
RESULTS OF CIRCULATION

Cubacub, Noel

From: circulations@wsp.com
Sent: 2022/09/16 10:35 AM
To: Cubacub, Noel
Subject: [EXTERNAL]ZBLA and Draft Plan of Subdivision (OZS-2022-0030); 12197 Hurontario St., Brampton

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2022-09-16

Noel Cubacub

Caledon

, ,

Attention: Noel Cubacub

Re: ZBLA and Draft Plan of Subdivision (OZS-2022-0030); 12197 Hurontario St., Brampton; Your File No. OZS-2022-0030

To Whom this May Concern,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner 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.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca

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October 27, 2022

Marco Gerolini
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Marco:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision
12197 Hurontario Street
East side of Hurontario St, south of Hwy 410
File: 21T-22011B (OZS 2022-0030)
City of Brampton – Ward 2**

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 8 detached units which are anticipated to yield:

- 1 Junior Kindergarten to Grade 8 Students; and
- 1 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. Rita*	465	743	6
Secondary School	St. Edmund Campion	1809	1542	16

**St. Rita is currently holding St. Leonard elementary because of a fire that occurred at the St. Leonard school. The St. Rita site is over capacity when both schools are combined.*

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

September 23, 2022

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

Dear Noel,

Re: Draft Plan of Subdivision, Zoning By-law Amendment
Argo Caivan Summer Valley Limited Partnership; Argo Summer Valley Limited
12197 Hurontario Street
City of Brampton
File No.: OZS-2022-0030

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,



Casey O'Neil
Sr Analyst Municipal Planning
Engineering

Our Focus Is People 



From: Routledge, Graham (MTO) <Graham.Routledge@ontario.ca>

Sent: 2022/10/19 10:44 AM

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

Subject: [EXTERNAL]FW: [OZS-2022-0030] Notice of Application and Request for Comments: DUE SEPT 30/2022

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

Good morning Shawntelle,

In addition to previous comments provided regarding this proposal, especially in relation to the proposed Highway 410/Hurontario Street, and the adjacent subdivision development to the north of this sub-division, MTO has reviewed this submission and has the following comments at this time:

Traffic comments:

Background

- Address 12197 Hurontario is in City of Brampton
- Address 12211, 12213 and 12231 Hurontario St are in Town of Caledon
- Proposed development is located at the SE quadrant of Hwy 410/ Valleywood IC

Proposed development

- Proposed 36 units of detached residential, and 45 units of townhouse residential
- No access is proposed on Hurontario St, existing access points on Hurontario to be removed

- New access point proposed at Highwood Rd/ Hillpath Cres (East of Hurontario St)

Site Trips/ Trip Distribution

- ITE Trip gen manual 11th edition used, reference pages not included in the TIS document, but attached and confirmed in the correspondence email to Brampton in August 2022.
- Proposed development is expected to generate total 45 trips (15in/30out) in AM peak, and total 65 trips (40in/25out) in PM peak.
- Trip Distribution as per 2016's TTS, 35% of outbound trips and 45% of inbound trips via Hwy 410 (East), and 10% of outbound trips and 5% of inbound trips via Hwy 10 (North)
- Multi-modal trip gen is also mentioned, with total 49 trips (17in/32out) in AM peak, and total 72 trips (45in/27out) in PM peak.

Traffic Analysis

- MTO ramp terminals at 410/ Valleywood IC were not analyzed
- Future background traffic considered for 2027 and 2032
- SimTraffic analysis shows 95th %ile queue for SB Hurontario at Collingwood/Highwood intersection will be less than 100m in 2027 and 2032 during PM peak. Where spacing distance is 250m between Spine Rd - reconfigured IC (West ramp terminal) and intersection at Collingwood/Highwood in 2032.

Traffic comments to proponent:

- Proponent to attach referenced pages of ITE trip gen manual in the TIS.
- Proponent to update TIS with P.Eng stamp and signature.
- Proponent to confirm SB queues on Hurontario St will not impact operations at MTO ramp terminals.

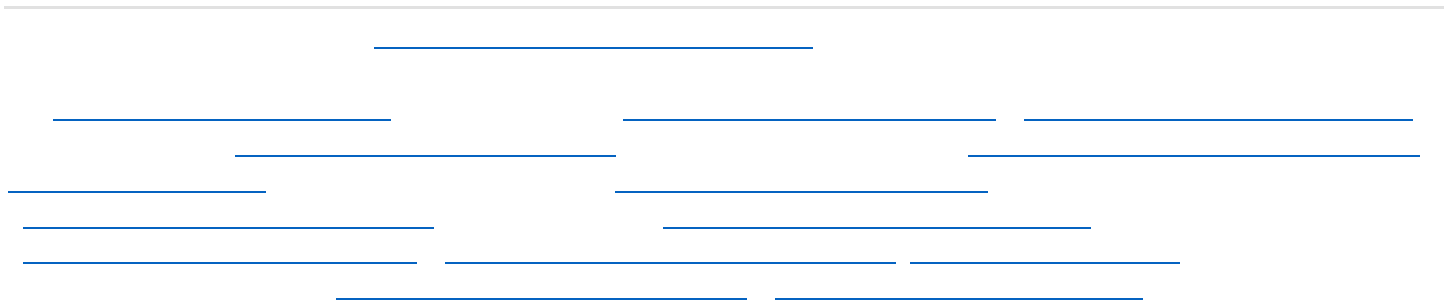
Drainage comments:

1. MTO requires post to pre development quantity control for 5, 10, 25, 50 and 100 year storm events. A table should be provided in report to demonstrate that.
2. It is not clear if the existing quantity control pond was designed to accommodate runoff from the proposed subdivision with approved imperviousness and drainage areas. Please provide clarifications with reference to approved design.

Please contact me if you would like to discuss this further

Thank you

Graham



November 22, 2022

Marco Gerolini
 Planner I
 City of Brampton
 2 Wellington Street West
 Brampton, ON L6Y 4R2

Dear Marco Gerolini,

RE: **Draft Plan of Subdivision and Zoning By-law Amendment
 12197 Hurontario Street
 Argo Summer Valley Ltd.
 OZS-2022-0030
 City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted applications for the proposed development consisting of 8 residential units located at 12197 Hurontario Street, Brampton. PDSB has the following comments based on its School Accommodation Criteria:

The anticipated student yield from this plan is as follows:

Kindergarten to Grade 5	Grade 6 to 8	Grade 9 to 12
1	1	1

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
Somerset P.S. (JK-5)	471	571	0
Robert H. Lagerquist Sr. P.S. (6-8)	610	637	0
Heart Lake S.S. (9-12)	1149	1269	2

PDSB requires the inclusion of the following clauses in the Conditions of Draft Approval/ Development Agreement:

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

2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, 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 nick.gooding@peelsb.com or 905-890-1010, ext. 2215.

Thank you,



Nick Gooding, BES
Intermediate Planner – Development
Planning and Accommodation Dept.

- c. K. Koops, Dufferin Peel Catholic District School Board
S. Blakeman, Peel District School Board

**To: Harry Wessels/
Dylan Prowse
Planning**

Date: October 7, 2022

From: K.Krish, P.Eng.

**Subject: Functional Servicing Report
(June 2022)
Argo Summer Valley
City of Brampton & Town of
Caledon**

Our File: T-22011Ba & T-22005Ca

We acknowledge receiving the Functional Servicing Report dated June 2022, by R.J. Burnside & Associates Limited and confirm that we have the following comments:

The 3.62 ha proposed development is described as part of Lot 19, Concession 1, E.H.S, Town of Caledon and part of Lot 18, Concession 1, E.H.S, City of Brampton (Regional Municipality of Peel). The site is located east of Hurontario Street and north of Highwood Road. The site is municipally described as 12211, 12213, & 12231 Hurontario Street, Town of Caledon and 12197 Hurontario Street, City of Brampton. These parcels are located on the boundary of City of Brampton & Town of Caledon. 3.08 ha of the 3.62ha total area is located in the Town of Caledon, while the remaining 0.54ha is in the City of Brampton. The majority of the subject site disturbed and vacant. There are number of swales and drains around the perimeter of the site. The site is bounded by:

- North: Commercial services space (followed by Highway 410 corridor)
- South: Highwood Road (followed by Residential lots)
- West: Hurontario Street (followed by Hutchinson Farm Lane)
- East: Residential lots (followed by Donherb Crescent and additional residential lots)

The proposed development would include a mix of detached homes and townhouses.

Type of Building	No of Units	Population
Detached Homes	32	117
Detached Homes	04	07
Townhouses	45	212
Total	81	336

The blocks cover an area of 2.8 ha containing 81 total residential units. A 17.0 m Local R.O.W. (Length: 469m, Area: 0.82ha) brings the total area to 3.62 ha.

The proposed Draft Plan of Subdivision will be accessed via Highwood Road with the entrance directly opposing Hillpath crescent.

Watermain:

The subject site is within Pressure Zone 7. The following are the existing infrastructure in the vicinity of the proposed development:

- 300 mm diameter PVC watermain on Highwood Road

- 300mm diameter PVC watermain on Hurontario Street
- 150mm diameter PVC watermain on Lighthouse Drive
- 600mm diameter PVC watermain on Hurontario Street

There is a proposed Master Plan watermain located on Hurontario Street (D-003), which consists of a 400mm diameter watermain on Bovaird Drive from Heritage Road to a future street, with the expected service date in 2030.

The subject site is included under SGU 2124-0439 (Town of Caledon) and SGU 2110-0107 (City of Brampton).

- SGU 2124-0439 forecasts a population growth of 1550 and employment growth of 230 by 2041 (SGU Scenario 16, October 2018)
- SGU 2110-0107 forecasts a population growth of 760 and employment growth of 80 by 2041 (SGU Scenario 16, October 2018)

The proponent is considering a total population of 336 persons in SGU 2124-0439 & SGU 2110-0107. Both the staged growth numbers fall within the Region of Peel's SGU forecast for this proposed development.

The development will be serviced by the existing 300mm diameter watermain on Highwood Road, as well as the existing 150mm diameter watermain on Lighthouse Drive. The internal servicing of the site consists of 150mm diameter watermain, with a loop on the east side connecting to the existing 150mm diameter watermain on Lighthouse Drive.

No domestic demand calculations or demands were provided; the proponent needs to provide water demands and associated calculations.

Required fire flows and associated calculations have not been provided.

No hydrant flow test has been performed.

Comments:

- The proponent needs to provide water demands and associated calculations.
- The proponent needs to confirm what methodology was used for the Fire Flow calculations as well as provide the requisite fire flow calculations and rationale.
- Hydrant flow tests are required.
- The population for this development falls within the forecasted SGU growth. The proponent is considering a population growth of 336 persons while the Region can support a population growth of 2310 persons.
- The development will be serviced by the existing 300 mm diameter watermain on Highwood Road, as well as the existing 150 mm diameter PVC watermain on Lighthouse Drive. The internal servicing of the site consists of 150 mm diameter watermain, with a loop on the east side connecting to the existing 150 mm watermain on Lighthouse Drive.
- THIS SUBMISSION IS INCOMPLETE. The proponent did not provide any demands and associated calculations. Nor the required fire flows and associated calculations (which are necessary to assess capacity in the Region system here). Considering above, at this time the Region cannot comment on the available capacity in the system to service this development. For full assessment, the proponent needs to provide demands, fire flows, and any associated calculations. Considering that this is in Pressure Zone 7, a hydrant flow test would be preferred as well to verify in-field conditions. Please ensure completeness in the water servicing in this regard.

Wastewater:

The Region's GIS database illustrates the following existing infrastructure in the vicinity of the proposed development:

- 250mm sanitary sewer easterly along Lighthouse Drive

- 300mm sanitary sewer easterly along Highwood Road.

The Master Plan Studies does not suggest any wastewater infrastructure to service growth in SGUs 21240439 and 21100107 (Scenario 16, October 2018) proposing a growth of 1780 and 840, respectively.

The servicing strategy for the proposed development is as follows:

- The sanitary flows of approximately 2 L/s are proposed at MH 1771526 located on the existing easterly 300mm sanitary sewer along Highwood Road
- The flows are then serviced via the existing easterly 375mm sanitary sewer along Highwood Road to the existing southerly 450mm sanitary sewer along Summer Valley Drive
- The remaining sanitary flows of 4 L/s are proposed to be serviced at MH 6426394 located on the existing easterly 250mm sanitary sewer Lighthouse Drive
- The flows are then serviced via the existing southerly 450mm sanitary sewer along Summer Valley Drive
- The proposed and existing flows from the Highwood Road and Lighthouse Drive sewers are finally serviced at GE Booth WWTP via the existing Etobicoke Creek trunk sewer.

In the report, the estimated sanitary flows are calculated based on Region of Peel sewer design criteria with average flows of 290lcpd, inflow and infiltration allowance of 0.26 L/s/ha and Harmon peaking factor from 2 to 4.

Catchment	Area (Ha)	Population	Sanitary Flows (L/s)
To Highwood Road sewer	1.027	124	1.932
To Lighthouse Drive sewer	2.292	212	3.5

Comments:

The Region of Peel has no objection to the proposed sanitary servicing plan for the proposed development:

- Discharging 2 L/s of sanitary flows, with an area of 1.027 Ha and a population of 124 persons, to the manhole 1771526 on the existing 300mm sanitary sewer along Highwood Road.
- Discharging 3.5 L/s of sanitary flows, with an area of 2.292 Ha and a population of 212 persons, to the manhole 6426394 on the existing 250mm sanitary sewer along Lighthouse Drive.

Any change in the sanitary servicing plan, population, area and or the sanitary servicing outlet would again require review by the Infrastructure Planning Group.

Regional Roads/ Storm Sewer

The proposed Development does not abut Regional Roads.

Conclusion

In Summary, the Functional Servicing Report dated June 2022, is to be revised as per the comments above, to the satisfaction of the Region of Peel.

Should you have any questions or require clarification, please contact the undersigned at 905-791-7800 X 7873.

Thank you,

K. Krish, P.Eng
 Technical Analyst
 Engineering, Development Services
 Public Works

October 07, 2022

Noel Cubacub
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Noel.Cubacub@Brampton.ca

Public Works

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

peelregion.ca

**RE: Region of Peel Comments
Zoning By-Law Amendment and Draft Plan of Subdivision
12197 Hurontario Street, Brampton
Glen Schnarr & Associates Inc.
City File: OZS-2022-0030
Regional File: 21T-22011B**

Dear Mr. Cubacub,

The Region has reviewed the materials submitted in support of the Application to Amend the Zoning By-Law and a Draft Plan of Subdivision Proposal to permit the development of the lands for 8 detached dwellings as a continuation of development to the north. 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-22011B, 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 250mm sanitary sewer easterly along Lighthead Drive and 300mm sanitary sewer easterly along Highwood Road. Individual service connections to sanitary sewer trunk are not permitted.
- A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.

Water Facilities

- The lands are in Water Pressure Zone 7 supply system.
- Existing infrastructure consist of the following:
 - 300mm dia. PVC watermain on Highwood Road
 - 300mm dia. PVC watermain on Hurontario Street
 - 150mm dia. PVC watermain on Lighthouse Drive
 - 600mm dia. PVC watermain on Hurontario Street.
- A Functional Servicing Report (FSR) showing proposed water servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.

Region Roads

- Regional Roads are not adversely affected.

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.

Waste Management

- i. 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) and the following conditions being met and labelled on a Drawing:
 - Internal roadways must be constructed of a hard surface material, such as asphalt, concrete or lockstone, and designed to support a minimum of 35 tonne, the weight of a fully loaded waste collection vehicle.
 - The Waste Collection Vehicle access route throughout the complex indicating turning radii and turning movements is to be clearly labelled on the drawing.
 - The Turning Radius from the centre line must be a minimum of 13 metres on all turns. This includes the turning radii to the entrance and exit of the site.
 - The maximum grade permitted along the waste collection vehicle access route is 8 percent.
 - In a situation where a waste collection vehicle must reverse the maximum straight back-up distance is 15 metres.
 - Road layouts shall be designed to permit a waste collection vehicle to drive forward without reversing for waste collection. Where the requirements for a road layout permitting forward movement of a waste collection vehicle cannot be met, a cul-de-sac or a T-turnaround shall be provided in accordance with the specifications shown in the WCDSM Appendices 2 and 3, respectively.

Public Works

- Waste Collection Vehicle can only collect from the right side of the vehicle.
- 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. Carts for each dwelling unit include:
 - Maximum one (1) large Garbage Cart and
 - Maximum one (1) large Recycling Cart (360 litres or 95 US gallons) and
 - Maximum one (1) Source Separated Organic Cart (100 litres or 32 US gallons)

Public Health

- Through ROPA 27, the Region of Peel has implemented the Healthy Development Framework, a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking. In Brampton, the Sustainability Assessment integrates healthy design standards, while also incorporating other components of sustainability within a single, streamlined tool.
- A key policy of ROPA 27 is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, the Region and the City of Brampton are working collaboratively to ensure health is considered as part of the review of development applications, and where warranted, communicated to local Council.
- We acknowledge the project has scored 53 points, in which a Gold level is achieved. The site is on its way to contributing to a healthy built form with the surrounding community.
- There is an opportunity to integrate design features that facilitate pedestrian circulation, connectivity and minimize impact on the environment. The following are our recommendations:
 - Recommend landscaped sidewalks with pedestrian scaled lighting
 - The Peel Healthy Development Assessment (HDA) recommends sidewalks to be a minimum of 1.5m wide in low density residential neighbourhoods
 - If feasible, in coordination with future development to the northwest, provide minimum number of traffic lanes in the roadway in order to encourage active modes of transportation ie) cycling, walking

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
 Tel: 905-791-7800 www.peelregion.ca

Conditions of Draft Approval

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 Dedications

4. A provision shall be made in the subdivision agreement that:

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

- 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.
- b) All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

Development Engineering Conditions

5. 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”

6. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
7. 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

8. 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.
9. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval a Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands. A clause shall be included in the Subdivision Agreement in respect of same.
10. 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.

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- 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.
11. 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.
 12. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval a Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands. A clause shall be included in the Subdivision Agreement in respect of same.
 13. 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.
 14. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
 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

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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.
 - ii. 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

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

21. The Developer shall acknowledge and agree that the Developer is responsible for all costs associated with the relocation and/or removal of existing services to accommodate the development, to the satisfaction of the Region. The Developer shall made appropriate arrangements with the Region regarding financing and relocation of Regional services prior to registration of the Plan.
22. 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.
23. 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 (Herman.Wessels@peelregion.ca 905.791.7800 X4209) at your earliest convenience.

Yours truly,



Herman Wessels
Intermediate Planner, Development Services
Region of Peel

CC: Agent

Attachment: FSR Comments

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Tel: 905-791-7800 www.peelregion.ca

**To: Harry Wessels/
Dylan Prowse
Planning**

Date: December 2, 2022

From: K.Krish, P.Eng.

**Subject: Functional Servicing Report
(November 2, 2022)
Argo Summer Valley
City of Brampton & Town of
Caledon**

Our File: T-22011Ba & T-22005Ca

We acknowledge receiving the Functional Servicing Report dated November 2022, by R.J. Burnside & Associates Limited and confirm that we have the following comments:

The 3.62 ha proposed development is described as part of Lot 19, Concession 1, E.H.S, Town of Caledon and part of Lot 18, Concession 1, E.H.S, City of Brampton (Regional Municipality of Peel). The site is located east of Hurontario Street and north of Highwood Road. The site is municipally described as 12211, 12213, & 12231 Hurontario Street, Town of Caledon and 12197 Hurontario Street, City of Brampton. These parcels are located on the boundary of City of Brampton & Town of Caledon. 3.08 ha of the 3.62ha total area is located in the Town of Caledon, while the remaining 0.54ha is in the City of Brampton.

The majority of the subject site disturbed and vacant. There are number of swales and drains around the perimeter of the site.

The site is bounded by:

- North: Commercial services space (followed by Highway 410 corridor)
- South: Highwood Road (followed by Residential lots)
- West: Hurontario Street (followed by Hutchinson Farm Lane)
- East: Residential lots (followed by Donherb Crescent and additional residential lots)

Watermain:

Existing Infrastructure -

The subject site is within Pressure Zone 7. The following are the existing infrastructure in the vicinity of the proposed development:

- 300 mm diameter PVC watermain on Highwood Road (PZ7)
- 300mm diameter PVC watermain on Hurontario Street (PZ7)
- 150mm diameter PVC watermain on Lightheart Drive (PZ7)
- 600mm diameter PVC watermain on Hurontario Street (PZ7)

The Estimated Water Demand –

Demand calculations were provided for a population of 1218 people while the expected population for this site was determined to be 275 people (Table 1, Section 4.0 of the FSR). Even this number is not matching with the population under wastewater calculation. The calculations need to be redone with a consistent population value.

Water demands as per the FSR (based on a population of 1218 persons) are as follows:

- ADD: 3.95 L/s
- MDD: 7.89 L/s
- PHD: 23.68 L/s

The Region calculated demands for this development are as follows:

- ADD: 1.34 L/s
- MDD: 2.69 L/s
- PHD: 4.02 L/s

The required fire flow in the FSR is estimated to be 117 L/s. According to Region's calculations, the required fire flow should be 100 L/s (Occupancy Hazard Factor = -15% Used). Using the most conservative estimate, the MDD+FF is 117 L/s + 7.89 L/s, resulting in a required fire flow value of approximately 125 L/s.

A hydrant flow and pressure test were completed on October 18, 2022, at 2:00 pm and was conducted on Highwood Road and Hurontario Street for the existing 300 mm diameter PVC watermain on Highwood Road, by Novus Fire Protection Consulting Inc. Hydrant #2013667 (26 Highwood Road) and Hydrant #2013668 (3 Highwood Road) were used as Residual and Flow hydrant respectively. Using the test data provided in the FSR, the available fire flow at the minimum residual pressure of 20 psi would be approximately 218 L/s (3455 USGPM), as per the Region's calculations. This value is greater than the maximum day plus fire flow for the proposed development (101.34 L/s). However, the Hydrant Flow Test in the FSR doesn't explicitly mention the flow at a pressure of 20 psi. Furthermore, as noted in the test, the static pressure was determined to be 86 psi, with the port one and port two pressures and flows being, respectively, 65 psi (1186 USGPM), and 64 psi (1913 USGPM).

Proposed Infrastructure –

There is a proposed Master Plan watermain located on Hurontario Street (D-003), which consists of a 400mm diameter watermain on Bovaird Drive from Heritage Road to a future street, with the expected service date in 2030.

Proposed Development-

The proposed development (Draft Plan of Subdivision as noted in the FSR) consists of 39 blocks. These blocks contain residential areas, open spaces and required road allowances and widenings.

The Blocks are comprised of:

- 8 units in the City of Brampton [0.54 ha, 29 people]
- 73 units in the Town of Caledon [3.08 ha, 246 people]
- Open space – MTO SETBACK [0.27 ha]
- Road widening [0.04 ha]

The 39 blocks cover an area of 2.8 ha containing 81 total residential units. A 17.0 m LOCAL R.O.W. [Length:

469m, Area: 0.82 ha] brings the total area to 3.62 ha.

The proposed DPOS will be accessed via Highwood road with the entrance directly opposing Hillpath crescent.

The subject site is included under SGU 2124-0439 (Town of Caledon) and SGU 2110-0107 (City of Brampton).

- SGU 2124-0439 forecasts a population growth of 1550 and employment growth of 230 by 2041 (SGU Scenario 16, October 2018).
- SGU 2110-0107 forecasts a population growth of 760 and employment growth of 80 by 2041 (SGU Scenario 16, October 2018).

The proponent is considering a population growth of 246 people in SGU 2124-0439 and 29 people in SGU 2110-0107, for a total population of 275 persons. Both the stated growth numbers fall within the Region of Peel's SGU forecast for this proposed development.

Water Servicing Plan -

The development will be serviced by the existing 300mm diameter watermain on Highwood Road, as well as the existing 150mm diameter watermain on Lighthouse Drive. The internal servicing of the site consists of 150mm diameter watermains, with a loop on the east side connecting to the existing 150mm diameter watermain on Lighthouse Drive.

Comments:

The proponent needs to perform water demand calculations using a consistent population value throughout the FSR (water & wastewater populations). Calculation performed using a population of 1218 people while an expected population of 275 people was mentioned (Section 4.0, Table 1 of the FSR). Please ensure all text in the FSR report, all tables, all calculations, and all figures are aligned with the proposed population numbers.

Using the most conservative estimate, the MDD+FF is 117 L/s + 7.89 L/s, resulting in a required fire flow value of approximately 125 L/s.

The Hydrant Flow Test in the FSR doesn't explicitly mention the flow at a minimum pressure of 20 psi. The proponent needs to indicate the available flow at 20 psi.

The proposed population for this development falls within the forecasted SGU growth. The proponent is considering a population growth of 275 persons while the Region can support a population growth of 2310 persons. Note: A discrepancy exists in the population number used for the water demand calcs and the expected population determined in the body of the FSR.

The development will be serviced by the existing 300 mm diameter watermain on Highwood Road, as well as the existing 150 mm diameter PVC watermain on Lighthouse Drive. The internal servicing of the site consists of 150 mm diameter watermains, with a loop on the east side connecting to the existing 150 mm diameter PVC watermain on Lighthouse Drive.

The submission needs to be resubmitted. The proponent needs to provide water demands based on the correct population. The fire flow calculations need to be reviewed and the hydrant flow test should indicate the expected flow at a minimum pressure of 20 psi. Considering the above, at this time the Region cannot comment on the available capacity in the system to service this development. For full assessment, please provide the new calculations and their results.

Wastewater:**Existing Infrastructure -**

The Region's GIS database illustrates the following existing infrastructure in the vicinity of the proposed development:

- 250mm sanitary sewer easterly along Lighthouse Drive
- 300mm sanitary sewer easterly along Highwood Road.

Estimated Flow –

In the report, the estimated sanitary flows are calculated based on Region of Peel sewer design criteria with average flows of 290 lcpd, inflow and infiltration allowance of 0.26 L/s/ha and Harmon peaking factor from 2 to 4.

Catchment	Area (Ha)	Population	Sanitary Flows (L/s)
To Highwood Road Sewer	1.027	124	1.932
To Light Heart Drive Sewer	2.292	212	3.5

Proposed Infrastructure -

The Master Plan Studies does not suggest any wastewater infrastructure to service growth in SGUs 21240439 and 21100107 (Scenario 16, October 2018) proposing a growth of 1780 and 840, respectively.

Proposed Development –

The proposed development would include a mix of detached homes and townhouses, the details are as follows:

follows:

Catchment Servicing to	Area	Population
Highwood Road	1.027	124
Lighthouse	2.292	212
TOTAL	3.319	336

Wastewater Servicing Plan -

The sanitary servicing plan proposes split sanitary flows, the details are given below:

1. The sanitary flows of approximately 2 L/s are proposed to be discharged at MH 1771525 located on the existing easterly 300mm sanitary sewer along Highwood Road.
2. The flows are then serviced via the existing easterly 375mm sanitary sewer along Highwood Road to the existing southerly 450mm sanitary sewer along Summer Valley Drive.
3. The balance sanitary flows of 4 L/s are proposed to be serviced at MH 6426394 located on the existing easterly 250mm sanitary sewer along Light Heart Drive.
4. The flows are then serviced via the existing southerly 450mm sanitary sewer along Summer Valley Drive.
5. The proposed and existing flows from the Highwood Road and Light Heart Drive sewers are finally serviced at GE Booth WWTP via the existing Etobicoke Creek and East trunk sewer.

Comments:

The Region of Peel has no objection to the proposed sanitary servicing plan for the proposed development:

- Discharging 2 L/s of sanitary flows, with an area of 1.027 Ha and a population of 124 persons, to the manhole 1771525 on the existing 300mm sanitary sewer along Highwood Road.
- Discharging 3.5 L/s of sanitary flows, with an area of 2.292 Ha and a population of 212 persons, to the manhole 6426394 on the existing 250mm sanitary sewer along Lighthouse Drive.

Any change in the sanitary servicing plan, population, area and or the sanitary servicing outlet would again require review by the Infrastructure Planning Group.

Regional Roads/ Storm Sewer

The proposed Development does not abut Regional Roads.

Conclusion

In Summary, the Functional Servicing Report dated November 2022, is to be revised as per the comments above, to the satisfaction of the Region of Peel.

Should you have any questions or require clarification, please contact the undersigned at 905-791-7800 X 7873.

Thank you,

K. Krish, P.Eng
Technical Analyst
Engineering, Development Services
Public Works



September 15, 2022

Ms/Mr. Noel Cubacub
City of Brampton
Planning and Building
Brampton, Ontario

Dear : Noel Cubacub

Re: 12197 Hurontario Street

Rogers Reference Number: M224630

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

Gerolini, Marco

From: Routledge, Graham (MTO) <Graham.Routledge@ontario.ca>
Sent: 2023/10/19 9:23 AM
To: Gerolini, Marco
Subject: FW: [EXTERNAL]RE: OZS-2022-0030 - 12197 Hurontario Street, City of Brampton - MTO Comments

Good morning Marco,

MTO has reviewed the last submission, and has the following comments at this time:

Traffic

- The updated TIS addressed comments provided from previous submission.
- The TIS considered future traffic volumes in the MW2 subdivision, and other 2 background developments in the vicinity for future scenarios of 2027 and 2032.
- A figure of the preliminary design of Valleywood IC reconfiguration is also shown, but not the latest.
- The TIS did not include any MTO intersections/ ramp terminal, and only analyzed the signalized intersection of Hurontario St/ Collingwood Ave(W) - Highwood Ave (E), and an unsignalized intersection accessing the proposed development.
- It should be noted the proposed development is expected to contribute minimal traffic impacts to the road network, as calculated trip generation of total 50 AM trips and 65 PM trips in weekday peak periods.
- Queuing analysis was completed, and showed SB queues will not extend to MTO ramp terminal.
- MTO requires that the proponent provide the digital Synchro files in order for MTO to complete the review.

Drainage

- MTO shall review detailed Stormwater Management report, Grading, Servicing and Erosion and Sediment Control plans at a later stage. All documents should be signed and stamped by a P.Eng. Please indicate 14m set back on all drawings.
- MTO requires post to pre development quantity control for 5, 10, 25, 50 and 100 year storm events. A table should be provided in report to demonstrate that.
- It is not clear if the existing quantity control pond was designed to accommodate runoff from the proposed subdivision with approved imperviousness and drainage areas. Please provide clarifications with reference to approved design.

General

- The owner must be advised that all proposed permanent buildings and structures both above and below ground, utilities, frontage roads/fire routes, essential parking spaces, storm water management facilities, including ponds and associated berms, storages, and noise walls must be set back 14.0 metres (45 feet) from the Highway Right-of-way limit.

Please contact me if you have any concerns regarding the comments or wish to discuss this project.

Thank you

Graham Routledge | Senior Project Manager (West)

Highway Corridor Management Section | Central Operations | Ministry of Transportation
159 Sir William Hearst Avenue, 7th Floor, Toronto, ON. M3M 0B7
Telephone: 416-300-6508 | Email: graham.routledge@ontario.ca



From: Gerolini, Marco <Marco.Gerolini@brampton.ca>

Sent: August 3, 2023 9:02 AM

To: Routledge, Graham (MTO) <Graham.Routledge@ontario.ca>; Sebastian Alzamora <SebastianA@gsai.ca>

Cc: Jason Afonso <jasona@gsai.ca>; Anil Datt <anil@argoland.com>; Aaron Wisson <aaron@argoland.com>

Subject: RE: [EXTERNAL]RE: OZS-2022-0030 - 12197 Hurontario Street, City of Brampton - MTO Comments

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good morning Graham,

I forwarded you the R1 recirculation email from our clerks department sent out on June 16th. Hopefully you received it this time. Let me know if you still don't have it in your inbox.

Thanks,

Marco Gerolini, MCIP, RPP

Planner I, Development Services and Design

Planning, Building and Growth Management

City of Brampton

2 Wellington Street West, Brampton, Ontario, L6Y 4R2

E marco.gerolini@brampton.ca



From: Routledge, Graham (MTO) <Graham.Routledge@ontario.ca>

Sent: 2023/08/02 4:28 PM

To: Sebastian Alzamora <SebastianA@gsai.ca>

Cc: Jason Afonso <jasona@gsai.ca>; Anil Datt <anil@argoland.com>; Aaron Wisson <aaron@argoland.com>; Gerolini, Marco <Marco.Gerolini@brampton.ca>

Subject: [EXTERNAL]RE: OZS-2022-0030 - 12197 Hurontario Street, City of Brampton - MTO Comments

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

Hi Sebastian,

I do not have any record of receiving any new submission regarding this since February of this year.

October 19, 2023

Marco Gerolini
Development Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
marco.gerolini@Brampton.ca

Public Works

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

peelregion.ca

**RE: Region of Peel Comments
 Zoning By-Law Amendment and Draft Plan of Subdivision
 12197 Hurontario Street, Brampton
 City File: OZS-2022-0030, 21T-22011B
 Regional File: RZ-23-030B, 21T-22011B**

Dear Marco Gerolini,

The Region has reviewed the second submission materials in support of the Application to Amend the Zoning By-Law and a Draft Plan of Subdivision Proposal to permit the development of the lands for 8 detached dwellings. Regional 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.

Functional Servicing Report

- The Functional Servicing Report dated May 2023, is satisfied to the Region of Peel.

Hydrogeological

- The following missing information is to be included in the report and submitted for review and acceptance:
 - Door-to-door Survey inviting residents under private water supply wells to participate in the monitoring program.
 - Monitoring plan during and after construction, including the monitoring related to the discharge plan.
 - Contingency plan
- The Proponent does not meet the requirement. EXP needs to update the report with the information missing from the assessment section and submit it to Region for review and approval. Application cannot be approved until the missing information is provided.

Environmental Report/Supporting Documents:

- The additional documents provided at this time indicate that in addition to the approved Record of Site Condition, the MECP has also approved of the Modified Generic Risk Assessment (MGRA) for the Site. The MGRA was specific to EC and SAR in soil and sodium and chloride in groundwater. These contaminants are very common due to the application of road salts and are even exempt in many cases as actual contaminants of concern.
- These documents indicate that the MECP accepts the level of contamination onsite based on the determined use for the site. Based on the Ministry acceptance as well as the steps outlined in the risk management plan It is Region's opinion that the Region can also accept this low level of risk.
- The Environmental report and supporting documents received at this time are found satisfied.

Region Roads

- Regional Roads are not adversely affected.

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.

Waste Management

- Please provide a detailed waste plan showing the following:
 - Internal roadways must be constructed of a hard surface material, such as asphalt, concrete or lockstone, and designed to support a minimum of 35 tonne, the weight of a fully loaded waste collection vehicle.
 - The Waste Collection Vehicle access route throughout the complex indicating turning radii and turning movements is to be clearly labelled on the drawing.

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- The Turning Radius from the centre line must be a minimum of 13 metres on all turns. This includes the turning radii to the entrance and exit of the site.
- The maximum grade permitted along the waste collection vehicle access route is 8 percent.
- In a situation where a waste collection vehicle must reverse the maximum straight back-up distance is 15 metres.
- Road layouts shall be designed to permit a waste collection vehicle to drive forward without reversing for waste collection. Where the requirements for a road layout permitting forward movement of a waste collection vehicle cannot be met, a cul-de-sac or a T-turnaround shall be provided in accordance with the specifications shown in the WCDSM Appendices 2 and 3, respectively.
- Waste Collection Vehicle can only collect from the right side of the vehicle.
- 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. Carts for each dwelling unit include:
 - Maximum one (1) large Garbage Cart and
 - Maximum one (1) large Recycling Cart (360 litres or 95 US gallons) and
 - Maximum one (1) Source Separated Organic Cart (100 litres or 32 US gallons)

Public Health

- Recommend a minimum 1.5m wide sidewalk along McAlpine Road
- Consider a variety of street trees that are hardy, resilient and low maintenance, planted at equal intervals adjacent to the streets

Public Works

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Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-22011B, 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.

Conditions of Draft Approval

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

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- 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. A provision shall be made in the subdivision agreement 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.
 - b) All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

Development Engineering Conditions

5. 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”

6. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
7. 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

8. 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.
9. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval a Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands. A clause shall be included in the Subdivision Agreement in respect of same.

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10. 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.
 - 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.
11. 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.
12. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval a Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands. A clause shall be included in the Subdivision Agreement in respect of same.
13. 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.
14. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
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

Public Works

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.
 - ii. 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.

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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. The Developer shall acknowledge and agree that the Developer is responsible for all costs associated with the relocation and/or removal of existing services to accommodate the development, to the satisfaction of the Region. The Developer shall made appropriate arrangements with the Region regarding financing and relocation of Regional services prior to registration of the Plan.
22. 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.
23. 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 (sharon.lithwick@peelregion.ca 905.791.7800 X4479) at your earliest convenience.

Kind regards,

Sharon Lithwick

Sharon Lithwick MPI
Principal Planner, Development Services
Region of Peel

Public Works

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Tel: 905-791-7800 www.peelregion.ca

December 15, 2023

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Marco Gerolini

Re: Request for Comments
Argo Summer Valley Limited
12197 Hurontario Street
City File Numbers: OZS-2022-0030 & 21T-22011B
Alectra EP File: G1-80

Dear Marco,

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)

Gerolini, Marco

From: Nunes, Paul (MTO) <Paul.Nunes@ontario.ca>
Sent: 2024/01/08 12:56 PM
To: Gerolini, Marco
Subject: [EXTERNAL]FW: [OZS-2022-0030] and 21T-22011B REVISION 2: DUE DEC 27/2023

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

Hi Marco,

Re: Application for Zoning By-law Amendment and Draft Plan of Subdivision – Request for Comments
Argo Summer Valley Limited
12197 Hurontario Street, Brampton, ON. (Hwy 410)
City Files: **OZS-2022-0030 & 21T-22011B**

After review of the Revision 2 materials submitted for the above described ZBA and Draft Plan of Subdivision, and in accordance with the PTHIA, the MTO offers the following comments:

Drainage:

1. MTO shall review Stormwater Management Report, Grading, Servicing, Erosion and Sediment Control plans at detail design stage.
2. All documents shall be stamped and signed by P.Eng.

Traffic:

1. No Further comments.

Transportation Infrastructure Management:

1. No further comments.

Please do not hesitate to contact me if you have any questions.

Thanks,

Paul Nunes | Senior Project Manager (Peel/Halton)

Highway Corridor Management Section | Central Operations | Ontario Ministry of Transportation
159 Sir William Hearst Avenue, 7th Floor, Toronto, ON. M3M 0B7
Telephone: 416-270-3108 | Email: paul.nunes@ontario.ca



From: Nunes, Paul (MTO)
Sent: December 27, 2023 3:49 PM

To: Gerolini, Marco <Marco.Gerolini@brampton.ca>

Subject: RE: [OZS-2022-0030] and 21T-22011B REVISION 2: DUE DEC 27/2023

Happy Holidays Marco,

Re: Application for Zoning By-law Amendment and Draft Plan of Subdivision – Request for Comments

Argo Summer Valley Limited

12197 Hurontario Street, Brampton, ON. (Hwy 410)

City Files: **OZS-2022-0030 & 21T-22011B**

Please be advised that MTO comments are forthcoming for the above described residential development, but due to staff holidays, our comments will be delayed until early January 2024.

Your patience is much appreciated.

Thanks,

Paul Nunes | Senior Project Manager (Peel/Halton)

Highway Corridor Management Section | Central Operations | Ontario Ministry of Transportation

159 Sir William Hearst Avenue, 7th Floor, Toronto, ON. M3M 0B7

Telephone: 416-270-3108 | Email: paul.nunes@ontario.ca



From: Gerolini, Marco <Marco.Gerolini@brampton.ca>

Sent: December 8, 2023 10:44 AM

To: Routledge, Graham (MTO) <Graham.Routledge@ontario.ca>

Cc: Nunes, Paul (MTO) <Paul.Nunes@ontario.ca>

Subject: FW: [OZS-2022-0030] and 21T-22011B REVISION 2: DUE DEC 27/2023

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good morning Graham,

Hope all is well.

I noticed our clerks did not include you on the circulation for MTO review, but instead Paul was included.

Please see below for your review.

(If Paul is taking over this file, please disregard this email)

Thanks! Have a great weekend.

Marco Gerolini, MCIP, RPP

Planner I, Development Services and Design

Planning, Building and Growth Management

City of Brampton

2 Wellington Street West, Brampton, Ontario, L6Y 4R2

E marco.gerolini@brampton.ca

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Tuesday, December 5, 2023 10:43 AM
To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; paul.nunes@ontario.ca; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Dave A. Robinson <DaveA.Robinson@alecrautilities.com>; max.watters@alecrautilities.com; christopher.fearon@canadapost.ca; RAI, Nirmaljit <nirmaljit.rai@canadapost.postescanada.ca>; TALUSAN, Nikki <Nikki.Talusan@canadapost.postescanada.ca>; Planning <planning@caledon.ca>
Cc: Gerolini, Marco <Marco.Gerolini@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>
Subject: [OZS-2022-0030] and 21T-22011B REVISION 2: DUE DEC 27/2023

Good Morning,

Revision 2 documents for **12197 Hurontario Street** with the assigned file number of **OZS-2022-0030 and 21T-22011B** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

As part of our commitment to improving our development application processes, timely reviews are crucial due to compressed timelines.

Please submit your comments to both our general inbox at planningcomments@brampton.ca and the assigned planner by **December 27, 2023**.

If you have any concerns, please contact Marco at marco.gerolini@brampton.ca

Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.

How to Access Applicant Submitted Documents

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

Thanks and have a great day!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Growth Management

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

shawntelle.trdoslavic@brampton.ca

Our Focus Is People 

Public Works

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

peelregion.ca

February 9, 2024

Marco Gerolini, MCIP, RPP
Development Planner III
Planning, Building and Growth Management
Corporation of the City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
marco.gerolini@Brampton.ca

**Re: Region of Peel Comments – Third Submission
Zoning By-Law Amendment and Draft Plan of Subdivision
12197 Hurontario Street
City of Brampton
Regional Files: RZ-23-030B, 21T-22011B
City Files: OZS-2022-0030, 21T-22011B**

Dear Mr. Gerolini,

Peel Region staff have reviewed the third submission materials received December 5, 2023 in support of the applications for Zoning By-law Amendment and Draft Plan of Subdivision to permit the development of the lands at 12197 Hurontario Street for eight (8) single-detached dwellings. These follow our second submission comments of October 19, 2023, which have been satisfactorily addressed. Conditions of Draft Approval remain as indicated below.

General Comments

Please note that the PIN provided is no longer active, and a new PIN should be provided by the applicant.

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-22011B, 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.

Conditions of Draft Approval

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 Dedications

4. A provision shall be made in the subdivision agreement that:

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- 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.
- b) All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

Development Engineering Conditions

5. 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”

6. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
7. 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

8. 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.
9. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval a Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands. A clause shall be included in the Subdivision Agreement in respect of same.
10. 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.

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- 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.
11. 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.
 12. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval a Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands. A clause shall be included in the Subdivision Agreement in respect of same.
 13. 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.
 14. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
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 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

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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.
 - ii. 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

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

21. The Developer shall acknowledge and agree that the Developer is responsible for all costs associated with the relocation and/or removal of existing services to accommodate the development, to the satisfaction of the Region. The Developer shall made appropriate arrangements with the Region regarding financing and relocation of Regional services prior to registration of the Plan.
22. 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.
23. 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 at dana.jenkins@peelregion.ca or 905-791-7800 ext. 4027 at your earliest convenience. Thank you, Marco.

Regards,

Dana Jenkins

Dana Jenkins
Development Services
Department of Public Works

Cc: John Hardcastle, Manager, Development Services, Region of Peel – Brampton Team
Christina Marzo, Manager, Development Services, Region of Peel – Caledon Team
Dylan Prowse, Planner, Development Services, Region of Peel – Caledon Team
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