

**Results of Circulation**



**Credit Valley  
Conservation**  
inspired by nature

February 3, 2023

VIA EMAIL

City of Brampton  
Planning & Development Services Dept.  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2

**Attention: Nasir Mahmood**

**Re: Official Plan and Zoning By-law Amendment  
City File: OZS-2022-0017 (CVC File: OPA 22/017)  
13514161 Canada Inc.  
8654 Mississauga Road  
Part of Lot 4, Concession 5 WHS  
City of Brampton**

Credit Valley Conservation (CVC) staff have received the City's request for comments on the proposed Official Plan and Zoning By-law Amendment to permit a condominium building and stacked townhouse residential development.

#### **CVC REGULATED AREA**

Based on our mapping, there is wetland (Provincially Significant Churchville-Norval Wetland Complex) located in proximity to the property, as well as the valley slope associated with the Credit River and its tributaries. As such, the site is regulated by CVC and subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

#### **COMMENTS**

CVC staff have reviewed the Functional Servicing and Stormwater Management Report prepared by SKIRA & Associates Ltd. (last revised January 2023), and find it to be generally acceptable. Further, the regulated features are located off property, with setbacks from the regulated features to the property limits. In this regard, we have no concerns and **no objection** to the proposed Official Plan and Zoning By-law Amendment.

Please be advised that we will continue to review the detailed design of the proposed development and a permit from CVC will be required prior to any development within the regulated area.

I trust this is satisfactory, however if you need further assistance, please do not hesitate to contact the undersigned at 905-670-1615 ext. 325 or [trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca).

Sincerely,

  
Trisha Hughes  
Planner

cc: 13514161 Canada Inc. (owner)  
Glen Schnarr and Associates Inc. (agent)

May 27, 2022

Nasir Mahmood  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Nasir:

**Re: Notice of Application and Request for Comments  
Application to Amend the Official Plan and Zoning By-law  
Glen Schnarr & Associates Inc. –1351416 Canada Inc.  
8654 Mississauga Road  
West side of Mississauga Rd, south of Embleton Rd  
File: OZS 2022-0017  
City of Brampton – Ward 6**

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

The applicant proposes the development of a 105 townhouse and 138 apartment units which are anticipated to yield:

- 18 Junior Kindergarten to Grade 8 Students; and
- 10 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 /<br>Temporary Classrooms |
|-------------------|---------------|-----------|----------|--|
| Elementary School | St. Alphonsa  | 390       | 553      | 0  |
| Secondary School  | St. Augustine | 994       | 1320     | 3  |

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

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

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

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

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

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'K. Koops', is positioned above the typed name.

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

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

## Mahmood, Nasir

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**From:** planninganddevelopment <planninganddevelopment@bell.ca>  
**Sent:** 2022/05/24 10:16 AM  
**To:** Mahmood, Nasir  
**Subject:** [EXTERNAL]RE: [OZS-2022-0017] Notice of Application and Request for Comments: DUE JUN 3/2022

**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 Nasir,

Bell Canada has no comments or concerns with this OZS. We will provide comment at the Draft Plan/Site Plan stage.

### Ryan Courville

Access Network Provisioning Manager | Planning and Development  
C: 416-570-6726  
100 Borough Dr. Fl. 5 Toronto, Ontario



---

**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** Thursday, May 19, 2022 1:34 PM  
**To:** planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Homagain, Abiral <abiral.homagain@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Poon, Hayden <Hayden.Poon@peelregion.ca>; Hughes, Trisha <trisha.hughes@cvc.ca>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csvgamonde.ca>; christopher.fearon@canadapost.ca; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>  
**Cc:** Mahmood, Nasir <Nasir.Mahmood@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>  
**Subject:** [EXT][OZS-2022-0017] Notice of Application and Request for Comments: DUE JUN 3/2022

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** and Applicant Submitted Documents for **OZS-2022-0017** for **8654 Mississauga Road**. The applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Nasir Mahmood** by **June 3,**

**2022**

If you have any concerns please contact the assigned planner, Nasir at [Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca)

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

### **How to Access Applicant Submitted Documents**

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

Thanks and have a great afternoon!

***Shawntelle Trdoslavic***

**Development Services Clerk**

Planning, Building and Economic Development

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

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

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## Mahmood, Nasir

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**From:** planification <planification@csviamonde.ca>  
**Sent:** 2022/08/10 12:10 PM  
**To:** Mahmood, Nasir  
**Subject:** [EXTERNAL]RE: [EXTERNE] - RE: [OZS-2022-0017] Notice of Application and Request for Comments: DUE JUN 3/2022

**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 afternoon,

The Conseil scolaire Viamonde has no comment.

Best regards,

**Service de la planification | Planning department**

[Planification@csviamonde.ca](mailto:Planification@csviamonde.ca)

116 Cornelius Parkway | Toronto, On. | M6L 2K5

Visitez notre site web à [www.csviamonde.ca](http://www.csviamonde.ca)



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**De :** Mahmood, Nasir <Nasir.Mahmood@brampton.ca>

**Envoyé :** 8 août 2022 15:52

**À :** planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Homagain, Abiral <abiral.homagain@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Poon, Hayden <Hayden.Poon@peelregion.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; christopher.fearon@canadapost.ca; gtaw.newarea@rci.rogers.com

**Cc :** BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>; Patrick Pearson <PatrickP@gsai.ca>

**Objet :** [EXTERNE] - RE: [OZS-2022-0017] Notice of Application and Request for Comments: DUE JUN 3/2022

Hello Folks,

Please refer to our below circulation dated May 19 of the R0\_Submission of the subject Official Plan and Zoning By-law amendment application for the development of a six storey apartment building and townhouse blocks. Your comments were requested by June 03 which have not yet been received here. You are requested to kindly expedite your review and provide us with your comments latest by Thursday/Aug 11 to facilitate review of the application.

Thanks.

Nasir Mahmood MCIP, RPP

Planner III, Planning, Building & Economic Development Services

City of Brampton, 2 Wellington St. W., ON L6Y 4R2

T: 905-874-2094 | TTY 905-874-2130

[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at [opreview@brampton.ca](mailto:opreview@brampton.ca).



**From:** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>

**Sent:** 2022/05/19 1:34 PM

**To:** [planninginfo@peelregion.ca](mailto:planninginfo@peelregion.ca); Hardcastle, John <[john.hardcastle@peelregion.ca](mailto:john.hardcastle@peelregion.ca)>;

[Megan.Meldrum@peelregion.ca](mailto:Megan.Meldrum@peelregion.ca); Homagain, Abiral <[abiral.homagain@peelregion.ca](mailto:abiral.homagain@peelregion.ca)>; Olive-Thomas, Cathy-Ann

<[cathyann.olivethomas@peelregion.ca](mailto:cathyann.olivethomas@peelregion.ca)>; Poon, Hayden <[Hayden.Poon@peelregion.ca](mailto:Hayden.Poon@peelregion.ca)>; Hughes, Trisha

<[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca)>; [suzanne.blakeman@peelsb.com](mailto:suzanne.blakeman@peelsb.com); [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com); Cox, Stephanie

<[stephanie.cox@dpcdsb.org](mailto:stephanie.cox@dpcdsb.org)>; Koops, Krystina <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; planification

<[planification@csmiamonde.ca](mailto:planification@csmiamonde.ca)>; [christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca); [circulations@wsp.com](mailto:circulations@wsp.com); planninganddevelopment

<[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)>; [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com); Municipal Planning

<[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>

**Cc:** Mahmood, Nasir <[Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca)>; BramPlanOnline\_Automated

<[SVC\\_AccelaEmail.SVC\\_AccelaEmail@brampton.ca](mailto:SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca)>

**Subject:** [OZS-2022-0017] Notice of Application and Request for Comments: DUE JUN 3/2022

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** and Applicant Submitted Documents for **OZS-2022-0017** for **8654 Mississauga Road**. The applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Nasir Mahmood** by **June 3, 2022**

If you have any concerns please [contact the assigned planner, Nasir at \[Nasir.Mahmood@brampton.ca\]\(mailto:Nasir.Mahmood@brampton.ca\)](#)

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

#### **How to Access Applicant Submitted Documents**

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

Thanks and have a great afternoon!

*Shawntelle Trdoslavic*

Development Services Clerk

Planning, Building and Economic Development

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

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

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## Mahmood, Nasir

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** 2022/05/27 12:16 PM  
**To:** Mahmood, Nasir  
**Subject:** [EXTERNAL]RE: [OZS-2022-0017] Notice of Application and Request for Comments: DUE JUN 3/2022

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Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Casey O'Neil** (she/her)

Sr Analyst Municipal Planning  
Engineering

—  
**ENBRIDGE**  
TEL: 416-495-5180  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

---

**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** Thursday, May 19, 2022 1:34 PM  
**To:** planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Homagain, Abiral <abiral.homagain@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Poon, Hayden <Hayden.Poon@peelregion.ca>; Hughes, Trisha <trisha.hughes@cvc.ca>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; christopher.fearon@canadapost.ca; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; gtaw.newarea@rci.rogers.com; Municipal Planning <MunicipalPlanning@enbridge.com>  
**Cc:** Mahmood, Nasir <Nasir.Mahmood@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>  
**Subject:** [External] [OZS-2022-0017] Notice of Application and Request for Comments: DUE JUN 3/2022

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Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** and Applicant Submitted Documents for **OZS-2022-0017** for **8654 Mississauga Road**. The applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Nasir Mahmood** by **June 3, 2022**

If you have any concerns please [contact the assigned planner, Nasir at Nasir.Mahmood@brampton.ca](#)

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

#### **How to Access Applicant Submitted Documents**

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

Thanks and have a great afternoon!

***Shawntelle Trdoslavic***

**Development Services Clerk**

Planning, Building and Economic Development

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

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

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May 31, 2022

Nasir Mahmood  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Nasir:

RE: **Application to Amend the Official Plan and the Zoning By-law  
OZS-2022-0017  
Glen Schnarr & Associates Inc. (Patrick Pearson) – 13514161 Canada Inc.  
8654 Mississauga Road  
Intersection of Embelton Road, west side of Mississauga Road  
City of Brampton (Ward 6)**

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The Peel District School Board has reviewed the above-noted application (138 apartment units, 105 townhouse units, totalling 243 residential units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

| Kindergarten to Grade 8 | Grade 9 to Grade 12 |
|-------------------------|---------------------|
| 57                      | 15                  |

The students generated from this development will attend the following schools:

| Public School                                 | School Enrolment | School Capacity | Number of Occupied Portables |
|---|------------------|-----------------|------------------------------|
| Huttonville P.S.<br>(Kindergarten to Grade 8) | 403              | 701             | 0                            |
| Jean Augustine S.S.<br>(Grade 9 to Grade 12)  | 1,178            | 1,533           | 0                            |

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

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.
2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, 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. The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchases that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the 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 [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com) or 905-890-1010, ext. 2217.

Yours truly,

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

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



**August 16, 2022**

Ms/Mr. Nasir Mahmood  
Planning Department  
City of Brampton,  
Ontario

Dear : Nasir Mahmood

**Re: 8654 Mississauga Road**

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Rogers Reference Number: M224152

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](mailto:gtaw.newarea@rci.rogers.com)

Sincerely,

(Anisha George)

Coordinator  
[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)  
Rogers Communications Canada Inc.  
3573 Wolfedale Rd, Mississauga Ontario



## Public Works

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

[peelregion.ca](http://peelregion.ca)

March 20, 2024

Nasir Mahmood, MCIP, RPP  
Planner III, Development Services  
Planning, Building and Growth Management  
Corporation of the City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca)

**RE: Peel Region Comments – Consolidated Comments  
Official Plan and Zoning By-law Amendment  
13514161 Canada Inc  
8654 Mississauga Road  
Region File: OZ-22-017B  
City File: OZS-2022-0017**

Dear Mr. Mahmood,

Please find Region of Peel consolidated comments updated to reflect recent discussions with City staff on the functional servicing report and signalized crosswalk plans for the proposed development of 8654 Mississauga Road to accommodate a 6-storey apartment building with 138 units and seven buildings with a total of 105 back-to-back stacked townhouses for a total of 243 dwelling units.

This letter follows first submission comments of August 25, 2022, second submission comments of February 8, 2023, and updated Transportation comments of September 1, 2023. Comments on the Functional Servicing Report (FSR), functional access design, and interim crosswalk plans (reviewed by all parties at a February 29 meeting) are provided below:

It is our understanding that the intent of City staff is to bring the OPA and Rezoning before Planning and Development Committee of City Council on April 8, 2024. Because the servicing scenario is still not an approved one, Peel staff respectfully request that an 'H' holding provision be recommended to ensure that a satisfactory FSR is submitted for Region of Peel approval with regard to both water and stormwater along Mississauga Road. Suggested language for such a condition to lift this particulate holding provision is provided below:

**'Written confirmation from the Region of Peel Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report that includes acceptable plans for both water servicing and stormwater requirements has been received.'**

Technical comments are provided below.

### Sanitary Servicing

Conclusions have been based on the estimated population yield of 647 people (105 Row Dwellings with a PPU of 3.5 = 368 people; 102 One Bedroom Condo with a PPU of 1.68 = 171 people; and 36 Two Bedroom Condo with a PPU of 3.0 = 108 people). The consultant should update their values to adhere to the Region's standards.

## Public Works

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

peelregion.ca

The proposed residential condominium development will be serviced by the proposed 300mm sanitary sewer on a municipal easement through the Scottish Heather development to the west. The proposed sanitary sewer has sufficient capacity and depth to accept the proposed developments via gravity flow. **There is no capacity constraint in sanitary servicing for this site.**

### Water Servicing

**There is a water servicing issue to be addressed.** Section 6.0 of the Functional Servicing Report (FSR) states that 'looping of the watermain will be provided through Scottish Heather subdivision. An additional 200mm fire main will be provided to the property limit from the proposed watermain on Rock Bluff Trail'; however, looping of the watermain through the adjacent development would create a connection between Pressure Zone 5 and Pressure Zone 5D. **The proposal to connect between Pressure Zones 5 and 5D is not acceptable and an alternative will have to be pursued.**

Two options are identified:

1. The site 8654 Mississauga Road is part of pressure zone 5D which is a separate system in *which **no interconnection to pressure 5 is allowed***. The servicing option for this development will be to connect to the 200mm watermain fronting their site with no interconnection to the subdivision west of the site (Scottish Heather subdivision).
2. Alternatively, the site can be considered as the bigger subdivision and be serviced only by Pressure Zone 5 and the 400mm watermain along Rivermont Road.

The 200mm watermain (PZ 5D) along Mississauga Road has enough capacity to service this development. Modelling has been based on the figures provided below:

Requested population: 647

MDD L/S: 4.18

Requested Fire flow L/S: 177

Please provide the servicing plan including the proposed internal network with the connection to the 200 mm watermain (PZ 5D) on Mississauga Road. (The provided servicing plan (Appendix A) does not show the proposed development subdivision of 8654 Mississauga Road (noted only as 'Future Development'), but rather only Phase 5, of the adjacent Scottish Heather Subdivision (likely along Misted Breeze Street). Also, the site from the Key Plan in the FSR does not match the proposed site in Appendix A. The looping statement is not shown on any of the servicing drawings. Program Planning has requested that these items be addressed.

### Stormwater

Please note that SWM comments cited below from the prior submission have yet to be addressed. Also, please ensure that drawings are addressed as 8654 and not 8646 Mississauga Road.

#### **Existing Drainage Area Boundary – Figure STM**

- Show existing overland flow arrows.
- Show existing drainage area bubbles with area in hectares and runoff coefficient.
- Freeze proposed STM Ctrl MH at the south-west corner of the site boundary.
- Existing grades along the south-west boundary of the site is higher than proposed grades. Please show any valid external drainage areas being picked up.

## Public Works

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### Drawing No. 221-B115 – Site Grading Plan

- Provide additional grades and slopes along the sidewalk connection to adjacent subdivision. From the grading plan provided, it looks like there is ponding along the site boundary – please provide rationale behind this or revise grading.
- Show 100 YR ponding elevations and surface areas.
- Provide a proposed storm drainage area figure which includes bubbles with area in hectares and runoff coefficient.
- At one location, in front of proposed Building B, road flag is 55m @ 80.0% - correct this.
- In front of Building B (east far end), direction of surface flow arrow does not comply with proposed grades. Please check all LPs and flow arrows.
- Label all CBs and MHs with numbers and T/G elevations.
- **There are significant impacts of the proposed site entrance on Mississauga Road which should be co-ordinated with the Region's Capital Projects team. CAD drawings have been provided to the applicant's engineering consultant to aid in this coordination.**

### Functional Servicing and Stormwater Management Report

- Provide details of the IDF curve utilized and SWM criteria – Quality, Quantity, Balance & Erosion.
- Please demonstrate that 100 YR overland flows are not directed towards Regional road. Any drainage to Regional Road should use the Region's IDF curves.
- Fix typo C# to C3 on Page 9 of report.
- Provide the complete Geotech Report in Appendix C to verify soil classification and recommendation for infiltration. Report includes borehole logs and location plan only.
- Fix typo Appendix B to Appendix C on Page 9 of report.
- Provide Erosion and Sediment Control Plan.
- Provide inspection and maintenance plan for the site. Letter signed by Property Owner with commitment to follow inspection and maintenance.

### Transportation Development

As of this date, the sketch for the signalized crosswalk has been updated by the applicant, and deemed acceptable by the Region subject to future details through a future site plan agreement.

Comments on the submitted access functional sketch are summarized below:

- Transportation Development will support this access as a right-in, right-out access onto Mississauga Road, physically restricted by a directional island.
- The Region has received a functional design for the required auxiliary right turn lane. At the rezoning stage, we are satisfied with the functional design sketch. Additional details and requirements may be required at the site plan stage.
- The Region requires that provisions be put in place by way of easements for interconnectivity with the neighbouring property to the north (Terrace on the Green).
- At such time as the Terrace on the Green property (property to the north) develops:
  - The existing access at Terrace on the Green (8672 Mississauga Road) will be removed.
  - The right-in/right-out access at 8654 Mississauga Road will become a full moves access with three lanes.
  - Signals will be installed when it is warranted or when directed by Council.
- **Additional detailed comments and requirements will be provided at site plan.**

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As to the Crozier inquiry on same, the TIS should be updated to show the signal warrants. This update can be provided at the future site plan application stage.

Should you have any questions or concerns, please contact me ([dana.jenkins@peelregion.ca](mailto:dana.jenkins@peelregion.ca)) or 905-791-7800 ext. 4027 at your earliest convenience. Thank you, Nasir.

Regards,

*Dana Jenkins*

Dana Jenkins

Development Services

cc: John Hardcastle, Region of Peel  
Yinzhou Xiao, City of Brampton  
Jason Afonso, Glen Schnarr & Associates Inc.  
Patrick Pearson, Glen Schnarr & Associates Inc.