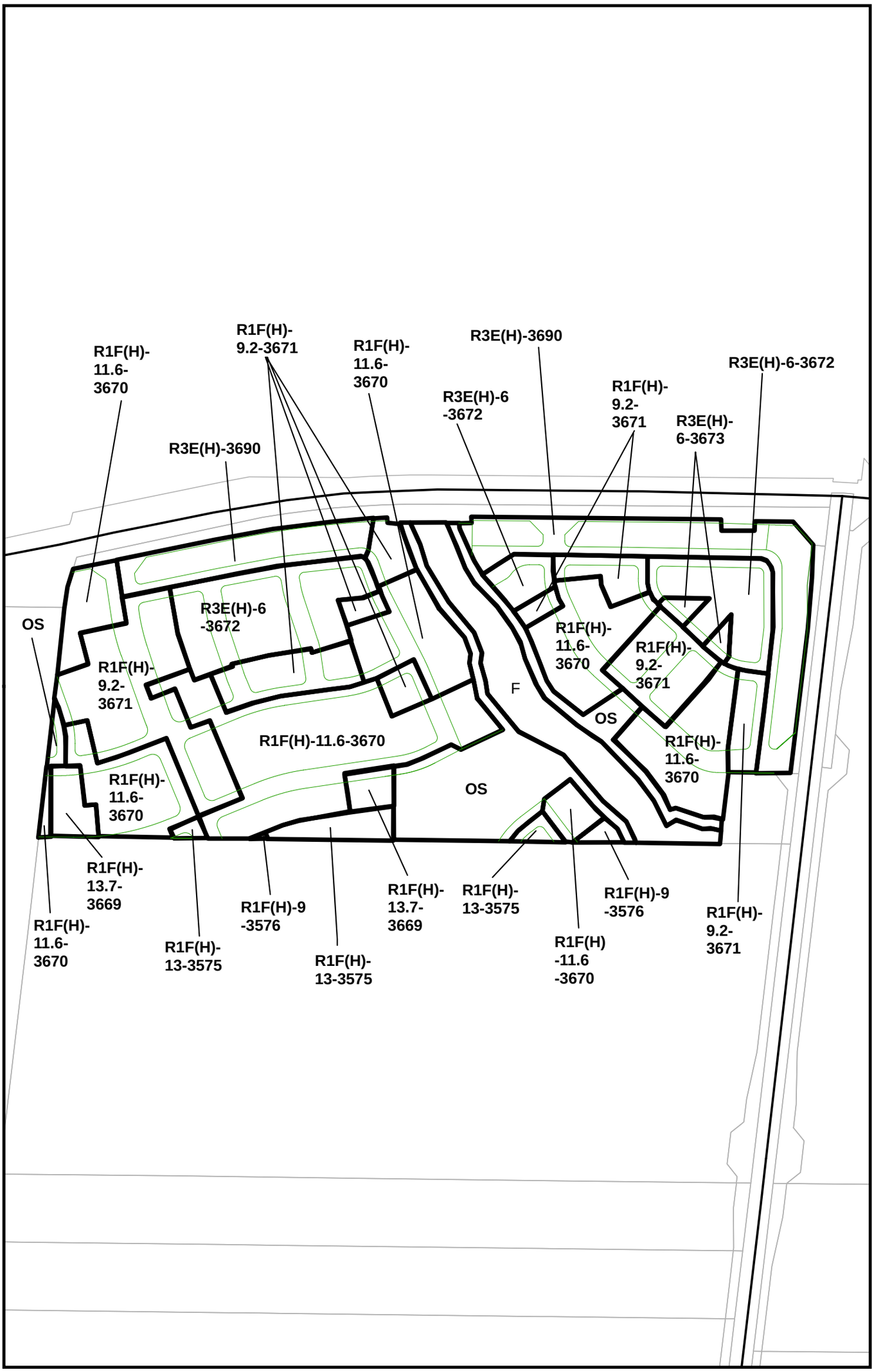

BRAMPTON Flower City
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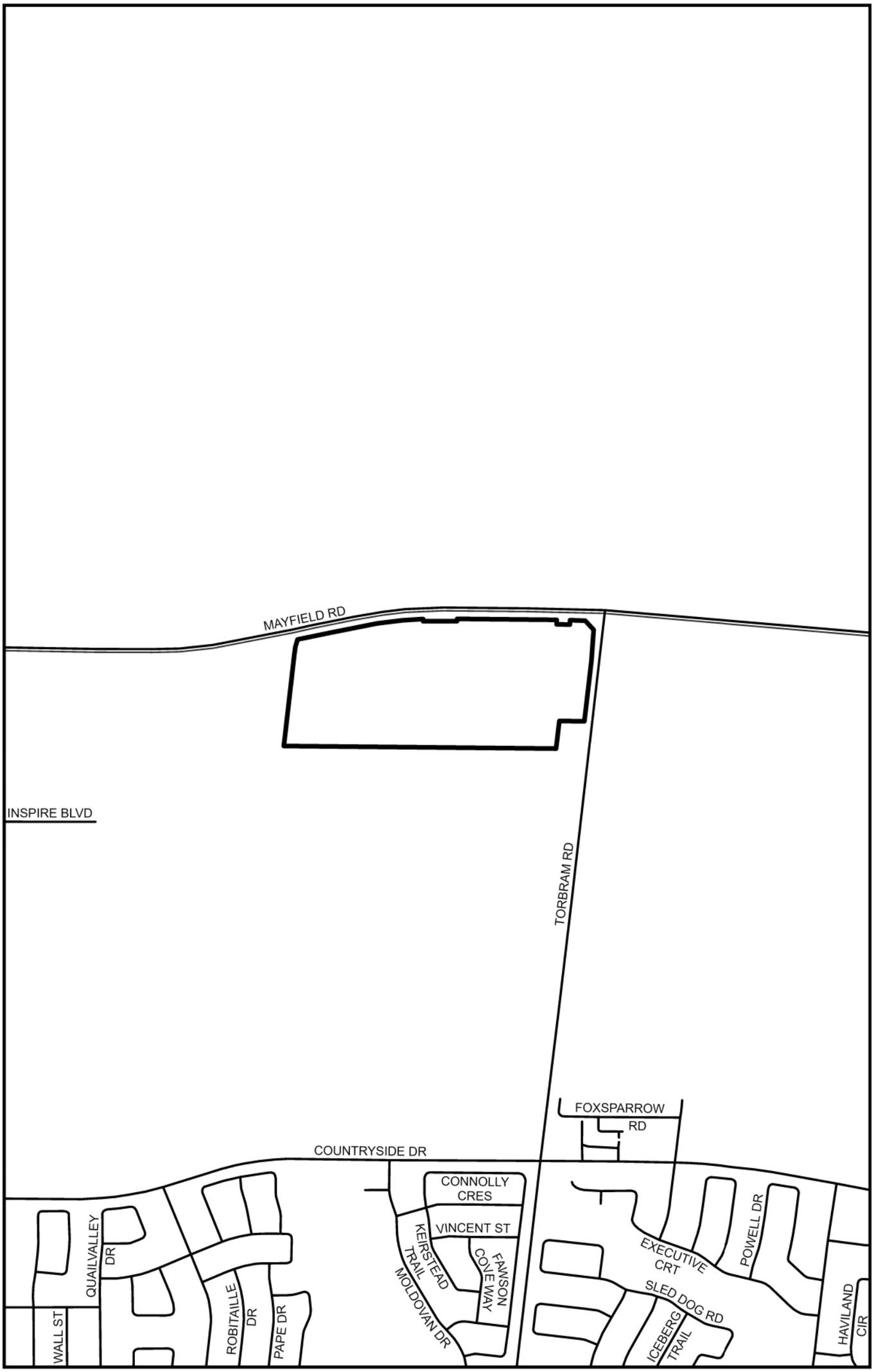
File: C05E17.004_ZBLA_APRIL23
Date: 2023/05/01 Drawn by: ckovac

PART LOT 17, CONCESSION 5 E.H.S.

BY-LAW _____

SCHEDULE A



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PLANNING, DEVELOPMENT AND ECONOMIC DEVELOPMENT

File: C05E17.004_ZKM
Date: 2022/10/13 Drawn by: ckovac

KEY MAP

BY-LAW _____

May 15, 2023

Hon. Graydon Smith
Minister of Natural Resources and Forestry,
Robinson Place 300 Water St, 4th Floor S
Peterborough, ON K9J 3C7

Sent via email
minister.mnrf@ontario.ca

RE: Section 28 Regulation Mapping Annual Update

Toronto and Region Conservation Authority's (TRCA) Board of Directors is pleased to have endorsed the Section 28 Regulation Mapping, at its meeting on April 28, 2023, adopting Resolution A#71/23 as follows:

> **WHEREAS in 2019, TRCA staff undertook the first jurisdiction-wide update to TRCA's Section 28 Regulation mapping update since 2006 in consultation with member municipalities, the public, and the building industry;**
>
> **WHEREAS at TRCA Board of Directors Meeting #6/19, held on Friday, June 21, 2019, Resolution #A116/19 was approved, stating that staff continue to make updates to the Regulation mapping on an annual basis;**
>
> **WHEREAS staff have now updated the Section 28 Regulation mapping to reflect the most currently available information;**
>
> **THEREFORE LET IT BE RESOLVED THAT the 2022 updates to TRCA's regulation mapping be endorsed by the TRCA Board of Directors for internal use, for municipal staff screening purposes, and for public viewing on TRCA's website;**
>
> **AND FURTHER THAT the Clerk and Manager, Policy so advise the Ministry of Natural Resources and Forestry, TRCA municipal partners, Conservation Ontario, and the TRCA-BILD Working Group.**

TRCA's Section 28 Regulation mapping annual update is based upon the most current information available related to regulated natural hazards and natural features and follows the guidance provided by Conservation Ontario for regulation mapping updates.

The implementation of the updated mapping will not result in any changes to the day-to-day functions and procedures for TRCA's roles and does not undermine the decisions made through the development review process and applications in progress do not have to "re-start" the process based on being inside an area affected by the mapping updates.

If you have any questions or require additional information, please contact Mary-Ann Burns, Senior Manager, Provincial and Regional Policy at MaryAnn.Burns@trca.ca or (437) 880-2299.

Sincerely,

Joanne Hyde

Joanne Hyde
Clerk and Manager, Policy

cc. John MacKenzie, Chief Executive Officer, TRCA
Michael Tolensky, Chief Financial and Operating Officer, TRCA

Laurie Nelson, Director, Policy Planning, TRCA
Mary-Ann Burns, Senior Manager, Provincial and Regional Policy, TRCA
Angela Coleman, Conservation Ontario, acoleman@conservationontario.ca
Danielle Chin, BILD, dchin@bildgta.ca
City of Toronto, clerk@toronto.ca
Regional Municipality of Durham, clerks@durham.ca
Town of Ajax, clerks@ajax.ca
City of Pickering, clerks@pickering.ca
Township of Uxbridge, dleroux@town.uxbridge.on.ca
Regional Municipality of Peel, regional.clerk@peelregion.ca
City of Brampton, cityclerksoffice@brampton.ca
City of Mississauga, city.clerk@mississauga.ca
Town of Caledon, legislative.services@caledon.ca
Regional Municipality of York, regionalclerk@york.ca
City of Markham, customerservice@markham.ca
City of Richmond Hill, clerks@richmondhill.ca
City of Vaughan, clerks@vaughan.ca
Town of Aurora, clerks@aurora.ca
Township of King, clerks@king.ca
Township of Adjala-Tosorontio, rreid@adjtos.ca
Town of Mono, ClerksOffice@townofmono.com

Section 28 Regulation Mapping (Report)

Section I – Items for Board of Directors Action

TO: Chair and Members of the Board of Directors
Friday, April 28, 2023 Meeting

FROM: Laurie Nelson, Director, Policy Planning

RE: **SECTION 28 REGULATION MAPPING**
Annual Update

KEY ISSUE

To seek Board of Directors' endorsement of the annual update to Toronto and Region Conservation Authority's (TRCA) Section 28 Regulation mapping based upon the most current information available related to regulated natural hazards and natural features.

RECOMMENDATION:

WHEREAS in 2019, TRCA staff undertook the first jurisdiction-wide update to TRCA's Section 28 Regulation mapping update since 2006 in consultation with member municipalities, the public, and the building industry;

WHEREAS at TRCA Board of Directors Meeting #6/19, held on Friday, June 21, 2019, Resolution #A116/19 was approved, stating that staff continue to make updates to the Regulation mapping on an annual basis;

WHEREAS staff have now updated the Section 28 Regulation mapping to reflect the most currently available information;

THEREFORE LET IT BE RESOLVED THAT the 2022 updates to TRCA's regulation mapping be endorsed by the TRCA Board of Directors for internal use, for municipal staff screening purposes, and for public viewing on TRCA's website;

AND FURTHER THAT the Clerk and Manager, Policy so advise the Ministry of Natural Resources and Forestry, TRCA municipal partners, Conservation Ontario, and the TRCA-BILD Working Group.

BACKGROUND

TRCA has a regulatory permitting responsibility to protect people, the environment and property from natural hazards associated with flooding, erosion and slope instability, and to conserve valley lands, wetlands, watercourses and the shoreline of Lake Ontario. Pursuant to Section 28 of the Conservation Authorities Act, TRCA administers a "Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation", (the Regulation), approved by the Minister of Natural Resources and Forestry and known as Ontario Regulation 166/06, as amended. Key objectives of the Regulation include preventing or reducing the risk to life and property; minimizing negative impacts on natural features, functions, and systems; and preventing the creation of new hazards or aggravation of existing hazards.

The Regulation enables TRCA to prohibit or regulate development in areas of land

associated with natural hazards, wetlands and watercourses, collectively known as TRCA's Regulated Area.

In the Conservation Authorities Act, "development" is defined as:

- Construction, reconstruction, erection or placing of a building or structure of any kind;
- Any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- Site grading; or
- Temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

The Regulation also prohibits, in the absence of a permit from TRCA, alteration of the channel of a watercourse and interference with a wetland.

The areas of land where TRCA's Regulation applies are:

- ***River and stream valleys***, including valleys with stable and unstable slopes, plus an allowance of 15 metres surrounding the valley;
- ***Floodplains and areas subject to stream-related erosion*** (meander belts) where valleys are not clearly defined on the landscape, plus an allowance of 15 metres surrounding these areas;
- ***Lake Ontario Shoreline***, including associated flooding, erosion, slope instability and dynamic beach erosion hazards, plus an allowance of 15 metres inland from these areas;
- ***Watercourses***;
- ***Wetlands and areas surrounding wetlands***, where development could interfere with the hydrologic function of a wetland (areas of interference). This includes 120 metres surrounding Provincially Significant Wetlands, wetlands on the Oak Ridges Moraine and 30 metres surrounding all other wetlands; and
- ***Hazardous lands***, which are lands that could be unsafe for development due to flooding, erosion, dynamic beaches or unstable soil or bedrock.

Each of these natural hazards and environmental features and the associated regulated areas are described in law through the text of the Regulation. However, given the specific geographic areas to which the Regulation applies, and the need to represent these areas visually, the Regulation also provides for the creation of Regulation mapping. This mapping can be updated by TRCA as new information becomes available.

TRCA Board of Directors Meeting #6/19, held on Friday, June 21, 2019, Resolution #A116/19 was approved as follows:

> THAT staff continue to make updates to the Regulation mapping on an annual basis;

TRCA staff have now completed the 2022 annual update to the Regulation mapping in consultation with TRCA development, infrastructure, enforcement, and technical review staff.

Bill 23 and the Conservation Authorities Act
It should be noted that as of the time of writing, the amendments to the Conservation Authorities Act and recently published regulations do not affect the 2022 regulation mapping update. TRCA's Ontario Regulation 166/06 remains in effect until such time as the Province establishes a new regulation for all conservation authorities under the new section 28 of the Act. TRCA Policy Planning staff will continue to monitor the ERO for provincial regulations that may affect TRCA's policies and procedures with respect to its Regulation and regulation mapping and will keep TRCA staff and the Board informed accordingly.

RATIONALE
Regulation Mapping: What it is and how it works
TRCA's Regulation mapping is a tool that conceptually shows the area of land within TRCA's jurisdiction that is likely to be subject to the Regulation. The Regulation limit boundary is based on the best technical information available to TRCA at the time of the preparation of the map. The mapping represents spatial information for each of the regulated features and areas, which is integrated to form one conceptual boundary of the Regulation limit. TRCA's Reference Manual – Determination of Regulation Limits provides the standards and criteria used for the mapping of these features and areas.

Technical analysis that supports the mapping includes flood plain studies, provincial wetland mapping, ecological land classification mapping, digital elevation models, aerial photography, watercourse meander belt analysis, watercourse location mapping and Lake Ontario shoreline hazard assessment studies. Site-specific investigations and studies are required to precisely define the location of hazards and features and the legal extent of the Regulation, which typically occurs through consultation between landowners and TRCA staff during the review of a development application or proposal.

The mapping is not a "statutory map", which means that the mapping does not have the force of law. The actual regulatory requirements are found within the provisions of Ontario Regulation 166/06. The mapping is best considered as a screening tool for TRCA, municipalities and the public that indicates where the Regulation likely applies, thereby assisting with implementation of TRCA's regulatory permitting responsibilities. This contrasts with a more rigid boundary such as a schedule of a municipal zoning by-law.

The Regulated Area is not a Development Limit
The mapping does not indicate areas where development is prohibited, but rather areas where development needs to consider potential constraints from natural hazards or features, and for which a permit is required from TRCA prior to development activity commencing.

In addition to facilitating TRCA's permitting responsibilities, the mapping is also used to inform:

- Solicitor/Realtor Property Inquiries to TRCA;
- TRCA's delegated responsibility to represent the provincial interest for natural hazards;
- TRCA's review of applications under the Planning Act and Environmental Assessment Act (in accordance with the Conservation Authorities Act and Mandatory Programs and Services Regulation Ontario Regulation 686/21);
- Municipal Comprehensive Reviews, including natural systems mapping
- Official Plan Reviews and Comprehensive Zoning By-law updates, including hazard land mapping.

Updated Regulation Mapping Protocol
TRCA has the ability to update the mapping as new information becomes available. Updates to the Regulation mapping improve its accuracy with respect to what is likely regulated by TRCA, thereby enhancing certainty for landowners considering or proposing development. This also assists both TRCA and municipal staff conducting development and infrastructure reviews. The last jurisdiction-wide update was completed in 2021.

The current 2022 annual update to the existing regulation mapping has been undertaken to reflect new technical information on current aerial photography. In 2019, we committed to establishing a protocol for conducting and tracking future incremental mapping updates in a consistent and timely manner, and to report to the Board in the case of an update that involves substantial changes.

Coordination between the internal Policy Planning and Business and Data Analytics (BIDA) teams resulted in a codified workflow and protocols describing project scope, timeline, and staff roles. Staff established an internal consultation process involving an open call for update requests from development and infrastructure plan review staff, enforcement staff, and technical staff (engineers and ecologists), use of an internal online mapping platform for tracking and enabling staff review of proposed updates, and working sessions conducted with plan review and technical staff to review specific update requests. The product of this effort is updated draft Regulation mapping.

TRCA is following the guidance provided by Conservation Ontario for regulation mapping updates. It is important to note that only the mapping is being updated; there are no legislative changes to the text of the Regulation driving the mapping update. Furthermore, there is no legal requirement for municipal council approval of the updated mapping.

Regulation Mapping Update Results
Changes to the mapping include:

- Revised wetland and area of interference limits associated with new and updated wetland mapping by Ministry of Natural Resources and Forestry and TRCA;
- Adjustments to flood hazard limits as a result of updated floodplain mapping; TRCA staff work with municipal staff to ensure awareness of these updates.
- Changes to features and hazards resulting from as-built development approved

by TRCA (e.g., watercourse channel realignments);

- Adjustments to wetland area of interference limits associated with changes in as-built development approved by TRCA (e.g., Greater Golden Horseshoe Built Boundary updates); and
- General refinement of regulated features resulting from detailed site examination and field verification of properties through the development and infrastructure review processes (e.g., top of bank staking) and/or site visits.
- Adjustments to shoreline hazard limits as a result of updated shoreline hazard mapping – In 2021, TRCA's Engineering Services staff, using National Disaster Mitigation Funding, retained professional engineering consultants to undertake a study to update shoreline hazard mapping along the Lake Ontario shoreline across TRCA's jurisdiction. The Board report on the Lake Ontario Shoreline Hazard Mapping Project was received at the October 28, 2022 TRCA Board of Directors meeting and the completed study (November 2022) is posted on the TRCA Flood Risk Management webpages. TRCA planning staff have been working with City of Toronto planning staff on informing landowners to ensure awareness of the updated mapping, particularly where the shoreline hazard mapping captures existing residential area. Both City and TRCA staff have been using the updated shoreline hazard limits since the Shoreline Hazard Mapping Project was published, to inform their review of development applications in these areas.

Tracking, Notification, and Future Updates

Once endorsed, staff will distribute the updated mapping to TRCA municipalities for their use. TRCA will notify Conservation Ontario and the Ministry of Natural Resources and Forestry, as well as neighbouring conservation authorities and stakeholders, of the update. In addition, the publicly available "Regulated Area Search" page on TRCA's website will be updated to include the new mapping. Changes to the Regulation mapping are tracked in TRCA's Geographic Information System (GIS) databases and will be recorded on each of TRCA's 132 Regulation maps that span the jurisdiction.

Regularly updated regulation mapping will continue to ensure that TRCA staff, municipalities, stakeholders, and the public have the most accurate and current information to inform decision-making. It also contributes to TRCA's service delivery, for example in pre-consultation meetings and walk-in counter service, and enhances coordination between TRCA and municipal staff.

Implementation and Transition

The implementation of the updated mapping will not result in any changes to the day-to-day functions and procedures for TRCA's roles. It is important to reiterate that the Regulation mapping does not undermine the decisions made through the development review process and applications in progress do not have to "re-start" the process based on being inside an area affected by the mapping updates.

Relationship to TRCA's 2022-2034 Strategic Plan

This report supports the following Pillars and Outcomes set forth in TRCA's 2023-2034 Strategic Plan:

Pillar 1 Environmental Protection and Hazard Management:

1.1 Deliver provincially mandated services pertaining to flood and erosion hazards

Pillar 1 Environmental Protection and Hazard Management:

1.4 Balance development and growth to protect the natural environment ensuring safe sustainable development

Pillar 2 Knowledge Economy:

2.4 Integrate environmental considerations and science into decision making

FINANCIAL DETAILS

Funding to support policy and planning input and GIS services for the mapping products was provided by capital funding from TRCA's participating municipalities in account 120-12.

DETAILS OF WORK TO BE DONE

Following Board endorsement, TRCA staff will:

- Conduct a quality control check on the draft updated mapping;
- Update the Regulated Area Search tool on TRCA's website with the final updated Regulated Area mapping and place notification on website;
- Distribute the final updated Regulated Area mapping to member municipalities;
- Continue to monitor the mapping for future changes that will be compiled and implemented on an annual basis;
- Continue to monitor the Environmental Registry of Ontario (ERO) for provincial initiatives or regulations that have implications for TRCA's Regulation and regulation mapping, and will keep TRCA staff and the Board informed accordingly;
- Training with municipal staff on the regulation mapping or the regulation upon request;
- Continue to provide regulation mapping criteria data layers to municipalities for comprehensive official plan and zoning by-law updates, etc., upon request; and
- Continue to keep the building industry informed on mapping updates and other initiatives through the BILD Working Group and provide training upon request.

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Date: April 14, 2023

From: Raheel Jiwan < >
Sent: 2023/05/22 3:03 PM
To: City Clerks Office <City.ClerksOffice@brampton.ca>; Li, Wang Kei (Edwin) <WangKei.Li@brampton.ca>
Subject: [EXTERNAL]City File #: OZS-2023-0007. Opposed!

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

Hello,

This is with regards to the application to amend the zoning by law at 8383 Mississauga Road, Brampton ON.

City File #: OZS-2023-0007

I own and currently reside with my family at the property at , Brampton ON, and I am extremely concerned with the letter I received in the mail about the application to amend the zoning by law for the construction of a six story commercial building and retail space right in front of our house!

This poses many risks, including the safety of our family and kids, loss of privacy as well as the degradation of our quality of life due to the extra noise, and excessive presence of cars and people as a result of this development.

Therefore, I am fully opposed to this development application, and wish to record my strongest objection on record.

Please register me for the upcoming public meeting on this topic, so that I may attend and record my objection and concerns to the city and building officials.

Thanks!

Raheel Jiwan

Sky Harbour Drive
Brampton ON

From: Picardo Home < >
Sent: Tuesday, May 23, 2023 3:39 PM
To: City Clerks Office <City.ClerksOffice@brampton.ca>
Subject: [EXTERNAL]OZS-2023-0007 (8383 Mississauga Road

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

I would like to comment regarding this proposed building as I am not able to make the council meeting on June 5th.
Please do not proceed with this proposal. This monstrosity of a building is not needed in the area. There is plenty of empty office space in the buildings across the street. Why are we building more when there is empty office space still. A single story commercial plaza would be sufficient for that corner.

Thank you.
Dr Clive Picardo
Resident of the area since 2014

Sent from my iPhone