

---

# RESULTS OF CIRCULATION

---

July 25, 2022

Dana Jenkins  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Dana:

**RE: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision  
OZS-2022-0025 & 21T-22005B & PRE-2021-0093 – Castlemore East  
Castleclark Developments Inc. c/o Candevcon Limited  
10201 Clarkway Drive  
East side of Clarkway Drive, north of Old Castlemore Road  
City of Brampton (Ward 10)**

The Peel District School Board has reviewed the above-noted application (56 single family detached units, 32 townhouse units, totaling 88 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
25	9

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

Public School	School Enrolment	School Capacity	Number of Occupied Portables
James Grieve P.S. <i>(Kindergarten to Grade 8)</i>	563	752	2
Humberview S.S. <i>(Grade 9 to Grade 12)</i>	1,271	1,437	4

Within the Castlemore East (Highway 427 Industrial) Area, five (5) elementary schools and two (2) secondary schools are required within a ten (10) year planning horizon. Based on the Highway 427 Industrial Secondary Plan, proposed number of units and anticipated student yield of this development,

an elementary school site is required. The proposed elementary school site is identified as Block 14 Castlemore East #5 P.S., and depicts a lot area of 2.60 ha (6.43 acres). A portion of the elementary school block for Castlemore East #5 was previously identified as Block 127 under development application 21T-21027B & OZS-2021-0060, and depicts a lot area of 0.57 ha (1.41 acres). The total proposed school block site totals 3.17 ha (7.84 acres). Given this, the overall proposed elementary school block meets the typical 3.24 ha (8.00 acres) elementary school block requirements.

***The Board requires further discussions with the applicant on student accommodations for the proposed school site.***

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

1. Prior to final approval, the Town of Caledon 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 developer shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchases that due to present school facilities, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy #39.
3. The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any units in 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)".
4. The applicant is required to arrange a site inspection in order to assess the suitability for the construction of a school on the School Block #14.
5. The applicant is required to provide site development plans for the school site area indicating the location of the required facilities. The Board requires 3.24 ha (8 acres) for an elementary school site.
6. Prior to registration of the plan, the Town of Caledon requires that satisfactory arrangements shall have been made with the Peel District School Board for the acquisition, or reservation for future acquisition, of the School Block #14 designated in the plan for public school purposes.
7. A clause and securities be included in the servicing agreement which prohibits the stockpiling of any soils or material on the School Block #14.

8. In order to ensure that sanitary, storm, and utility easements (hydro, gas, water, etc.) do not interfere with approved site plans, it is requested that such easements be approved by the School Accommodation Department prior to their establishment on the proposed school site.
9. The applicant will ensure that Community mailboxes are not located along the frontage of the School Block #14.

An addition, portables, boundary change and/or school re-organization may be required at the affected school(s) to accommodate the anticipated number of students from this development.

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  
Planning Officer - Development  
Planning and Accommodation Dept.

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

21T-22005B comment.doc

July 26, 2022

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

Dear Dana,

Re: Draft Plan of Subdivision Application, Zoning By-Law Amendment  
Castleclark Developments Inc.  
10201 Clarkway Drive  
City of Brampton  
File No.: OZS-2022-0025

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

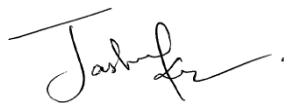
This response does not constitute a pipe locate, clearance for construction or availability of gas.

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.

Sincerely,



**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.**



**August 22, 2022**

Ms/Mr. Emma Demelo  
Planning Department  
City of Brampton,  
Ontario

Dear : Emma Demelo

**Re: 10201 Clarkway Drive**

---

Rogers Reference Number: M224222

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

July 21, 2022

Dana Jenkins  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Dana:

**Re: Notice of Application and Request for Comments  
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision  
Candevcon Ltd. – Clarkway Developments Inc.  
East side of Clarkway Dr, north of Old Castlemore Rd  
File: 21T-22005B (OZS 2022-0025)  
City of Brampton – Ward 10**

---

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

The applicant proposes the development of 56 detached and 32 townhouse units which are anticipated to yield:

- 13 Junior Kindergarten to Grade 8 Students; and
- 9 Grade 9 to Grade 12 Students

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

Catchment Area	Host School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Patrick	273	383	0
Secondary School	Cardinal Ambrozic	1462	1245	12

**The Dufferin-Peel Catholic District School Board is committed to the phasing of residential development coincidental with the adequate provision and distribution of educational facilities. Therefore, the Board requests that the City of Brampton include the following school accommodation condition:**

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



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

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.
2. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
  - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
  - (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

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

Yours sincerely,



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

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

## Public Works

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

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

January 17, 2023

Emma Demelo  
Planner I  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Emma.demelo@brampton.ca](mailto:Emma.demelo@brampton.ca)

**RE: Draft Plan of Subdivision  
10201 Clarkway Drive  
Castleclark Developments Inc.  
City File: OZS-2022-0025  
Region File: 21T-22005B & RZ-22-025B**

Dear Ms. Demelo,

The Region has reviewed the materials submitted in support of the Draft Plan of Subdivision Plan and for the above-noted applications to facilitate the construction of 56 single detached dwellings and 2 townhouse blocks containing approximately 32 units, including blocks for a school and provide the following comments. Our 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-22005B, 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 900mm diameter trunk sewer on Clarkway Drive. Individual service connection to sanitary trunk are not permitted.
  - External easements and construction will be required.

#### **Water Facilities**

- The lands are located in Water Pressure Zone 5
- Existing infrastructure consists of a 200mm diameter watermain on Clarkway Drive.
- School blocks should be serviced from a minimum of 300,, watermain.
  - External easements and construction will be required.

#### **Functional Servicing Report**

- A Functional Servicing Report (FSR) showing proposed sanitary sewer and 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 first engineering submission.

## Public Works

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

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

- The Region has reviewed the functional servicing report (dated December 2021) prepared by Candevcon Limited and detail comments will be provided under a separate cover at a later date. Additional details can be provided by Peter Byskoz [peter.byskosz@peelregion.ca](mailto:peter.byskosz@peelregion.ca).

### Development Charges

- The Developer acknowledges that the lands are subject to the Region's Development Charges By-law in effect from time to time. The applicable development charges shall be paid in the manner and at the times provided by this By-law.

### Capital Budget

- Servicing of this Plan will require construction of 600mm watermain which is the financial responsibility of the Region of Peel as per Development Charges By-law. Should the Owner wish to proceed with the works in order to obtain clearance of the Draft Plan conditions at a time when the Region is not prepared to fund the works, then the Owner shall be required to enter into a Front-Ending Agreement prior to the construction of the works. This agreement will be subject to the Region's determination that it has or will have sufficient funds to justify entering into the Front-Ending Agreement and Regional Council approval. The following oversized watermain is included in the Five-Year Capital Budget and Forecast.

Component No.	Project No.	Construction Year	Description
28914	19-1172	2023	600mm dia. watermain on Clarkway Drive

### Waste Management

- The applicable waste collection method(s) will be confirmed through future site plan applications for the medium density blocks.
- For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>
- For more information, please consult the Region of Peel Waste Management Plan for Official Plan Amendment / Rezoning Application available at: <https://www.peelregion.ca/planning/business/pdf/waste-management-plan.pdf>

### Public Health Comments

- The Sustainability Assessment submitted in support of this application has reached a silver level threshold with a score of 46 points. The site design is on it's way to promoting a healthy built environment. To further enhance the site, we have the following comments:
- Please ensure there are sidewalks of at least 1.5m on each side of the street throughout the development. It is mentioned within the Assessment, however not labelled on the concept plan.
- Please consider (where possible) opportunities for pedestrian connections from Street D to Street C, to provide better walkability to the future school block.
- Additional comments will be submitted on the school block through the associated Site Plan application.

### Sustainable Transportation and Strategic Initiative Comments

- Sustainable Transportation Strategy recognizes and identifies Peel's role to build awareness relating to sustainable modes of commuting, such as carpooling, transit, telework, walking and cycling. TDM/AT has a vital role in the design of urban

## Public Works

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

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

environments and its influence on travel choices. Some of the outcomes that the Region of Peel – STSI (Sustainable Transportation and Strategic Initiatives) aims to achieve by integrating TDM/AT and development to provide more attractive streetscapes that are inclusive and inviting for everyone: motorists, pedestrians, and cyclists; and promotes a healthy and active lifestyle.

- Provide convenient, direct access to station or major stops along rapid transit route; minimize walking distance from buildings to rapid transit; provide pedestrian-friendly, weather protected (where possible) environment between rapid transit accesses and building entrances; ensure quality linkages from sidewalks through building entrances to integrated stops/stations.
- Provide sidewalks of smooth, well-drained walking surfaces of contrasting material or treatments to differentiate pedestrian areas from vehicle areas and provided marked pedestrian crosswalks at intersection sidewalks.
- Ensure that walking routes to transit stops are secure, visible, lighted, shared and wind-protected wherever possible.
- Provide wayfinding signage for site access (where required when multiple buildings or entrances exist) and egress (where warranted, such as when directions to reach transit stops/stations, trails or other common destinations are not obvious).
- Suggest providing bicycle parking for short term use in highly visible and lighted area, sheltered from the weather wherever possible.
- Provide secure underground parking equivalent to at least the number of units of condominiums or apartments in the proposed plan to accommodate this family residential development.
- Provide a permanent bike repair station, with normally used tools and an air pump adjacent to the main at grade, and at the secure underground bicycle parking area.
- To reduce the number of parking spaces, it is recommended that development provides PRESTO Transit cards with discounted pricing as an incentive to use transit rather than vehicle travel.
- Would recommend unbundling parking to minimize the number of parking spaces.
- Suggestion providing EV charging stations for residents to accommodate various EV vehicle types (E-bike, E-Car, E-Scooters).
- Provide carshare parking spaces of up to three vehicles and work with a local carshare company in providing membership to residents at discounted pricing.

### **Planning and Development**

#### *Affordable Housing comments*

Regional staff appreciate the applicant's references to this development contributing towards a mixed-use healthy and complete community. To further demonstrate alignment with housing objectives, the applicant should demonstrate how this proposed development aligns with Housing Brampton.

Table 4 of the recently adopted Peel 2051 Regional Official Plan identifies Peel-wide new housing unit targets on rental, density, and affordability. These targets are based on need as determined through the Peel Housing and Homelessness Plan and the Regional Housing Strategy. The applicant is encouraged to provide more information regarding size of units (bedroom type and unit square footage), tenure (rental, ownership), and affordability of units to low or moderate income households (e.g., proposed rent, affordability period). When providing this information, the applicant should ensure the inclusion of an appropriate proportion of family-sized (two (2) or more bedroom) unit types and units of all sizes that are affordable to low and moderate income households.

#### *Affordability*

In accordance with the Provincial Policy Statement, 2020, as part of the applicant's contribution to the Peel-wide new housing unit target on affordability in Table 4 of the proposed Peel 2051 Regional Official Plan, and City of Brampton

## Public Works

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

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

Official Plan Policy 4.2.5, the applicant should consider the provision of affordable units that are consistent with the definition of 'Affordable Housing' outlined in the Glossary section of the Peel 2051 Regional Official Plan and the Provincial Policy Statement. Information is needed on pricing and affordability period (i.e., 25 years or more). It is anticipated that units identified to address moderate income needs will be predominantly provided by the private sector. Partnerships between the applicant, the Region of Peel, City of Brampton, and/or the non-profit sector could be explored to provide units that are affordable to low income households.

The applicant may also consider a contribution of land or units to the Region and/or a non-profit housing provider to be used for affordable housing. Regional staff would be interested in working with the applicant to establish terms of such a contribution involving the Region of Peel and/or connecting the applicant with a non-profit housing provider. Land as a contribution shall be gratuitously conveyed, capable of being fully serviced, and free and clear of encumbrances to the Region of Peel or a non-profit, as applicable. Said conveyances shall occur at the time of registration of the plan of subdivision in which the lands are located.

Applicants are strongly encouraged to prioritize on-site affordable housing contributions within the Highway 427 Industrial Secondary Plan Area community over off-site or cash-in-lieu contributions near the community or elsewhere in the City to support the development of complete communities with a range and mix of housing that accommodates a range of incomes.

Block planning in this area includes the following condition: Prior to registration of the plan of subdivision, arrangements have been made to the satisfaction of Region of Peel for the provision of affordable housing within the 47-1 and 47-2 block plan areas of Secondary Plan 47.

### *Rental*

There is an opportunity for the applicant to demonstrate a stronger contribution towards the Region's rental housing target. The applicant is encouraged to review opportunities for rental, such as apartment buildings and/or by incorporating additional residential units (ARUs) in design, such as including ARUs in a certain number of detached, semi-detached homes and townhouses, or having the option of rough-ins, larger basement windows and providing separate entrances as part of pre-construction sales. Where feasible, design elements to accommodate future safe, legal and livable ARUs should be considered.

### *Density*

Regional staff appreciate the applicant's demonstration of a contribution towards the density target through the inclusion of townhouse units. The applicant should review opportunities to provide a more diverse array of housing options and demonstrate a stronger contribution to the Peel-wide density target. This may be achieved by including more medium-density townhouses within the areas designated as Low/Medium Density Residential, as the Secondary Plan permits 40% of units within this designation to be semi-detached homes or street-related townhouses. For areas designated as medium density, the applicant can demonstrate a stronger contribution by including back-to-back or stacked townhouses and apartments up to 6 storeys.

There is a potential need for co-location with a licensed child care centre in the community. The applicant should explore this opportunity as part of mixed use spaces in this development. Please contact Paul Lewkowicz at [paul.lewkowicz@peelregion.ca](mailto:paul.lewkowicz@peelregion.ca) who can connect the applicant with staff in the Region of Peel's Human Services Early Years and Child Care Services Division.

#### *Conclusion*

The Planning Justification Report as part of this application provides a good overview of Provincial, Regional, and local municipal housing objectives and policy directions. Regional staff appreciate that the draft subdivision plan proposes housing types that are predominantly medium density units that may contribute toward the Regional Official Plan Peel-wide new housing unit density target.

However, the applicant should reassess its plan and better demonstrate how this application will meet other policy objectives such as rental tenure, affordability, and housing options that contain a mix of unit sizes. The Region also requires satisfaction of Condition of Draft Plan Approval no. 22.

Regional staff appreciate the opportunity to provide comments and look forward to working together with the City of Brampton and the applicant to ensure that this development contributes towards housing needs and Peel-wide new housing unit targets.

#### **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;

## **Public Works**

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

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

- 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.

## Public Works

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

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

## Easements

- 4. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed Plan and external lands. All costs associated with easements shall be 100% the responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.
- 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. The Developer shall acknowledge and agree that financing and construction of all temporary/permanent infrastructures not covered by the Current Development Charges By-law (watermains, sanitary sewers) shall be 100% financial responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.
- 9. 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.
- 10. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
  - a. A Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands will be required for review and approval by the Region prior to the engineering submission.

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

## Public Works

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

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

11. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
12. Prior to registration of the plan of subdivision, the Developer shall ensure that:
  - a. all lots and blocks are serviced via an internal road network.
  - b. The proposed Lots or Blocks fronting Laneway A within the Plan can be serviced by municipal water and wastewater services in accordance with the City's current approved standard drawings where Region's underground services are permitted and in accordance with the Region's latest Standards and Specifications. Due to maintenance and operation issues/concerns for Laneways, servicing Lots and Blocks fronting Laneways must be from the approved public R.O.W. in accordance with the City of Brampton standard drawings where Region's underground services are permitted. Any new proposed standard, or modifications to an existing standard, would need to be submitted and reviewed through the City of Brampton's Standards Committee.

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

13. The Developer shall acknowledge and agree that servicing of the subdivision will require construction of a 600mm dia. watermain on Clarkway Drive which is the financial responsibility of the Region as per Development Charges By-Law. 600mm dia. watermain is included in the Region's Five-Year Capital Budget and Forecast. The Owner shall make appropriate financial arrangement with the Region prior to construction of such works. The construction will be subject to the Region's determination that it has or will have sufficient funds to finance the works. A clause shall be included in the Subdivision Agreement in respect of same.
14. The Developer shall acknowledge and agree that servicing of the individual service connections to the sanitary trunk sewer and a 600mm dia. trunk watermain on Clarkway Drive will not be permitted. A clause shall be included in the Subdivision Agreement in respect of same.
15. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
16. 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.
17. 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.
18. 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;



## Public Works

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

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

- 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.
19. 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.
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. The documents required pursuant to Schedule of the Subdivision Agreement and all associated documents.

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

22. Prior to registration of the plan of subdivision, arrangements have been made to the satisfaction of Region of Peel for the provision of affordable housing within the 47-1 and 47-2 block plan areas of Secondary Plan 47.

## Public Works

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

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

If you have any questions or concerns, please contact me ([abiral.homagain@peelregion.ca](mailto:abiral.homagain@peelregion.ca) 905.791.7800 x8730) at your earliest convenience.

Yours truly,



Abiral Homagain  
Planning and Development Services  
Region of Peel



April 27, 2023

Emma Demelo  
 Planner I  
 City of Brampton  
 2 Wellington Street West  
 Brampton, ON L6Y 4R2

Dear Emma Demelo:

**RE: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision  
 OZS-2022-0025 & 21T-22005B & PRE-2021-0093 – Castlemore East  
 Castleclark Developments Inc. c/o Candevcon Limited  
 10201 Clarkway Drive  
 City of Brampton (Ward 10)**

The Peel District School Board has reviewed the above-noted application (56 single family detached units, 32 townhouse units, totaling 88 residential 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 8</b>	<b>Grade 9 to Grade 12</b>
43	17

The 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>
James Grieve P.S. <i>(Kindergarten to Grade 8)</i>	689	752	8
Humberview S.S. <i>(Grade 9 to Grade 12)</i>	1,196	1,437	3

Within the Castlemore East (Highway 427 Industrial) Area, five (5) elementary schools and two (2) secondary schools are required within a ten (10) year planning horizon. Based on the Highway 427 Industrial Secondary Plan, proposed number of units and anticipated student yield of this development, an elementary school site is required. The proposed elementary school site is identified as Block 14 Castlemore East #5 P.S., and depicts a lot area of 2.60 ha (6.43 acres). A portion of the elementary school block for Castlemore East #5 was previously identified as Block 127 under development application 21T-

21027B & OZS-2021-0060, and depicts a lot area of 0.57 ha (1.41 acres). The total proposed school block site totals 3.17 ha (7.84 acres). Given this, the overall proposed elementary school block meets the typical 3.24 ha (8.00 acres) elementary school block requirements.

PDSB requires the inclusion of the following conditions in the Conditions of Draft Plan Approval and Subdivision Agreement:

1. Prior to final approval, the City of Brampton shall be advised by the School Boards that satisfactory arrangements regarding educational facilities have been made between the developer/applicant and the School Boards for this plan.
2. Prior to final approval, the Peel District School Board is to be satisfied that the following provisions are contained in the Subdivision Agreement and on all offers of purchase and sale for a period of ten years after registration of the plan:
  - 2.1 “Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Accommodations Department of the Peel District School Board to determine the exact schools.”
  - 2.2 “Whereas, despite the efforts of the Peel District School Board, please be advised that noise, dust and truck traffic are normal circumstances during the construction of a school, and once constructed, the school will have normal operating conditions for a school such as noise, exterior lighting, portable classrooms (including installation and removal), and increased traffic on surrounding streets during peak A.M. and P.M. hours and during special events.”
  - 2.3 “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the students will meet the school bus on roads presently in existence or at another designated place 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 (STOPR012) procedure and process”
3. That the Subdivision Agreement shall contain a clause satisfactory to the Peel District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
4. Prior to final approval, satisfactory arrangements shall have been made with the Peel District School Board, acting reasonably, for the acquisition, or reservation for future acquisition, of Block Number 14 for a period of ten years following registration of a plan of subdivision containing Block Number 14.
5. Any amendment or adjustment to the proposed subdivision that would result in an increase of proposed residential units should address to the satisfaction of the Peel District School Board the adequacy of school capacity to support the increase in proposed residential units beyond Block Number 14.

6. The developer shall agree to install fencing to municipal standards.
7. The developer shall agree to post and maintain “No Dumping” signs along the perimeter fence as required by the Peel District School Board.
8. The developer shall agree that there will be no stockpiling of topsoil (or other material) on the school site. A clause and securities shall be included in the servicing agreement which prohibits the stockpiling of any soils on Block Number 14.
9. The developer shall agree to confirm in writing to the Peel District School Board that capacity for a new school with regards to natural gas and hydro is adequate.
10. In order to ensure that sanitary, storm, and utility easements (hydro, gas, water, etc.) do not interfere with approved site plans, it is requested that such easements be approved by the Peel District School Board prior to their establishment on the proposed school site.
11. The developer will ensure that community mailboxes are not located along the frontage of the school (Block Number 14).
12. The developer shall agree that during construction of the surrounding development they will provide any traffic control as required by the municipality at no cost to the Peel District School Board.
13. The developer shall agree that the stormwater management design of the proposed subdivision must incorporate Block Number 14 in the analysis.

An addition, portables, boundary change and/or school re-organization may be required at the affected school(s) to accommodate the anticipated number of students from this development.

The Board wishes to be notified of the decision of Council with respect to this proposed application. The Board requires further discussions with the applicant on student accommodations for the proposed school site.

PDSB requests a phasing plan be provided in order to determine timing of access to the school site. Please provide PDSB with a copy of the Notice of Decision. Please keep PDSB informed on the status of the subdivision application and provide us with information as it becomes available. Should you require additional information, please contact me at [zach.tessaro@peelsb.com](mailto:zach.tessaro@peelsb.com).

Thank you,

*Zachary Tessaro*

Zach Tessaro, BES  
Planner  
Planning and Accommodations Dept.

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



**April 25, 2023**

Ms/Mr.  
Planning, Building & Economic Development Department  
City of Brampton  
Ontario

Dear Emma:

**Re: OZS-2022-0025] and 21T-22005B REVISION 1 - 10201 Clarkway Dr.**

---

Rogers Reference Number: M23AG53A01

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,

Alaa Azzam

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

April 17, 2023

City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Attn: Emma Demelo

Re: Request for Comments  
Candevcon Limited – Castleclark Developments Inc.  
10201 Clarkway Drive  
City File Numbers: OZS-2022-0025 & 21T-22005B  
Alectra EP File: Q2-59

Dear Emma,

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)

August 10, 2023

Emma De Melo MSc Pl.  
Development Planner  
Planning, Building and Growth Management  
Corporation of the City of Brampton  
2 Wellington Street West  
Brampton ON L6Y 4R2  
[Emma.Demelo@brampton.ca](mailto:Emma.Demelo@brampton.ca)

## Public Works

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

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

**RE: Regional Comments**  
**Castleclark Developments Inc**  
**10201 Clarkway Drive**  
**City File: OZS-2022-0025**  
**Region Files: 21T-22005B and RZ-22-025B**

Dear Ms. De Melo,

Region of Peel staff have reviewed the second submission received on April 13, 2023 for the above-referenced files to facilitate development of the lands for 56 single-detached dwellings; two townhouse blocks containing approximately 32 units; residential reserves blocks; a school block; Rainbow Creek block, and one industrial block. These comments and updated Conditions of Draft Approval follow those relayed to the City on January 17, 2023.

### Sanitary Services

- Municipal sanitary sewer facilities consist of 900mm diameter trunk sewer on Clarkway Drive.
- Individual services connection to sanitary sewer trunk are not permitted.
- A satisfactory 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.
- External easements and construction will be required.

### Water Services

- The lands are in Water Pressure Zone 5 supply system.
- Existing infrastructure consist of 200mm diameter watermain on Clarkway Drive.
- 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.
- School Blocks should be serviced from min 300mm watermain.
- External easements and construction will be required.

**Public Works**

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

peelregion.ca

**Regional Roads**

- Regional Roads are not adversely affected.

**Development Charges**

- The Owner acknowledges that the lands are subject to the Region’s Development Charges By-law in effect from time to time. The applicable development charges shall be paid in the manner and at the times provided by this By-law.

**Capital Budget**

- Servicing of this Plan will require construction of 600mm watermain which is the financial responsibility of the Region of Peel as per Development Charges By-law. Should the Owner wish to proceed with the works in order to obtain clearance of the Draft Plan conditions at a time when the Region is not prepared to fund the works, then the Owner shall be required to enter into a Front-Ending Agreement prior to the construction of the works. This agreement will be subject to the Region’s determination that it has or will have sufficient funds to justify entering into the Front-Ending Agreement and Regional Council approval. The following oversized watermain is included in the Five-Year Capital Budget and Forecast.

Component No.	Project No.	Construction Year	Description
28914	19-1172	2023	600mm dia. watermain on Clarkway Drive

**Functional Servicing Report**

The following comments are provided with regard to the Functional Servicing Report in support of Plan of Subdivision prepared by Candevcon Limited, dated April, 2023.

The subject land is located within Block 47-1, at Clarkway Drive to the west, future development lands to the north and south, and future realigned Rainbow Creek to the east. The area is approx. 9.56ha and will consist of 56 single detached residential lots; 32 residential townhouse units; 11 residential reserve blocks; 2 residential townhouse reserve blocks; 1 industrial block; 1 elementary school block; with total approximate population of 392 people.

**Municipal Watermain:**

The subject land is situated within the range of Water Pressure Zone 5.

The existing water infrastructure in the vicinity consists of:

- 200mm PVC on Clarkway Drive - Pressure Zone 5
- 300mm PVC on Old Castlemore Road, east of Clarkway Drive - Pressure Zone 5
- 400mm PVC on Castlemore Road, west of Clarkway Drive - Pressure Zone 5

The Region is currently planning for the following infrastructure (dates based on the current draft Master Plan):

- D-259 - 400 mm water main along the east-west road north of the development between Clarkway Drive and the future Arterial A2 [2027]
- D-013 - 400 mm water main on the future east-west road from Coleraine Drive to

## Public Works

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

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

- the future Arterial A2 [2027]
- D-226 - Construction of a 600-mm water main on Clarkway Drive from Castlemore Road northerly to the future east-west road [2024]

The proposed water demands are: domestic – 3.6 L/s, fire flow – 133.0 L/s.

The following information must be updated within the FSR for full assessment:

1. Hydrant flow test should be provided when available.
2. Report requires review for consistency and accuracy of what is being proposed before it can be modeled for capacity. Water/sanitary demand tables are inconsistent with each other, missing proposed development portions as well further inconsistency in the Single Use demand table provided in the appendix.
3. Include population and detailed water demand calculations based on updated Regional Criteria.
4. The downstream subdivisions should be completed prior to water servicing for this development.
5. The proposed watermain to connect to existing watermain in the subdivision will be the benefiting developer's responsibility.

Municipal Sanitary Sewer:

The existing sanitary sewer infrastructure in the vicinity consists of:

- 825/900 mm diameter trunk sewer west of subject site on Clarkway Drive which drains southerly to Castlemore Road.

There are the following wastewater infrastructure capital and masterplan projects in the vicinity of the subject site.

- Construction of a 375-mm sanitary sewer on a future street north of Castlemore Road from The Gore Road to approx. 750 meters northeasterly (WW-ST-135). Tentative year in service 2023.
- Construction of a 375-mm sanitary sewer on a future street north of Castlemore Road from Clarkway Drive to approximately 1060 meters north-easterly (WW-ST-006). Tentative year in service 2023.
- Class Environmental Assessment to determine the preferred strategy to defer flows away from the McVean Sewage Pumping Station to service future development in northeast Brampton and southeast Caledon (WW-T-243).
- Construction of a 1500-mm sanitary trunk sewer on Castlemore Road from Highway 50 to Airport Road northeasterly (WW-ST-135). Tentative year in service 2036.

The estimated peak wastewater flows were calculated as 9.1 L/s.

The following information must be updated within the FSR for full assessment:

1. Report requires review for consistency and accuracy of what is being proposed before it can be modeled for capacity. Water/sanitary demand tables are inconsistent with each other, missing proposed development portions as well further inconsistency in the Single Use demand table provided in the appendix.
2. Include population and detailed sanitary flow calculations based on updated Regional Criteria.
3. The downstream subdivisions should be completed prior to wastewater servicing for this development to discharge to the existing trunk sanitary sewer on Clarkway Drive.
4. The proposed sanitary sewer to connect to existing sewer on Clarkway Drive will be the benefiting developer's responsibility.

## Public Works

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

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

### Storm Water Management:

We have no comments regarding the Storm Water Management as the site is not adjacent to a Regional Road and therefore will not be reviewed.

### Conclusion:

The FSR must be revised per the abovementioned comments to confirm water demands and wastewater flow calculations and re-submitted to the Region for review.

### Waste Management

For the 56 single detached dwellings and 2 townhouse blocks containing approximately 32 units the Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to Section 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM) conditions being met and labelled on a Waste Management Plan drawing:

The Drawing Must Demonstrate the Following:

- Collection vehicle access route must be shown on the drawing. See section 2.0 of the WCDSM for requirements.
- Each dwelling unit within a development must have its own identifiable collection point on the drawing. See Appendix 9 of the WCDSM.
- A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage, backyard or side for storage of carts, with direct access to the collection point location.

For the school, on-site waste collection will be required through a private waste hauler. Region of Peel will provide **front-end** or **semi-automated collection** recyclable materials subject to the following requirements:

At the site plan stage, the developer will need to adhere to the conditions of Sections 2, 4, and 6.2 of the Waste Collection Design Standards Manual. \*Please note, collection of recycling material must be within the property.

For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

### Public Health

While Public Health Services have no comments on the rezoning application, the following comments are offered on the draft plan of subdivision and future detailed design work:

- Please ensure there are sidewalks of at least 1.5m on each side of the street throughout the development. It is mentioned within the Assessment, however not labelled on the concept plan.
- Please consider (where possible) opportunities for pedestrian connections from Street D to Street C, to provide better walkability to the future school block.
- Additional comments will be submitted on the school block through the associated Site Plan application.

## Public Works

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

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

## Updated Conditions of Draft Approval

### Development Charges

1. Prior to execution of the Subdivision Agreement by the Region, the Owner shall:
  - a) Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Owner'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

1. In respect of the water meter fees:
  - a) Prior to registration of the plan of subdivision, the Owner 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 Owner shall be responsible for payment thereof forthwith upon request.

### Easements

4. As a condition of registration of this Plan or any phase thereof, the Owner shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional

## Public Works

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

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

infrastructures as required by the Region to service the proposed Plan and external lands. All costs associated with easements shall be 100% the responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.

5. The Owner shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements. A clause shall be included in the Subdivision Agreement in respect of same.
6. Prior to registration of the subdivision, the Owner 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 Owner shall construct and design these services in accordance with the latest Region standards and requirements.
7. The Owner shall acknowledge and agree that financing and construction of all temporary/permanent infrastructures not covered by the Current Development Charges By-law (watermains, sanitary sewers) shall be 100% financial responsibility of the Owner. A clause shall be included in the Subdivision Agreement in respect of same.
8. Prior to servicing, the Owner's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
9. Within (60) days of preliminary acceptance of the underground services, the Owner's engineer shall submit "As Constructed" drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Owner'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.
10. Prior to a satisfactory engineering submission, the Owner shall submit to the Region for review and approval:
  - a) A Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands will be required for review and approval by the Region prior to the engineering submission.

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

11. Prior to servicing, the Owner shall submit a satisfactory engineering submission to the Region to review and approval.
12. Prior to registration of the Plan of subdivision, the Owner shall ensure that:
  - a) all lots and blocks are serviced via an internal road network.

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

## Public Works

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

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

13. The Owner shall acknowledge and agree that servicing of the subdivision will require construction of a 600mm dia. watermain on Clarkway Drive which is the financial responsibility of the Region as per Development Charges By-Law. 600mm dia. watermain is included in the Region's Five-Year Capital Budget and Forecast. The Owner shall make appropriate financial arrangement with the Region prior to construction of such works. The construction will be subject to the Region's determination that it has or will have sufficient funds to finance the works. A clause shall be included in the Subdivision Agreement in respect of same.
14. The Owner shall acknowledge and agree that individual services connection to the sanitary trunk sewer and future 600mm dia. watermain on Clarkway Drive will not be permitted. A clause shall be included in the Subdivision Agreement in respect of same.
15. Prior to servicing the Region may require the Owner to construct a sampling hydrant (at the Owners cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
16. The Owner 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.
17. The Owner 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 Owner 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 Owner pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
18. 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 Owner shall provide temporary water supply to the residents upon notice by the Region and the Owner 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 Owner 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.



## Public Works

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

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

- b) The Owner 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 Owner 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.
19. The Owner shall agree that neither the Owner 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 Owner'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.
20. Prior to registration of the plan of subdivision, the Owner 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 Owner.
21. The Owner agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
  - a. A copy of the final signed M-Plan
  - b. A copy of the final draft R-Plan(s); and
  - c. The documents required pursuant to Schedule of the Subdivision Agreement and all associated documents.

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

Region of Peel staff remain committed to working with the City to expedite any further progress for this project. Should you have any questions or concerns, kindly advise me at your earliest convenience. Thank you, Emma.

Regards,  
*Dana Jenkins*  
Dana Jenkins  
Development Services

cc: Maria Jones, Candevcon Limited

November 3, 2023

CFN 67421

By Email: [Emma.Demelo@brampton.ca](mailto:Emma.Demelo@brampton.ca)

Emma Demelo, Planner 1  
Planning, Building and Economic Development  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Dear Emma Demelo:

**Re: Application to amend Zoning By-law and proposed Draft Plan of Subdivision  
OZS-2022-0025, 21T-22005B  
10201 Clarkway Drive  
Part Lot 12, Concession 10  
City of Brampton  
Castleclark Developments Inc. (Agent: Candevcon Limited)**

This letter will acknowledge receipt of a revised submission for the above noted Zoning By-law Amendment and Draft Plan of Subdivision applications, received on July 14, 2023. TRCA staff have reviewed the revised submission, and we provide the following comments in accordance with the mandatory programs and services TRCA must provide as a public body commenting under the *Planning Act*. We have also reviewed the application in accordance with Ontario Regulation 166/06. TRCA must ensure that where development and/or site alteration is proposed within an area regulated by the Authority under Ontario Regulation 166/06, that it conforms to the applicable tests and associated policies (Section of 8 of TRCA's Living City Policies) for implementation of the regulation.

Please also note that updates to the *Conservation Authorities Act* and Ontario Regulation 596/22, which came into effect on January 1, 2023, prevent TRCA from providing municipal programs and services related to reviewing and commenting on a proposal under the *Planning Act*, such as those services previously provided under plan review Memorandum of Understanding (MOU) with an upper or lower tier municipality. In conformity with Ontario Regulation 686/21 and Ontario Regulation 596/22, TRCA's review does not include comments pertaining to matters (e.g. natural heritage) outside of our core planning mandate and regulatory authority.

The following items have been submitted and reviewed by TRCA staff as part of this submission:

- Draft Plan of Subdivision, prepared by Candevcon Limited, dated May 10, 2023
- Tree Inventory and Preservation Plan, prepared by Kuntz forestry, dated January 16, 2023
- Environmental Impact Study, prepared by Dillon Consulting, dated February 2023
- Functional Servicing Report, prepared by Canvedcon, dated October 2023
- Hydrogeological Report, prepared by DS Consultants Ltd., dated March 22, 2023

- Comment Response Table, prepared by Candevcon Limited, dated October 25, 2023

**Recommendation**

Based on our review of the revised application under the current policy regime, TRCA has no outstanding concerns and defers further review to the City of Brampton. As such, TRCA staff have no further objections to the approval of Draft Plan of Subdivision 21T-22005B and Zoning By-law application OZS-2022-0025.

I trust these comments a-re of assistance. Should you have any questions, please contact me.

Sincerely,



Anthony Syhlonyk  
Planner II  
Development Planning and Permits | Development and Engineering Services  
[anthony.syhlonyk@trca.ca](mailto:anthony.syhlonyk@trca.ca)

## **APPENDIX I: TRCA Staff Conditions of Draft Plan Approval (City File #21T-22005B)**

### **TRCA Conditions of Draft Plan Approval**

#### **Red-line Revisions**

1. The final Plan shall be in general conformity with the draft plan prepared by Candevcon Limited, dated May 10, 2023, prior to a request for clearance of any phase of this plan, to:
  - a. Include appropriate blocks that are to be conveyed to the City of Brampton or TRCA as appropriate to the satisfaction of the City of Brampton and TRCA.
  - b. Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of required studies.
  - c. Should the above not be adequately addressed in the Plan, red-line revision will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.
2. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted block lines, additional blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

#### **Prior to Works Commencing**

3. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
  - a. A detailed engineering report (i.e., Stormwater Management and Site-Level Water Balance) that describes in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:
    - i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.
    - ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing hydrologic function of any wetlands is to be maintained, consistent with TRCA's guidelines.
    - iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the

TRCA's Erosion and Sediment Control (ESC) guidelines (dated 2019) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.

- iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.
  - v. Mapping of proposed stormwater management measures, with consideration for grade differentials and grading required.
  - vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.
  - vii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel and/or wetland, where applicable, to the satisfaction of the TRCA.
  - viii. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) 2003 "Stormwater Management Planning and Design Guide", TRCA's Stormwater Management Criteria Document, and TRCA's LID Stormwater Management Planning and Design Guide, and all applicable City of Brampton design standards.
- b. Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to Block 16. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.
  - c. Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach, or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within the Rainbow Creek Corridor Blocks 15 and 16, beyond those approved by the TRCA.
  - d. A groundwater constraint assessment that will examine existing groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. If impacts to groundwater levels are anticipated, any potential impacts to surface water receivers and their inherent hazards must be assessed and any potential impacts mitigated, to the satisfaction of the TRCA.
  - e. Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations,

and filtration media – as required, to the satisfaction of the TRCA, for the purposes of dewatering whether the control of erosion may be impacted and whether a TRCA permit is required.

- f. Overall Site-Level Water Balance Report that will identify measures that will be implemented during and pre and post-development that:
  - i. Mimic the pre-development surface and groundwater balance for the overall site to the greatest extent achievable;
  - ii. Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site to the satisfaction of the TRCA;
  - iii. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
  - iv. Maintain baseflow contributions at pre-development levels, duration, and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.
- g. That the applicant obtains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.
- h. That the size and location of Stormwater Management Blocks and LID measures, including any outlets and outfalls into Block 16 and any stormwater management infrastructure utilized for quantity and quality control, be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to expand these blocks or modify their size or configuration into the surrounding lands within this subdivision which are currently proposed for development.

#### **Subdivision Agreement**

- 4. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:
  - a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.
  - b. To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.
  - c. To design and implement on-site erosion and sediment controls in accordance with current TRCA standards.
  - d. To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.
  - e. To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.
  - f. To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting natural areas and their buffers (if gratuitously dedicated to the TRCA).

- g. To implement all water balance/infiltration measures, including side slope swales, identified in the submitted studies that have or are to be completed for the subject property.
- h. Implement all adaptive management and mitigation measures identified in the submitted design reports that have or are to be completed for the subject property.
- i. To provide for the warning clauses and information identified in TRCA's conditions.
- j. That where required to satisfy TRCA's conditions, development shall be phased within this plan.
- k. That prior to a request for renewal of draft approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.
- l. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all agreements of purchase of sale agreements, for lots and blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.
- m. To gratuitously dedicate Blocks 15 and 16 to the City of Brampton or TRCA, in a condition that is satisfactory to the City of Brampton and TRCA.

### **Implementing Zoning By-law**

- 5. That the implementing Zoning By-law recognize the valley corridor and adjacent environmental buffer block in a suitable zoning category which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.