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July 12, 2022

Alex Sepe  
Development Planner  
Planning, Building, & Economic Development Services Dept.

City of Brampton  
2 Wellington Street West, 3<sup>rd</sup> Floor  
Brampton, ON  
L6Y 4R2

Via email: [alex.sepe@brampton.ca](mailto:alex.sepe@brampton.ca)

Dear Alex Sepe:

**RE: Draft Plan of Subdivision, Zoning By-law Amendment, Site Plan Application  
10378 Torbram Road, City of Brampton  
Blackthorn Development Corp.  
Your File: OZS-2022-0031, SPA-2022-0100  
Our File: PAR 44224**

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MacNaughton Hermsen Britton Clarkson (MHBC) are the planning consultants for TransCanada PipeLines Limited (TCPL). This letter is in response to a notification and request for comments for the above-noted application for a Draft Plan of Subdivision, Zoning By-law Amendment and Site Plan Application for the property described as 10378 Torbram Road in the City of Brampton (the "Subject Lands"). TCPL has one high pressure natural gas pipeline contained within an easement (right-of-way) abutting the Subject Lands.

TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER) – formerly the National Energy Board (NEB). As such, certain activities must comply with the Canadian Energy Regulator Act (Act) and the National Energy Board Damage Prevention Regulations (Regulations). The Act and the Regulations noted can be accessed from the CER's website at [www.cer-rec.gc.ca](http://www.cer-rec.gc.ca).

Based upon our initial review of the application materials and supporting technical reports, we are providing the following comments:

1. The proposed cul-de-sac requires a full assessment by TCPL via Written Consent, and any mitigations to the pipeline are the responsibility of the developer. The application for Written Consent shall include plan drawings of the cul-de-sac, grading plans comparing the existing and

final grades, and any drawings indicating any structures within the cul-de-sac (e.g. curbs, guard rails). Approval of the cul-de-sac is subject to the results of TCPL's assessment.

2. TCPL requests detailed designs for the retaining wall and noise barrier adjacent to the right-of-way. These structures are to be setback a minimum of 7 metres from the edge of the right-of-way.

We have also outlined our conditions to be included in the Draft Plan Approval, Subdivision Agreement, Zoning By-law Amendment, and Site Plan Approval and Agreement in the proceeding sections.

### **1. Draft Plan of Subdivision:**

#### **Draft Conditions:**

The following are requested as conditions of the Draft Plan approval at this time and should be incorporated into the City's Subdivision Agreement where noted. Please note that additional comments and draft plan conditions may arise as necessary:

1. The conditions, restrictions or covenants specified by TCPL shall be registered against title in relation to the "Lands" and the plan by way of application to register conditions, restrictions or covenants, as applicable, pursuant to the Land Titles Act, or any amendments thereto.

In addition, a Draft Condition by the Municipality that requires a **Subdivision Agreement** shall ensure the following matters are included:

1. No buildings or structures shall be installed anywhere on TCPL's right-of-way. Permanent buildings and structures are to be located a minimum of 7 metres from the edge of the right-of-way. Temporary or accessory buildings are to be located a minimum of 3 metres from the edge of the right-of-way.
2. With the exception of the cul-de-sac (if approved) and the on-street parking spaces identified on the site plan, a minimum setback of 7 metres from the nearest portion of a TCPL pipeline right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated vehicular travelled surface (e.g. drive aisle, driveway, access road). This 7 metre setback shall also apply to any grading or pondworks associated with stormwater management facilities.
3. The Owner shall submit, to the satisfaction of TCPL, detailed plans for the cul-de-sac reconstruction plan through the Written Consent process for review and assessment.
4. Written Consent must be obtained from TCPL prior to undertaking the following activities:
  - Constructing or installing a facility across, on, along or under a TCPL right-of-way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;
  - Conducting a ground disturbance (excavation or digging) on TCPL's right-of-way or within 30 metres of the centreline of TCPL's pipeline (the "Prescribed Area");
  - Driving a vehicle, mobile equipment or machinery across a TCPL right-of-way outside the travelled portion of a highway or public road;
  - Using any explosives within 300 metres of TCPL's right-of-way; and
  - Use of TCPL's Prescribed Area for storage purposes.

5. During construction of the site, temporary fencing must be erected and maintained along the limits of the right-of-way by the Owner(s) to prevent unauthorized access by heavy machinery. The fence erected must meet TCPL's specifications concerning type, height and location. The Owner is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction.
6. Permanent fencing may be required along the limits of TCPL's right-of-way. The fence erected must meet TCPL's and the municipality's specifications concerning type, location, and height. Any excavations for fence posts on, or within 30 metres of the pipeline must be done by hand or hydro vac. There shall be no augers operated on the right-of-way. The Owner shall notify TCPL 3 business days prior to any excavation for fence posts located on or within 30 metres of the pipeline. All fences made of metallic materials must be approved by TCPL prior to being erected on or within 30 metres of the pipeline.
7. Storage of materials and/or equipment on TCPL's right-of-way is not permitted.
8. Planting and Vegetation Plans will minimize vegetation on TCPL's right-of-way and ensure:
  - A 5 metre wide, continuous access way is provided on each side of the pipeline within the right-of-way;
  - TCPL's right-of-way is seeded with Canada #1 seed;
  - No portion of a tree or shrub (including the canopy) at the time of maturity encroaches within 5 metres of the edge of TCPL's facilities;
  - No trees or shrubs that will reach a height greater than 4 metres are planted within the right-of-way;
  - Tree roots do not interfere with or cause damage to the pipeline.
  - A minimum 10 metre separation is established between all groups of trees/shrubs. A group may consist of no more than 5 trees/shrubs; and
  - Where high-pressure gas is contained within an enclosed building (such as a metre station or building housing a compressor plant), trees and shrubs should be separated from the building by a minimum of 30 metres.
9. Original depth of cover over the pipelines within TCPL's right-of-way shall be restored after construction. This depth of cover over the pipelines shall not be compromised due to rutting, erosion or other means.
10. Facilities shall be constructed to ensure drainage is directed away from the right-of-way so that erosion that would adversely affect the depth of cover over the pipelines does not occur. Catchment basins, drainage swales or berms are not permitted within TCPL's right-of-way.
11. Should pooling of water or erosion occur on the right-of-way as a result of any facility installation or landscaping, the Owner will be responsible for the remediation to TCPL's satisfaction.
12. Any large scale excavation adjacent to the right-of-way, which is deeper than the bottom of the pipe, must incorporate an appropriate setback from TCPL's right-of-way and must maintain a slope of 3:1 away from the edge of the right-of-way.

13. Mechanical excavation within 1.5 metres of the edge of TCPL's pipeline is prohibited. Hand or hydrovac excavation must be utilized within this distance.
14. In no event shall TCPL be held liable to the Owner respecting any loss of or damage to the Owner's Facility which the Owner may suffer or incur as a result of the operations of TCPL. The Owner shall be responsible for all costs involved in replacing the Owner's Facility damaged or removed during TCPL's operations and shall indemnify and save harmless TCPL from all actions, proceedings, claims, demands and costs brought against or incurred by TCPL as a result of the presence of or damage to the Owner's Facility on the TCPL right-of-way.
15. All display plans in the lot/home sales office shall identify the TCPL pipeline right-of-way corridor..
16. The Owner shall include notice of the following in all offers of purchase and sale:
  - Notice of the easement agreement registered against the property which may affect development activities on the property;
  - Notice of the 30 metre Prescribed Area as regulated by the CER Act;
  - The number of high pressure natural gas pipelines within the easement and the location of the easement in relation to the development;
  - The setback for all permanent structures and excavations from the limits of the right-of-way; and,
  - The local One Call number 1-800-400-2255 or [www.clickbeforeyoudig.com](http://www.clickbeforeyoudig.com).
17. TCPL's prior approval must be obtained for the Site Plans for the permanent structures to be erected on lots and/or Blocks which are encumbered by, or are adjacent to TCPL's right-of-way.
18. In the event that TCPL's pipelines experience contact damage or other damage as a result of construction, stop work immediately and notify TCPL at once.
19. All associated work, signage or any other engineering protection measures must be completed by TCPL or its qualified contractors at the sole expense of the Owner. The complete scope of work that may be required is subject to other conditions that may be necessary related to a finalized design that is approved by TCPL. Additionally, prior to TCPL or its contractors conducting any associated work, TCPL and the Owner must execute a reimbursement agreement, including financial assurances, which provides that the entire cost of conducting this associated work is 100% reimbursable to TCPL.

The owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

## **2. Zoning By-law Amendment:**

TCPL requests that the following setbacks be incorporated into the Zoning By-law Amendment:

- a) A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline right-of-way.
- b) A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline right-of-way.

- c) With the exception of the cul-de-sac and the on-street parking spaces, a minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway.

### **3. Site Plan Application:**

Upon review of the Site Plan Application, we request the following conditions be included in the Site Plan Approval and Agreement, and that item 3 is included as a note on the Site Plan:

1. No buildings or structures shall be installed anywhere on TCPL's right-of-way. Permanent buildings and structures are to be located a minimum of 7 metres from the edge of the right-of-way. Temporary or accessory buildings are to be located a minimum of 3 metres from the edge of the right-of-way.
2. With the exception of the cul-de-sac (if approved) and the on-street parking spaces identified on the site plan, a minimum setback of 7 metres from the nearest portion of a TCPL pipeline right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated vehicular travelled surface (e.g. drive aisle, driveway, access road). This 7 metre setback shall also apply to any grading or pondworks associated with stormwater management facilities.
3. The Owner shall submit, to the satisfaction of TCPL, detailed plans for the cul-de-sac reconstruction plan through the Written Consent process.
4. Written consent from TCPL must be obtained before any of the following:
  - Constructing or installing a facility across, on, along or under a TCPL pipeline right-of-way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;
  - Conducting ground disturbance (excavation or digging) on TCPL's right-of-way or within 30 metres of the centreline of TCPL's pipeline (the "Prescribed Area");
  - Driving a vehicle, mobile equipment or machinery across a TCPL pipeline right-of-way outside the travelled portion of a highway or public road;
  - Using any explosives within 300 metres TCPL's right-of-way; and
  - Use of TCPL's Prescribed Area for storage purposes.

How to apply for written consent:

- Determine the location of your work relative to TCPL's facilities.
  - o When planning, and before any of the work or activities, listed above, can begin, a request for written consent must be submitted to TCPL through our online application form
  - o We no longer accept applications through email
  - o Location of the work is required, along with the proximity to TCPL's right-of-way
  - o This information can be obtained through survey plans, or through a locate request
- **Make a locate request** either online ([ClickBeforeYouDig.com](http://ClickBeforeYouDig.com)) or by calling your [local One-Call Centre](#).
  - o The One-Call Centre will notify owners of buried utilities in your area, who will send representatives to mark these facilities with flags, paint or other marks, helping you

avoid damaging them. Often written consent for minor activities can be obtained directly from a regional TC Energy representative through a locate request.

- **Apply for written consent** using TCPL's [online application form](#) or call [1-877-872-5177](tel:1-877-872-5177).
  - **Application assessment and consent.** Once your information has been assessed and potential impacts have been evaluated, TCPL may:
    - o Grant consent without any conditions
    - o Grant consent that requires certain conditions to be met to assure safety, or
    - o Not grant consent
5. During any construction activities in proximity of the right-of-way, the owner must install and maintain temporary fencing along the limits of TCPL's pipeline right-of-way to prevent unauthorized access onto the pipeline right-of-way with heavy equipment. The fence must meet TCPL's specifications concerning type, height and location and must be maintained by the owner for the duration of construction.
  6. Storage of materials and/or equipment on TCPL's right-of-way is not permitted.
  7. Planting and Vegetation Plans will minimize vegetation on TCPL's right-of-way and ensure:
    - A 5 metre wide, continuous access way is provided on each side of the pipeline within the right-of-way;
    - TCPL's right-of-way is seeded with Canada #1 seed;
    - No portion of a tree or shrub (including the canopy) at the time of maturity encroaches within 5 metres of the edge of TCPL's facilities;
    - No trees or shrubs that will reach a height greater than 4 metres are planted within the right-of-way;
    - Tree roots do not interfere with or cause damage to the pipeline.
    - A minimum 10 metre separation is established between all groups of trees/shrubs. A group may consist of no more than 5 trees/shrubs; and
    - Where high-pressure gas is contained within an enclosed building (such as a metre station or building housing a compressor plant), trees and shrubs should be separated from the building by a minimum of 30 metres.
  8. Original depth of cover over the pipelines within TCPL's right-of-way shall be maintained during construction. This depth of cover shall not be compromised due to rutting, erosion or other means. Facilities shall be constructed to ensure drainage is directed away from the right-of-way so that erosion that would adversely affect the depth of cover over the pipelines does not occur. Should pooling of water or erosion occur on TCPL's right-of-way occur as a result of any facility installation or landscaping, the Owner will be responsible for the remediation to TCPL's satisfaction.
  9. Facilities shall be constructed to ensure drainage is directed away from the right-of-way so that erosion that would adversely affect the depth of cover over the pipelines does not occur.
  10. In the event that TCPL's pipelines suffer contact damage or other damage as a result of an Owner's operations, stop work immediately and notify TCPL at once.
  11. The Owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

Thank you for the opportunity to provide comments. Kindly forward a copy of the draft conditions for review prior to any decision to [TCEnergy@mhbcplan.com](mailto:TCEnergy@mhbcplan.com). If you have any questions, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Webber". The signature is stylized with a large, looped "K" and a cursive "Webber".

Kaitlin Webber,  
Planner

on behalf of TransCanada PipeLines Limited

## Public Works

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February 20, 2024

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Manager, Development Services  
Planning, Building and Growth Management  
Corporation of the City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
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**Re:      Region of Peel Comments and Conditions  
Draft Plan of Subdivision and Zoning By-law Amendment  
10378 Torbram Road  
Seven Developments Inc.  
City File: OZS-2022-0031 and 21T-22007B  
Region Files: RZ-22-031B and 21T-22007B**

Dear Mr. Sepe,

The Region has reviewed the third submission of materials submitted December 28<sup>th</sup>, 2023 in support of the Draft Plan of Subdivision and Zoning By-law Amendment applications cited above, on which comments and conditions were first provided on September 28<sup>th</sup>, 2022. Our updated comments and conditions are found below.

### Development Services

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-22007B, the developer is required to fulfill all conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until all Regional requirements have been met.

### Development Engineering

- The FSR dated November 2023 by Urbanworks, has been reviewed and found that the previous comments have been addressed to Region's satisfaction.
- An engineering submission is required for review prior to reviewing the cost estimate. Submission requirement of the Region of Peel Subdivision Process Guide:  
<https://peelregion.ca/public-works/design-standards/pdf/subdivision-process-july-2009-final.pdf>

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

Regards,

*Dana Jenkins*

Dana Jenkins  
Development Services  
Department of Public Works

cc:      John Hardcastle, Manager, Development Services, Region of Peel



## Public Works

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September 28, 2022

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Planner III  
City of Brampton  
2 Wellington Street West  
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[Alex.Sepe@Brampton.ca](mailto:Alex.Sepe@Brampton.ca)

**RE:      Region of Peel Comments  
         Draft Plan of Subdivision  
         10378 Torbram Road, Brampton  
         Blackthorn Development Corp  
         City File: OZS-2022-0031  
         Regional File: 21T-22007B**

Dear Mr. Sepe,

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 redevelop the subject lands to permit twenty-six (26) Freehold Residential Dwellings (2 Detached and 24 Semi-Detached). 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-22007B, 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 Westerly/ Northerly 250mm sanitary sewer along Silktop Trail and Easterly 600mm and 750mm trunk sewers within an easement. 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.
- Comments on the FSR will be provided directly to the consultant.

## **Water Facilities**

- The lands are in Water Pressure Zone 6 supply system.
- Existing infrastructure consist of a 300mm watermain along Torbram Road and a 150mm watermain branched off from 200mm watermain on Silktop Trail.
- 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.
- Private servicing easements and construction might be required. Local looped watermain through condominium roads and a second service as per the connection standard to be considered at the site servicing stage.
- The Region requires a Condominium Water Servicing Agreement and a draft Declaration and Description with completed Schedule A for the future Common Elements Condominiums.
- Comments on the FSR will be provided directly to the consultant.

## **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 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.
  - All roads shall be designed to have a minimum width of 6 metres.
  - The maximum grade permitted along the waste collection vehicle access route is 8 percent.
  - 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-

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sac or a T-turnaround shall be provided in accordance with the specifications shown in the WCDSM Appendices 2 and 3, respectively.

- In a situation where a waste collection vehicle must reverse the maximum straight back-up distance is 15 metres. Private Street A & B depicted on the Traffic Study Drawing A1 does not conform to our standards.
  - a) Waste Trucks can only collect from the right side of the vehicle
  - b) Waste collection vehicle is not permitted to reverse around a corner
- 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. (Waste Collection Vehicles can only collect from the right side of the roadways)

#### **Legal Services**

- Draft plan plot date April 27/22
  - Appears to be preliminary as the lots are not fully defined.
  - If the private roads A and B are included, they should be shown as blocks.

#### **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:

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- 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:

- 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”

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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.
11. 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.
12. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
13. 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.
14. 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.
15. 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.

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16. The Developer will maintain adequate chlorine residuals in the watermain within the Plan from the time the watermain is 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.
17. Provision will be required in the Subdivision Agreement for the following clauses in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
- a) Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
  - b) The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
    - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
      - a) Bacteriological Analysis - Total coliform and E-coli counts
      - b) Chemical Analysis - Nitrate Test
      - c) Water level measurement below existing grade
    - ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
    - iii. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.
18. 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

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**Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external sanitary sewers and watermain, 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 watermain, 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.

19. 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.
20. 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.
21. 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](mailto:Herman.Wessels@peelregion.ca) 905.791.7800 X4209) at your earliest convenience.

Yours truly,



Herman Wessels  
Intermediate Planner, Development Services  
Region of Peel

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**Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

## Public Works

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

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

October 03, 2022

Alex Sepe  
Planner III  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Alex.Sepe@Brampton.ca](mailto:Alex.Sepe@Brampton.ca)

**RE:      Region of Peel Comments  
         Draft Plan of Subdivision  
         10378 Torbram Road, Brampton  
         Blackthorn Development Corp  
         City File: OZS-2022-0031  
         Regional File: 21T-22007B**

Dear Mr. Sepe,

This letter follows the Regional comment letter and draft plan of conditions dated September 28, 2022.

Please find comments on the FSR attached.

If you have any questions or concerns, please contact me  
([Herman.Wessels@peelregion.ca](mailto:Herman.Wessels@peelregion.ca) 905.791.7800 X4209) at your earliest  
convenience.

Yours truly,



Herman Wessels  
Intermediate Planner, Development Services  
Region of Peel

*Attached: FSR Comments dated 10.03.2022*



**To: Harry Wessels  
Planning**

**Date: October 3, 2022**

**From: K.Krish, P.Eng.**

**Subject: Functional Servicing &  
Stormwater Management Report  
(April 2022)  
10378 Torbram Road,  
City of Brampton**

**Our File: T-22007Ba**

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We acknowledge receiving the Functional Servicing & Stormwater Management Report dated April 2022, by Urbanworks Engineering Corporation and confirm that we have the following comments:

The proposed development is located within the boundaries of Torbram Road to the east and Sandalwood to the north and Bramalea road to the west and Bovaird Drive to the South.

The site plan for the property was prepared by S & C Architects, dated April 2021. The development is approximately 0.76 ha in area and includes 2 detached dwellings, 24 semi- detached units, visitor and resident parking, a private laneway, and an amenity area. The total population is 53 people.

**Watermain:**

The subject site is within Pressure Zone 6. The following are the existing infrastructure in the vicinity of the proposed development:

- 300mm watermain along Torbram Road
- 150mm watermain branched off from 200mm watermain on Silktop Trail.

There is no future infrastructure in the vicinity of the proposed development.

This development is in SGU 21051219 with 100 residential growth and 20 employment growth based on Scenario 16.

Based on available servicing plans, there is an existing 150mm watermain and plug along Silktop Trail. The site was included as a residential area with a population density of 70 people/ha in the initial design of the water supply system.

Estimated water demands are:

ADD = 0.17L/s  
PHD = 0.52L/s  
MDD = 0.35L/s  
Fire Flow =150.3L/s

Hydrant flow test is required to validate the flow and pressure at the 150mm watermain.

**Comments:**

- Hydrant flow test is required to validate the flow and pressure at the 150mm watermain
- In order to comply with the servicing standard a second service to the development and internal looping of the water service through condominium development must be considered at the servicing stage
- Considering what is noted here, there is no capacity constraint identified in servicing this site.

**Wastewater:**

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

- Westerly/ northerly 250mm sanitary sewer along Skiltop Trail
- Easterly 600mm and 750mm within an easement.

The Master Plan Studies suggests new wastewater infrastructure to service growth in SGU 21100129 (Scenario 16, October 2018); the projected growth for 2041 is 120.

The servicing strategy for the proposed development is as follows:

- The flows from the proposed development are discharged to existing westerly and northerly 250mm sanitary sewers along Silktop Trail
- Flows are then conveyed to the existing southerly 1050mm trunk sewer on Airport Road
- The flows are finally serviced at GE Booth WWTP via East Brampton and East trunk sewer systems.

The estimated sanitary flows are calculated based on Region of Peel sewer design criteria with average flows of 302.8 Lpcd, inflow and infiltration allowance of 0.2 L/s/ha and Harmon peaking factor from 2 to 4.

The proposed development sanitary flows are as below:

Building Type	Developable Area (Ha)	Population	Sanitary Flows (L/s)
Det./Semi-Det.	0.76	53	1

Region of Peel 2015 DC study suggests the population density for detached and semi-detached homes is 4.15PPU. Based on that the population for 26 units is 107 persons and therefore the sanitary flows are calculated at 1.7L/s.

**Comments:**

- The Region of Peel has no objection to the proposed sanitary servicing plan for the proposed development at 10378 Torbram Road, discharging 1.7 L/s of sanitary flows, with an area of 0.76 Ha and a population of 108 persons, to the existing 250mm sanitary sewer at manhole 6342604 along Silktop Trail.
- 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 and Stormwater Management Report dated April 2022, is to be revised as per the above comments, 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

## Sepe, Alex

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**From:** Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>  
**Sent:** 2022/10/14 10:28 AM  
**To:** Sepe, Alex  
**Subject:** [EXTERNAL]SPA-2022-0100 and OZS-2022-0031 - 10378 Torbram Road TRCA Clearance

**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 Alex,

TRCA's staff have completed their review of the subject applications and have no further objections to approval.

Please let me know if you require anything further.

Thank you,

**Anthony Syhlonyk, MPlan**  
Planner  
Development Planning and Permits | Development and Engineering Services

T: 1-437-880-1938  
E: [Anthony.Syhlonyk@trca.ca](mailto:Anthony.Syhlonyk@trca.ca)  
A: 101 Exchange Avenue, Vaughan ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | [trca.ca](https://trca.ca)



*All digital submissions and documents can be submitted to the following e-mail addresses:*  
*Enquiries/ applications within Peel Region municipalities – [peelplan@trca.ca](mailto:peelplan@trca.ca)*  
*Enquiries/ applications within York Region municipalities – [yorkplan@trca.ca](mailto:yorkplan@trca.ca)*

*We thank you for your cooperation as we respond to the current situation.*

July 20, 2022

Alex Sepe  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Alex:

**Re: Notice of Application and Request for Comments**  
**Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision**  
**10378 Torbram Road**  
**West side of Torbram RD, south of Sandalwood Pkwy E**  
**File: 21T-22007B (OZS 2022-0031)**  
**City of Brampton – Ward 9**

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 2 detached and 24 semi-detached units which are anticipated to yield:

- 4 Junior Kindergarten to Grade 8 Students; and
- 2 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	Good Shepherd	306	651	0
Secondary School	St. Margeurite d'Youville	1296	1458	11

**The Board requests that the following conditions be incorporated in the conditions of draft approval:**

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to 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,

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)

July 25, 2022

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

Dear Alex,

Re: Draft Plan of Subdivision Application, Zoning By-Law Amendment  
Seven Developments Inc.  
10378 Torbram Road  
City of Brampton  
File No.: 21T-22007B, OZS-2022-0031  
Related Application: SPA-2022-0100

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](mailto: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.

The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea20@Enbridge.com](mailto:SalesArea20@Enbridge.com) prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

The applicant shall obtain a 2193914 Canada Limited CER permit for all installations and excavations within 30m of the CER regulated pipe and pipeline corridor.

The applicant shall contact 2193914 Canada Limited by emailing [Mark-Ups@Enbridge.com](mailto:Mark-Ups@Enbridge.com) as soon as possible to discuss the applicant's design. There may be design limitations due to the presence of the pipe and pipeline corridor.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jasleen Kaur', with a stylized flourish at the end.

**Jasleen Kaur**  
Municipal Planning Coordinator  
**Engineering**

---

**ENBRIDGE**

TEL: 437-929-8083

500 Consumers Rd, North York, ON M2J1P8

[enbridge.com](http://enbridge.com)

**Safety. Integrity. Respect. Inclusion.**



**Sepe, Alex**

**From:** LANDUSEPLANNING <LandUsePlanning@HydroOne.com>  
**Sent:** 2022/07/21 9:37 AM  
**To:** Sepe, Alex; Trdoslavic, Shawntelle  
**Subject:** [EXTERNAL]Brampton - 10378 Torbram Rd - 21T-22007B

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

Hello,

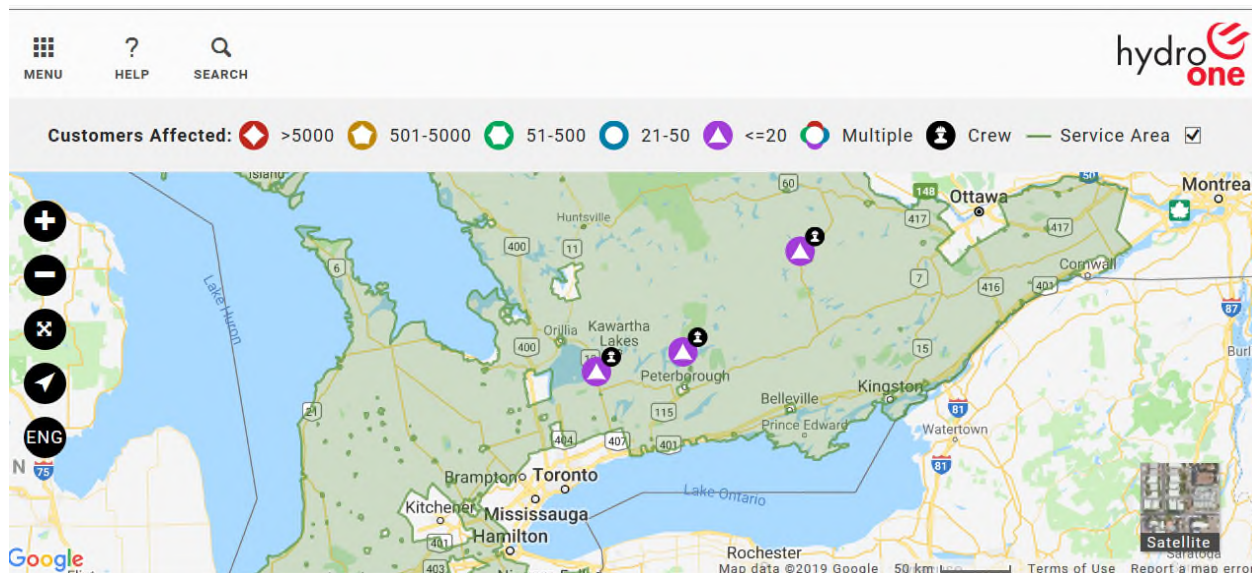
We are in receipt of your Draft Plan of Subdivision Application, 21T-22007B dated July 11, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

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

<http://www.hydroone.com/StormCenter3/>

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



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

Thank you,

**Kitty Luk**

Real Estate Assistant | Land Use Planning

**Hydro One Networks Inc.**

185 Clegg Road

Markham, ON | L6G 1B7

July 18, 2022

Alex Sepe  
Development Planner III  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Alex:

RE: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision  
OZS-2022-0031 & 21T-22007B  
Blackthorn Development Corp.  
10378 Torbram Road  
North of Steeplebush Avenue, west of Torbram Road  
City of Brampton (Ward 9)**

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The Peel District School Board has reviewed the above-noted application (24 semi-detached units, 2 single family detached units, totalling 26 units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

<b>Kindergarten to Grade 5</b>	<b>Grade 6 to Grade 8</b>	<b>Grade 9 to Grade 12</b>
10	5	5

Students generated from this development will attend the following schools:

<b>Public School</b>	<b>School Enrolment</b>	<b>School Capacity</b>	<b>Number of Occupied Portables</b>
Stanley Mills P.S. (Kindergarten to Grade 5)	469	671	0
Sunny View Middle P.S. (Grade 6 to Grade 8)	678	778	0
Louise Arbour S.S. (Grade 9 to Grade 12)	1,332	1,530	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. 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 this development which shall advise prospective purchases that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board’s Transportation Policy.

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, H.B.A, MES(Pl.), RPP, MCIP  
Planner - Development  
Planning and Accommodation Dept.

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



**September 30, 2022**

Ms/Mr. Alex Sepe  
City of Brampton  
Planning and Building  
Brampton, Ontario

Dear : Alex Sepe

**Re: 10378 TORBRAM ROAD**

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Rogers Reference Number: M224950

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