
RESULTS OF CIRCULATION

September 25, 2023

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Arjun Singh

Re: Request for Comments
Paradise Homes Mahogany Inc
7896 Mavis Road
City File Numbers: OZS-2023-0033 and 21T-23008B
Alectra EP File: D5-47

Dear Arjun,

As per your request for comments regarding the above project, we respond as follows:

Please include the following as conditions of approval:

- The developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF). The 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).
- The developer's electrical consultant to provide load calculations / requirements for this development.
- The developer shall confirm with Alectra Utilities Subdivisions Department on the availability of adjacent plant capable of servicing this development and to discuss the electrical service installation requirements and schedule.
- The developer shall be responsible for the costs associated with the hydro plant expansion to supply this development.
- The developer's electrical consultant to contact Alectra Utilities Subdivisions Department to discuss placement of switchgear(s) and/or transformer(s) requiring adequate space for safe installation and operation.
- The developer shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s).
- The developer's electrical consultant to confirm the metering configuration within this development (individual / ganged metering). The developer shall provide the architectural drawings and confirm the location of the hydro meters as approved by Alectra Utilities.
- The developer shall enter into a servicing agreement (offer-to-connect) and will be responsible for the cost-sharing as detailed in the offer-to-connect.

- Any easements required by Alectra Utilities for the provision of electrical service to this development will be determined by Alectra Utilities in its sole discretion at the design stage of the project. For condominium/private developments, Alectra Utilities requires a blanket easement.
- For new developments with townhouses, the installation of electrical distribution system (EDS) shall only commence after the foundation of the townhouses had been erected.

Yours Truly,

Henry Gamboa, CET
Supervisor, Distribution Design – Subdivisions (Central)

October 6, 2023

Arjun Singh
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Arjun:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision
7896 Mavis Road
West side of Mavis Rd, south of Steeles Ave W
File: 21T-23008B (OZS 2023-0033)
City of Brampton – Ward 6**

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 34 semi-detached units which are anticipated to yield:

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

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

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Alphonsa	391	553	0
Secondary School	St. Augustine	935	1320	3

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 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: Z. Tessaro, Peel District School Board (via email)

October 3, 2023

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

Dear Arjun,

Re: Draft Plan of Subdivision, Zoning By-Law Amendment
Paradise Homes Mahogany Inc.
7896 Mavis Road
City of Brampton
File No.: OZS-2023-0033, 21T-23008B

Enbridge Gas 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 use the [Enbridge Gas Get Connected tool](https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.
(https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F)

If the gas main(s) 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 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.

Archived: 2023/10/05 11:38:10 AM

From: [ARABIA Gabriel](#)

Sent: 2023/10/05 11:17:19 AM

To: [Singh, Arjun](#)

Subject: [EXTERNAL]City of Brampton - 7896 Mavis Road - 0ZS-2023-003

Sensitivity: Normal

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 Plan of Subdivision application, 0ZS-2023-003 dated September 22nd, 2023. 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' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:

[HydroOne Map](#)

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map

Customers Affected: >5000 501-5000 51-500 21-50 <=20 Multiple Crew Service Area



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.
Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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October 4, 2023

Arjun Singh
Planner Development Services
City of Brampton
1 Wellington Street
Brampton, ON L5B 3C1

Dear Arjun,

RE: **Application for Zoning By-Law Amendment and Proposed Plan of Subdivision
Gen Schnarr and Associates Inc.
7896 Mavis Rd
OZS-2023-0033
City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of 34 single family dwelling 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
16	4

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
Roberta Bondar P.S.	588	769	0
Brampton Centennial S.S.	1,431	1,380	5

PDSB requires the following conditions be placed in the Subdivision Agreement:

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.

2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, 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

Arjun Singh
Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
arjun.singh@brampton.ca

**RE: 7896 Mavis Road
City of Brampton
Region Files: 21T-23008B and RZ-23-003B
City File: 21T-23008B and OZS-2023-0033**

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Dear Arjun Singh,

Region of Peel Development Staff have reviewed the first formal submission for the above noted applications. Our comments and Draft Plan Conditions can be found below.

GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings and materials.

The applicant is requested to submit a **Comment-Response Matrix** that identifies how each of the remaining comments pertaining to draft plan approval have been addressed, as appropriate.

PLANNING AND DEVELOPMENT COMMENTS

- There are no mapped Greenlands System Core Areas within the proposed draft Plan of Subdivision Area.
- There is a Natural Areas and Corridors (NAC) extending across the proposed Plan of Subdivision Area. NACs natural features and areas may also be evaluated and identified to be significant in local municipal official plans and through local planning approval process that implements natural heritage system planning requirements in accordance with regional, local municipal and provincial policy. It appears that historically extensive subdivision housing development have taken place across the area identified as the NAC.
- A review of orthophotography associated with the current OP Schedule D indicates a limited amount of tree cover and a lack of a defined watercourse and as such the Research and Analysis Team have no concerns regarding the NAC with respect to the draft plan of subdivision.

PUBLIC HEALTH COMMENTS

- The proposal received a score of 34 which is a Bronze level. The development will help to support a healthy community.
- The following are our recommendations:
 - Recommend a variety of street trees that are hardy, resilient and low maintenance, planted at equal intervals adjacent to the streets
 - Consider pedestrian scaled lighting (up to 4.6m in height) along walkways
 - Give consideration for a sidewalk width of at least 1.5m connecting to Mavis Road.

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TRANSPORTATION DEVELOPMENT COMMENTS

Access/Study Requirements

- The Region acknowledges that no access is being proposed off of Mavis Road, all access is to be via Nathaniel Crescent.

Property Requirements

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 18 (Mavis Road) which has a right of way of 50.5 metres, 25.25 metres from the centreline of the road allowance, within 245 metres of an intersection to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
- In addition the Region will require the gratuitous dedication of a buffer block along the frontage of Regional Road 18 (Mavis Road) behind the property line, except at any approved access point;
- The determination of the buffer block width will be determined after receipt and review of the Noise Report by our Engineering Development team, min. requirements are required (4.5m);
- The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Regions right-of-way;
- A draft reference plan will be required for our review and approval prior to the plans being deposited. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.

Landscaping/Encroachments

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

Site Plan

- All comments provided should be reflected on the site plan, including;
 - Centreline of roadways with property dimensions reflected;
- There is support for realigning the multi-use path, along the frontage of Mavis Road for this development – currently, the existing multi-use path is directly adjacent to the curb, this does not meet Region of Peel's standards. (the current practice is for an asphalt splash pad 1.0m, separated by a grass buffer/boulevard (1.0m in width min)., adjacent to a 3.0m multi-use path.
- The preferred configuration of the cross section would be for the Multi-use Path (3.0m) and splash pad (1.0m) to be separated by a grass buffer/boulevard (1.0m in width, minimum) – separation between the splash pad and multi-use path provides several benefits, such as a dedicated space for signage, and increased the operating space for pedestrian users. (1.0m splash pad + 1.0m (min) grass boulevard + 3.0m Multi-use path). The Region would like to target the preferred configuration.

Engineering Requirements

- A detailed engineering submission of road and access works will be required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission **MUST** include the removals, new construction and grading, typical sections and pavement markings and signing drawings. All works within Region of Peel's right of way must be designed in

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accordance to the Public Works, “Design Criteria and Development Procedures Manual” and “Material Specifications and Standard Drawings Manual”;

- The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right of way;
- Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Road 18 (Mavis Road);
- A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.41);
- The Owner will be required to submit the following prior to commencement of works within the Region’s right-of-way:
 - Completed [Road Occupancy Permit](#) and a permit fee as per the Region’s user fees and charges By-law;
 - Completed [Notice to Commence Work](#) ;
 - Provide proof of insurance with the Region of Peel added to the [certificate](#) as an additional insured with \$5 million minimum from the Contractor;
 - Please note that any proposed construction within the Region of Peel’s right of way is pending PUC approval (minimum six week process). Please note that PUC circulation requirements have recently changed. We require PDF version of the full drawing set it is to be sent via email, and cannot exceed 10MB per email.
- All costs associated with the design and construction of road and access works will be 100% paid by the Owner.

WASTE MANAGEMENT COMMENTS

- The subject application is not within the vicinity of a landfill site.
- For the subject development, 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 (WCDSM) conditions being met and labelled on a drawing:
- The Waste Management Plan must demonstrate the following:
 - Collection vehicle access route must be shown on the drawing. See section 2.0 of the WCDSM for requirements.
 - Each dwelling unit within a development must have its own identifiable collection point on the drawing. See Appendix 9 of the WCDSM.
 - 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.
- 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>.

SERVICING COMMENTS

SANITARY SEWER FACILITIES

- Municipal sanitary sewer facilities consist of 250mm sanitary sewer on Nathaniel Crescent from the west and the south, and a 250/300mm sanitary sewer on Mavis Road.
- The following items should be considered in subsequent submission to confirm the sanitary servicing for the site:
 - The design sheet should be revised based on the population equivalent calculations based on the 2023 new linear wastewater standard.
 - Population should reflect population with reference to the 24 units. 24 semidetached units * 4.2 persons/unit = 101 people

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- The report requires review for consistency and accuracy of what is being proposed between the water and wastewater sections of the FSR.
- External easements and construction may be required.

WATER FACILITIES

- The lands are located within Water Pressure Zone 4.
- Municipal water supply infrastructure consists of 150mm watermains on Nathaniel Crescent from the west and the south, and a 200mm watermain on Mavis Road.
- A hydrant flow test should be provided when available.
- External easements and construction may be required.

REGION ROADS

- The proposed development abuts Mavis Road, Regional Road #18.
- Region of Peel will not permit any changes to grading within Mavis Road ROW along the frontage of proposed development.
- No lots or blocks shall have direct access to Mavis Road. Any future access shall be in accordance with The Region Access Control By-law.
- Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel), without the prior written consent of the Region.
- A Traffic Impact Study acceptable to the Region of Peel is required detailing the impact on the Regional road network and identifying any mitigation measures.
- A stormwater Management Report is required for review and approval by the Region.

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

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five-Year Capital Budget and Forecast.
- Any required upgrades of Region assets or infrastructure to accommodate this development will be borne by the developer.

REGION OF PEEL CONDITIONS OF DRAFT PLAN APPROVAL

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-23008B, 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.

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

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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 Dedication

4. As a condition of 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 Mavis Road (Regional Road 18). The Region's Official Plan road widening requirement for this section of Mavis Road is 50.5 metres right-of-way (25.25 metres from the centreline);
 - i. A 4.5m buffer block along the frontage of Mavis Road, where required by the Noise Report.
 - ii. A 0.3 metre reserve is required along the frontage of Mavis Road behind the property line except at the approved access locations or approved buffer blocks.

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- iii. All necessary easements for the proposed and existing Regional infrastructure as required by the Region to service the proposed plan and external lands;
- iv. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

Clauses shall be included in the subdivision agreement in respect of the same.

Access

Clauses shall be included in the subdivision agreement stating that;

- a. No residential lots or blocks shall have direct access to Mavis Road.
- b. The Developer shall remove any existing driveway or accesses, reinstate boulevards along the frontage of Mavis Road that do not conform to the approved plans as per the Regions satisfaction at the sole cost of the Developer.
- c. The Developer shall realign/construct a multi-use path along the frontage of the site along Mavis Road; the configuration of the cross section would be; splash pad 1.0m, separated by a grass buffer/boulevard (1.0m width min.), adjacent to a 3.0m multi-use path as per the Regions satisfaction and at the sole cost of the Developer.
- d. The Developer shall also close the centre median and remove the northbound left turn lane along Mavis Road; the centre median shall match the existing median to the north and south of the site as per the Regions satisfaction and at the sole cost of the Developer.
- e. The Developer shall provide an engineering submission for; for the road works along the frontage of Mavis Road including but not limited to the centre median extension, design and realignment of the multi-use path, closure of the existing accesses and left turn lane.
- f. 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.
- g. The Developer shall be responsible for 100% of the cost of the road works and boulevard 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 boulevard works within the Region's right-of-way;
 - ii. A Letter of Credit in the amount of 100% of the estimated cost to construct/extend the centre median and close the left turn lane is required.
 - iii. Engineering and inspection fees in the amount of 10.8% of the estimated cost of road and access works;

Clauses shall be included in the subdivision agreement in respect of the same.

Road Occupancy Permit

5. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permit and construction access permit for all works within the Region's road right-of-way, including access works, and obtain 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.

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6. Provisions shall be made in the subdivision agreement that 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 the construction access works will be required by the Region prior to any approvals.

Clauses shall be included in the subdivision agreement in respect of the same.

Landscaping and encroachment

7. Provisions shall be made in the subdivision agreement that:
 - a. The Developer acknowledges and agrees that landscaping, signs, cranes, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way.
 - b. The Region shall not permit any unauthorized alteration to grading within the Mavis Right-of-way along the frontage of the lands.

Clauses shall be included in the subdivision agreement in respect of the same.

8. 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.
9. 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.

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

10. 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.
11. 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.
12. 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;
 - b. Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Mavis Road.
 - c. A noise abatement report is required for lots adjacent to Mavis Road.

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

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13. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
14. Prior to servicing, the Developer shall ensure that the school block is serviced from a 300mm dia. watermain.
15. Prior to registration of the Plan of subdivision, the Developer shall ensure that all lots and blocks are serviced via an internal road network. A clause shall be included in the Subdivision Agreement in respect of same.
16. Prior to servicing of the subdivision, the Region may require the Developer to construct a sampling hydrant (at 100% the Developer's expense) within the proposed Plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
17. 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.
18. 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.
19. 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.

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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.

20. 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.
27. 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.
28. 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 pursuant to this Agreement and the registration of this Plan.
29. Prior to Registration of the Subdivision, the Region will require a satisfactory Waste Collection Plan and arrangements demonstrating all the collection requirements outlined in the most current version of the Region's Waste Collection Design Standards Manual.

CONCLUSION

If you have any questions or concerns, please contact me (sharon.lithwick@peelregion.ca (905-791-7800 ext. 4479) at your earliest convenience.

Regards,

Sharon Lithwick

Sharon Lithwick MPI
Principal Planner, Development Services
Region of Peel



Oct 30,2023

Ms/Mr **Shawntelle Trdoslavic**,
Planning Department
City of **Brampton**,
Ontario

Dear **Shawntelle Trdoslavic**:

Re: OZS-2023-0033 and 21T-23008B

Rogers Reference Number: **M23BD49A01**

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,

Anuradha Padmanabhan

Coordinator
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario

Arjun Singh
Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
arjun.singh@brampton.ca

**RE: 7896 Mavis Road
City of Brampton
Region Files: 21T-23008B and RZ-23-003B
City File: 21T-23008B and OZS-2023-0033**

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Dear Arjun Singh,

Region of Peel Development Staff have reviewed the second formal submission for the above noted applications. Our comments and Draft Plan Conditions can be found below.

GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings and materials.

The applicant is requested to submit a **Comment-Response Matrix** that identifies how each of the remaining comments pertaining to draft plan approval have been addressed, as appropriate.

PLANNING AND DEVELOPMENT COMMENTS

- No further comments

PUBLIC HEALTH COMMENTS

- No further comments

TRANSPORTATION DEVELOPMENT COMMENTS

- All comments remain as previously stated.

Access/Study Requirements

- The Region acknowledges that no access is being proposed off of Mavis Road, all access is to be via Nathaniel Crescent.

Property Requirements

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 18 (Mavis Road) which has a right of way of 50.5 metres, 25.25 metres from the centreline of the road allowance, within 245 metres of an intersection to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
- In addition the Region will require the gratuitous dedication of a buffer block along the frontage of Regional Road 18 (Mavis Road) behind the property line, except at any approved access point;
- The determination of the buffer block width will be determined after receipt and review of the Noise Report by our Engineering Development team, min. requirements are required (4.5m);
- The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility

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of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way;

- A draft reference plan will be required for our review and approval prior to the plans being deposited. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.

Landscaping/Encroachments

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

Site Plan

- All comments provided should be reflected on the site plan, including;
 - Centreline of roadways with property dimensions reflected;
- There is support for realigning the multi-use path, along the frontage of Mavis Road for this development – currently, the existing multi-use path is directly adjacent to the curb, this does not meet Region of Peel's standards. (the current practice is for an asphalt splash pad 1.0m, separated by a grass buffer/boulevard (1.0m in width min)., adjacent to a 3.0m multi-use path.
- The preferred configuration of the cross section would be for the Multi-use Path (3.0m) and splash pad (1.0m) to be separated by a grass buffer/boulevard (1.0m in width, minimum) – separation between the splash pad and multi-use path provides several benefits, such as a dedicated space for signage, and increased the operating space for pedestrian users. (1.0m splash pad + 1.0m (min) grass boulevard + 3.0m Multi-use path). The Region would like to target the preferred configuration.

Engineering Requirements

- A detailed engineering submission of road and access works will be required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission **MUST** include the removals, new construction and grading, typical sections and pavement markings and signing drawings. All works within Region of Peel's right of way must be designed in accordance to the Public Works, "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual";
- The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right of way;
- Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Road 18 (Mavis Road);
- A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.41);
- The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:
 - Completed [Road Occupancy Permit](#) and a permit fee as per the Region's user fees and charges By-law;
 - Completed [Notice to Commence Work](#);
 - Provide proof of insurance with the Region of Peel added to the [certificate](#) as an additional insured with \$5 million minimum from the Contractor;
 - Please note that any proposed construction within the Region of Peel's right of way is pending PUC approval (minimum six week process). Please note that PUC circulation requirements have recently changed. We require PDF version of the full drawing set it is to be sent via email, and cannot exceed 10MB per email.

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- All costs associated with the design and construction of road and access works will be 100% paid by the Owner.

WASTE MANAGEMENT COMMENTS

Prior to draft plan of subdivision approval, please indicate collection points for each dwelling. 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.

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>.

SERVICING COMMENTS

SANITARY SEWER FACILITIES

- Municipal sanitary sewer facilities consist of 250mm sanitary sewer on Nathaniel Crescent from the west and the south, and a 250/300mm sanitary sewer on Mavis Road.
- External easements and construction may be required.

WATER FACILITIES

- The lands are located within Water Pressure Zone 4.
- Municipal water supply infrastructure consists of 150mm watermains on Nathaniel Crescent from the west and the south, and a 200mm watermain on Mavis Road.
- External easements and construction may be required.

REGION ROADS

- The proposed development abuts Mavis Road, Regional Road #18.
- Region of Peel will not permit any changes to grading within Mavis Road ROW along the frontage of proposed development.
- No lots or blocks shall have direct access to Mavis Road. Any future access shall be in accordance with The Region Access Control By-law.
- Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel), without the prior written consent of the Region.
- A Traffic Impact Study acceptable to the Region of Peel is required detailing the impact on the Regional road network and identifying any mitigation measures.
- A stormwater Management Report is required for review and approval by the Region.

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

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five-Year Capital Budget and Forecast.

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- Any required upgrades of Region assets or infrastructure to accommodate this development will be borne by the developer.

REGION OF PEEL CONDITIONS OF DRAFT PLAN APPROVAL

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-23008B, 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.

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

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 Dedication

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4. As a condition of 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 Mavis Road (Regional Road 18). The Region's Official Plan road widening requirement for this section of Mavis Road is 50.5 metres right-of-way (25.25 metres from the centreline);
 - i. A 4.5m buffer block along the frontage of Mavis Road, where required by the Noise Report.
 - ii. A 0.3 metre reserve is required along the frontage of Mavis Road behind the property line except at the approved access locations or approved buffer blocks.
 - iii. All necessary easements for the proposed and existing Regional infrastructure as required by the Region to service the proposed plan and external lands;
 - iv. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

Clauses shall be included in the subdivision agreement in respect of the same.

Access

Clauses shall be included in the subdivision agreement stating that;

- a. No residential lots or blocks shall have direct access to Mavis Road.
- b. The Developer shall remove any existing driveway or accesses, reinstate boulevards along the frontage of Mavis Road that do not conform to the approved plans as per the Regions satisfaction at the sole cost of the Developer.
- c. The Developer shall realign/construct a multi-use path along the frontage of the site along Mavis Road; the configuration of the cross section would be; splash pad 1.0m, separated by a grass buffer/boulevard (1.0m width min.), adjacent to a 3.0m multi-use path as per the Regions satisfaction and at the sole cost of the Developer.
- d. The Developer shall also close the centre median and remove the northbound left turn lane along Mavis Road; the centre median shall match the existing median to the north and south of the site as per the Regions satisfaction and at the sole cost of the Developer.
- e. The Developer shall provide an engineering submission for; for the road works along the frontage of Mavis Road including but not limited to the centre median extension, design and realignment of the multi-use path, closure of the existing accesses and left turn lane.
- f. 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.
- g. The Developer shall be responsible for 100% of the cost of the road works and boulevard 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 boulevard works within the Region's right-of-way;
 - ii. A Letter of Credit in the amount of 100% of the estimated cost to construct/extend the centre median and close the left turn lane is required.
 - iii. Engineering and inspection fees in the amount of 10.8% of the estimated cost of road and access works;

Clauses shall be included in the subdivision agreement in respect of the same.

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Road Occupancy Permit

5. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permit 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.
6. Provisions shall be made in the subdivision agreement that 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 the construction access works will be required by the Region prior to any approvals.

Clauses shall be included in the subdivision agreement in respect of the same.

Landscaping and encroachment

7. Provisions shall be made in the subdivision agreement that:
 - a. The Developer acknowledges and agrees that landscaping, signs, cranes, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way.
 - b. The Region shall not permit any unauthorized alteration to grading within the Mavis Right-of-way along the frontage of the lands.

Clauses shall be included in the subdivision agreement in respect of the same.

8. 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.
9. 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.

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

10. 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.
11. 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.

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12. 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;
 - b. Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Mavis Road.
 - c. A noise abatement report is required for lots adjacent to Mavis Road.

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

13. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
14. Prior to servicing, the Developer shall ensure that the school block is serviced from a 300mm dia. watermain.
15. Prior to registration of the Plan of subdivision, the Developer shall ensure that all lots and blocks are serviced via an internal road network. A clause shall be included in the Subdivision Agreement in respect of same.
16. Prior to servicing of the subdivision, the Region may require the Developer to construct a sampling hydrant (at 100% the Developer's expense) within the proposed Plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
17. 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.
18. 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.
19. 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

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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.

20. 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.

21. 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.

22. 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 pursuant to this Agreement and the registration of this Plan.

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

23. Prior to Registration of the Subdivision, the Region will require a satisfactory Waste Collection Plan and arrangements demonstrating all the collection requirements outlined in the most current version of the Region's Waste Collection Design Standards Manual.

CONCLUSION

If you have any questions or concerns, please contact me (sharon.lithwick@peelregion.ca (905-791-7800 ext. 6540) at your earliest convenience.

Regards,

Sharon Lithwick

Sharon Lithwick MPI
Principal Planner, Development Services
Region of Peel