
RESULTS OF CIRCULATION

Ramsammy, Andrew

From: circulations@wsp.com
Sent: 2022/01/31 3:29 PM
To: Ramsammy, Andrew
Subject: [EXTERNAL]ZBLA (OZS-2021-0057) & Draft Plan of Subdivision (21T-21024B), 10307 Clarkway Dr., Brampton.

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2022-01-31

Andrew Ramsammy

Brampton

, ,

Attention: Andrew Ramsammy

Re: ZBLA (OZS-2021-0057) & Draft Plan of Subdivision (21T-21024B), 10307 Clarkway Dr., Brampton.;
Your File No. OZS-2021-0057,21T-21024B

Our File No. 92471

Dear Sir/Madam,

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

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

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

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

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

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

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

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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-LAEmHhHzdJzBITWfa4Hgs7pbKl

Ramsammy, Andrew

From: LUK Kitty <Kitty.Luk@hydroone.com>
Sent: 2022/03/17 12:23 PM
To: Ramsammy, Andrew
Subject: [EXTERNAL]Brampton -10307 Clarkway Drive - OZS-2021-0057
Attachments: 20220303093254858.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

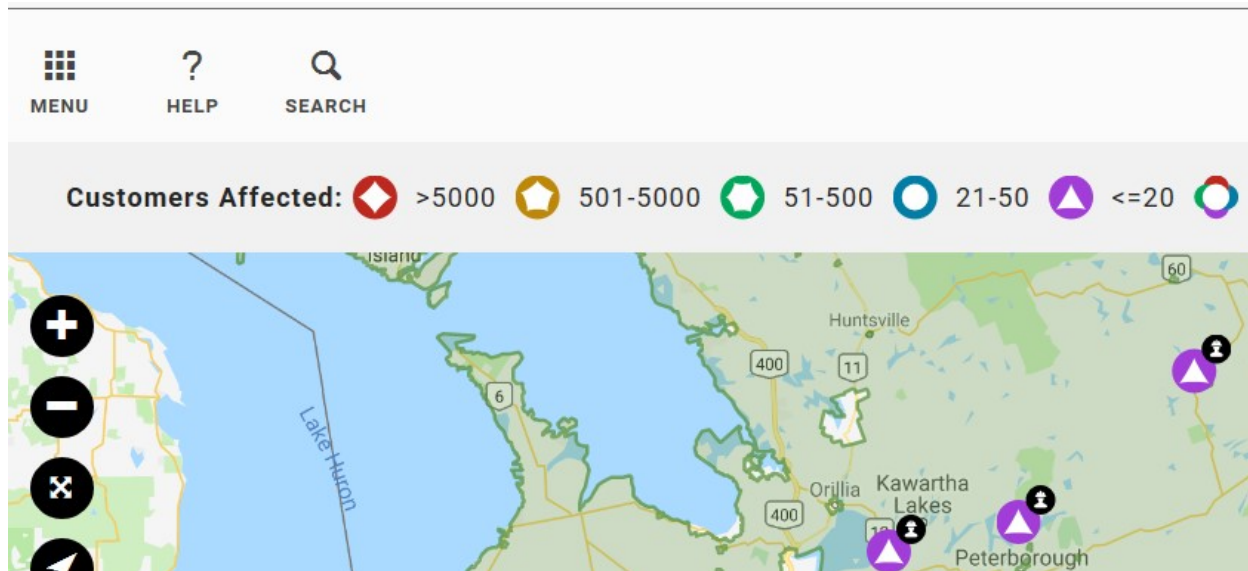
We are in receipt of your Draft Plan of Subdivision Application, OZS-2021-0057 dated February 15, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and 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 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

Email: landuseplanning@hydroone.com

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January 25, 2022

Andrew Ramsammy
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Andrew:

**RE: Application for Zoning By-law Amendment and Draft Plan of Subdivision
OZS-2021-0057 & 21T-21024B
Glen Schnarr & Associates Inc. – 10307 Clarkway Developments Limited
10307 Clarkway Drive
East of Clarkway Drive, North of Castlemore Road
City of Brampton (Ward 10)**

The Peel District School Board has reviewed the above-noted application (283 single family detached units, and 30 semi-detached units, totalling 313 residential dwelling 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
174	72

The students are presently within the following attendance areas:

Public School	School Enrolment	School Capacity	Number of Portables
James Grieve P.S. (Kindergarten to Grade 8)	563	743	2
Humberview S.S. (Grade 9 to Grade 12)	1,271	1,437	4

The proposed elementary school site of 3.77 ha (9.32 acres) for Block 282, is sufficient for a 1500 pupil place school as per the draft plan of subdivision dated October 14, 2021.

Conditions of Draft Approval:

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, until the permanent school for the area has been completed:
 - a) “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 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 #39. You are advised to contact the Planning and Accommodations Department of the Peel District School Board to determine the exact schools.”
 - b) “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.”
 - c) “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, designated by 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. The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchases that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board’s Transportation Policy.
4. Any amendment or adjustment to the 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 #282.
5. The applicant is required to arrange a site inspection in order to assess the suitability for the construction of an elementary school on Block #282.

6. The applicant is required to provide site development plans for the school site area indicating the location of the required facilities.
7. Prior to registration of the plan, the City of Brampton requires that satisfactory arrangements shall have been made with the Peel District School Board for the acquisition, or reservation for future acquisition, of School Block #282 designated in the plan for public school purposes.
8. The developer shall agree to install fencing to municipal standards.
9. The developer shall agree to post and maintain “No Dumping” signs along the perimeter fence as required by the Peel District School Board.
10. A clause and securities be included in the servicing agreement which prohibits the stockpiling of any soils or material on School Block #282.
11. 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.
12. 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.
13. The applicant will ensure that Community mailboxes are not located along the frontage of School Block #282.
14. 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.

The Board wishes to be notified of the decision of Council with respect to this proposed application. The Board is also requesting a phasing plan. If you require any further information, please contact me at nicole.hanson@peelsb.com or 905-890-1010, ext. 2217.

Yours truly,

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

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

Ramsammy, Andrew

From: Pedano, Vito <Vito.Pedano@peelpolice.ca>
Sent: 2022/01/25 9:13 AM
To: Ramsammy, Andrew
Subject: [EXTERNAL][OZS-2021-0057] Notice of Application and Request for Comments: DUE JAN 26/2022

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Andrew

I have no comments or concerns with the above mention plan. If you have any further questions, please feel free to reach out to me. Thanks

Vito



VITO PEDANO #2105

Constable, Crime Prevention.
Regional Community Mobilization
Peel Regional Police
905-453-2121 ext. 4079, 2105@peelpolice.ca

PeelPolice.ca



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Peel Regional Police

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Ramsammy, Andrew

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2022/01/28 4:49 PM
To: Ramsammy, Andrew
Subject: [EXTERNAL]RE: [OZS-2021-0057] Notice of Application and Request for Comments: DUE JAN 26/2022

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Rogers Communications Canada Inc. has no objections

Thank you

Monica LaPointe

Coordinator

gtaw.newarea@rci.rogers.com

Outside Plant Engineering GTAW

3573 Wolfedale Road.

Mississauga ON L5C 3T6

416 913 0693/ 647 643 1446

From: Gokce, Melike <Melike.Gokce@brampton.ca>

Sent: 10-Jan-22 1:30 PM

To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <cathynn.olivethomas@peelregion.ca>; peelplan@trca.ca; Adam.Miller@trca.ca; Anthony.Syhlonyk@trca.ca; Quentin.Hanchard@trca.ca; Colleen Bonner <Colleen.Bonner@trca.ca>; christopher.fearon@canadapost.ca; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; Dennis De Rango <landuseplanning@hydroone.com>; Municipal Planning <municipalplanning@enbridge.com>; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; GTAW New Area <gtaw.newarea@rci.rogers.com>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Pedano, Vito <vito.pedano@peelpolice.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>

Cc: BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Ramsammy, Andrew <Andrew.Ramsammy@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>; Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Subject: [OZS-2021-0057] Notice of Application and Request for Comments: DUE JAN 26/2022

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **10307 Clarkway Drive** with an assigned file number of **OZS-2021-0057** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Alex Sepe by January 26, 2022**
If you have any concerns please contact the assigned planner, Andrew.Ramsammy@brampton.ca

January 26, 2022

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Andrew Ramsammy

Re: Request for Comments
Glen Schnarr & Associates Inc. – 10307 Clarkway Developments Limited
City File Numbers: OZS-2021-0057 & 21T-21024B
Alectra EP File: Q2-56

Dear Andrew,

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

- A. Please include the following as conditions of approval:
- The owner/developer shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. Alectra Utilities requires blanket easement on condominium developments. These will be confirmed during the final design of the roads and subdivision.
 - The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
 - The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.
 - The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new roads or driveways.
- B. The owner/developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF) and to discuss the electrical service installation requirements and schedule. The owner/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).

If you have any questions or concerns, feel free to contact me at 416.819.4975.

Yours Truly,

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

Public Works

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

peelregion.ca

April 11, 2023

Andrew Ramsammy
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Andrew.Ramsammy@brampton.ca

**RE: Draft Plan of Subdivision – 2nd Submission
10307 Clarkway Drive
Sorbram Developments Inc.
City File: OZS-2021-0057
Region File: 21T-21024B RZ-21-057B**

Dear Andrew,

Further to our letter dated August 9, 2022, the Region has reviewed the materials submitted in support of the Draft Plan of Subdivision Plan and Zoning By-law Amendment for the above-noted applications. Our revised 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-21024B, 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.

Development Engineering:

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of 900mm diameter trunk sewer on Clarkway Drive.
- Individual service connections to sanitary trunk sewer on Clarkway Drive will not be permitted.
- External easements and construction will be required.

Water Facilities

- The lands are in Water Pressure Zone 5 supply system.
- Existing infrastructure consist of a 200mm diameter watermain on Clarkway Drive.
- Individual service connections to a 600mm dia. trunk watermain on Clarkway Drive will not be permitted.
- School Blocks should be serviced from min 300mm watermain.
- External easements and construction will be required.

Public Works

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Functional Servicing Report

- A revised Functional Servicing Report (FSR) showing proposed water servicing plans and 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.
- The Region has reviewed a Functional Servicing Report dated January 23, 2023, prepared by Candevcon Limited.
 - The Region has no objections to servicing the development with municipal watermain.
 - The Region has no objections to servicing the development with municipal sanitary sewer.
 - 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.
- The Region has no objections to servicing the site with water and sanitary sewer. However, prior to the first engineering submission, the FSR shall be revised to include the following:
 - Water demand and sanitary sewer flow calculations for population within 74 rear lane detached units.

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 a 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:

- For this development, the Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to **Section 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM)** and the following conditions being met and **labelled on the Waste Management Plan prior to draft plan approval:**
 - The Waste Collection Vehicle access route throughout the complex indicating turning radii and turning movements is to be clearly labelled on a drawing. The drawing must show the anticipated travel path of the collection vehicle with dimensions and showing the turning radii throughout the site.
 - 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.
 - Internal roadways must be constructed of a solid surface material, such as asphalt, concrete or lockstone, and designed to support a minimum of 35 tonnes, the weight of a fully loaded waste collection vehicle.

Public Works

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- 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-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**.
- The Region of Peel provides safe and efficient collection services by using waste collection vehicles equipped with automated side loaders (ASL). Please note, that ASL's can only collect from the right side of the vehicle.

Collection Point:

- Each dwelling unit within a development must have its **own identifiable collection point**. See Appendix 9 (Waste Collection Design Standards Manual) for an example of a collection point. The collection point must be located along the curb, adjacent to the driveway, and must be directly accessible to the waste collection vehicle and free of obstructions such as parked cars. **Please indicate the set-out area for each unit in subsequent submissions.**
- Each dwelling units' collection point along the curb must be at least **3 square metres**, or 32 square feet in order to provide sufficient space for the placement of carts: maximum (1) large garbage cart or recycling cart (360 litres) and one (1) source separated organics carts (100 litres), overflow waste (i.e. additional bags), yard waste and bulky items.
- A minimum of **3.75 square meters** (2.5 meters by 1.5 meters) must be provided in the garage, backyard, or side for storage of carts, with direct access to the collection point location.

For more information, please consult the Region of Peel Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>

Affordable Housing:

- As part of implementation of Secondary Plan 47 policy 5.1.5.1 and in support of the Peel-wide new housing unit target on affordability, Regional staff look forward to working with the applicant, members of the landowners group, as appropriate, and the City to establish the terms of such a contribution.
- These lands shall be fully serviced and gratuitously conveyed, 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. Please refer to Condition of Draft Plan Approval no. 22 below.

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 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.
 - b. Pay to the Region the appropriate hard service residential development charges

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(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.
 - 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 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.
 - 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
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 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.

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
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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.

General Conditions

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.
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 must be serviced via an internal road network;
 - b. The proposed Lots or Blocks fronting Laneways A, B and C 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.

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

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 service connections 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.

Public Works

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

peelregion.ca

15. Prior to servicing the Region may require the Owner to construct a sampling hydrant (at the Owner 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.
 - 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.

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

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).
- c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

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.

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

If you have any questions or concerns, please contact me (sonia.tam@peelregion.ca or 905.791.7800 x4283) at your earliest convenience.

Thank you,



Sonia Tam
Intermediate Planner
Development Services
Region of Peel

Public Works

10 Peel Centre Dr.
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peelregion.ca

April 24, 2023

CFN 66631

By Email: stephen.dykstra@brampton.ca

Mr. Stephen Dykstra, Planner III
Planning, Building and Economic Development
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Dear Mr. Dykstra:

**Re: Application to amend Zoning By-law and proposed Draft Plan of Subdivision
OZS-2021-0057, 21T-21024B
10307 Clarkway Drive
East of Clarkway Drive, North of Castlemore Road
Part Lot 12, Concession 11
City of Brampton
Redcliff Hones Inc. (Glen Schnarr & Associates Inc.)**

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 March 3, 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*.

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

- Scoped Environmental Impact Study, prepared by GSAI, dated by February 2023
- Comment Response Table, prepared by, GSAI, dated February 2023
- Constraints Map, prepared by GEI Consultants, dated February 2023
- Draft Plan of Subdivision, prepared by Glen Schnarr & Associates Incorporated, dated April 8, 2021
- Arborist Report, prepared by GEI Consultants, dated February 2023
- Draft Zoning By-law Amendment

Recommendation

Based on our review of the revised submission, our priority issues from our previous letter have been addressed. Notably, Rainbow Creek – Segment 1 will be implemented through the spine servicing agreement for Block 47-1. TRCA staff are currently undertaking technical review of the detailed design submission for the Rainbow Creek – Segment 1 work. The implementation of Segment 1 will remove areas proposed for development with this application from the regulatory floodplain in accordance with the approved supporting Master Environmental Servicing Plan and MESP addendum.

Based on our review of the revised application, TRCA staff has **no objection** to the Draft Plan of Subdivision (draft plan dated April 8, 2021) and application to amend the Zoning By-law as currently submitted and TRCA staff are in position to provide Conditions of Draft Plan Approval that are attached as Appendix I.

I trust these comments are 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

APPENDIX I: TRCA Staff Conditions of Draft Plan Approval (City File #21T-21027B)

TRCA Conditions of Draft Plan Approval

Red-line Revisions

1. The final Plan shall be in general conformity with the draft plan prepared by Glen Schnarr & Associates Incorporated, dated April 8, 2021, 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, including how they relate to terrestrial and aquatic species and their habitat, in addition to natural features and systems, 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 Blocks 283 and 284. 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 valley corridor Blocks 281 and 282, 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 Blocks 281-284 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.
 - i. That an extensive valley corridor and buffer enhancement plan is produced for the Rainbow Creek corridor to the satisfaction of the TRCA for Blocks 283 and 284.
 - j. That a final coordinated compliance and performance-based monitoring program incorporating data from Blocks 47-1, 47-2, and 47-3 as outlined in the approved MESP, be developed to the satisfaction of TRCA and the City of Brampton. The program includes terrestrial monitoring, stormwater facility monitoring, instream monitoring, aquatic monitoring, hydrogeological, and fluvial geomorphological monitoring as recommended in the MESP.
3. That prior to grading on lots east of Street A within the current Regulatory Flood Plain, a TRCA permit has been issued the construction of Rainbow Creek - Segment 1 and that the construction of the corridor is underway or completed in accordance with the spine servicing agreement for Block 47-1. And prior to the issuance of building permits for the construction of dwellings on these lots, a qualified engineer has confirmed that the regulatory floodplain is contained in the new corridor.

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 design the final monitoring protocol, obtain approvals, and monitor the hazards and features identified through the supporting studies and to maintain the environmental and engineering measures to be implemented in accordance with submitted studies. And to provide for the long-term monitoring of the system as agreed in the final monitoring protocol and submit such monitoring reports to the TRCA on the agreed upon frequency.
- j. To provide for planting, and enhancement of the valley corridor and buffer areas in accordance with the drawings approved by the TRCA. And that monitoring and replanting of these areas be completed for a minimum 3-year period, to the satisfaction of the TRCA, with sufficient funds being secured through Letter of Credit in favour of the City of Brampton, or other appropriate measure.
- k. To provide for the warning clauses and information identified in TRCA's conditions.
- l. That where required to satisfy TRCA's conditions, development shall be phased within this plan.
- m. 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.
- n. 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.

- o. To gratuitously dedicate Blocks 281-284 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.