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# RESULTS OF CIRCULATION

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February 2, 2022

Stephen Dykstra  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Dykstra:

**Re: Notice of Application and Request for Comments**  
**Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision**  
**Glen Schnarr & Associates Inc. – Clarkway Country Properties Ltd.**  
**East side of Clarkway Dr, north of Castlemore Rd**  
**File: 21T-21027B (OZS 2021-0060)**  
**City of Brampton – Ward 10**

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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 107 detached and 73 townhouse units which are anticipated to yield:

- 27 Junior Kindergarten to Grade 8 Students; and
- 18 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)

**Archived:** 2024/06/27 2:50:02 PM

**From:** [circulations@wsp.com](mailto:circulations@wsp.com)

**Sent:** 2022/01/31 3:46:09 PM

**To:** [Dykstra, Stephen](#)

**Subject:** [EXTERNAL]0 Clarkeway Dr. Brampton, ZBLA (OZS-2021-0060) and Draft Plan of Subdivision (21T-21027B)

**Sensitivity:** Normal

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**2022-01-31**

**Stephen Dykstra**

**Brampton**

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Attention: Stephen Dykstra

Re: 0 Clarkeway Dr. Brampton, ZBLA (OZS-2021-0060) and Draft Plan of Subdivision (21T-21027B); Your File No. OZS-2021-0060,21T-21027B

Our File No. 92479

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](mailto: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](mailto: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](mailto:planninganddevelopment@bell.ca)

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

February 10, 2022

City of Brampton  
Planning Department

Attention: Stephen Dykstra

APPLICATION NO OZS-2021-0060 and 21T-21027B  
APPLICATION TYPE Proposed Draft Plan of Subdivision  
ADDRESS Part of West Half of Lot 11, Concession 11 N.D. (Block Plan 47-1)

GENERAL LOCATION Located on the east of Clarkway Drive, north of Castlemore Road

DESCRIPTION Residential development consisting of 107 single detached dwellings and 57 townhouse dwellings and 19 rear lane townhouses, totaling 180 residential units

Rogers Reference Number M220901

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)

Yours truly

Monica LaPointe

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

February 11, 2022

Stephen Dykstra  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Stephen:

RE: **Application to Amend the Zoning By-law and Draft Plan of Subdivision  
OZS-2021-0060 & 21T-21027B & PRE-2021-0125  
Redcliff Homes Inc. c/o Glen Schnarr & Associates Inc. (GSAI)  
Part of West Half of Lot, Concession 11 N.D. (Block Plan 47-1)  
East side of Castlemore Road and North of Castlemore Road  
City of Brampton (Ward 10)**

The Peel District School Board has reviewed the above-noted application (113 single family detached units, 87 townhouse units, totalling 200 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
94	36

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

Portion of Elementary School Block:

The Board has no comments regarding the *portion* of the proposed elementary school site (part block for Castlemore East #5) on this plan, as it meets the overall 3.24 ha (8.00 ac) school block site requirements on the adjacent plan. The pre-application preceeding the adjacent development application is PRE-2021-0093.

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. Prior to final approval, 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) “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 the Peel District School Board.
3. The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchases that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board’s Transportation Policy.

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

Yours truly,

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

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



February 10, 2022

City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Attn: Stephen Dykstra

Re: Request for Comments  
Glen Schnarr & Associates Inc. – Redcliff Homes Inc  
East side of Clarkway Drive and north of Castlemore Road  
City File Numbers: OZS-2021-0060 & 21T-21027B  
Alectra EP File: Q2-58

Dear Stephen,

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)

**Alectra Utilities Corporation**  
175 Sandalwood Pkwy West, Brampton, ON L7A 1E8 | t 1 833 253 2872

[alectrautilities.com](https://alectrautilities.com)

April 13, 2023

CFN 66733

By Email: [stephen.dykstra@brampton.ca](mailto: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-2021-0060, 21T-21027B  
0 Clarkway Drive  
East of Clarkway Drive, North of Castlemore Road  
Part Lot 10, 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 7, 2023. TRCA staff has 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:

- Comment Response Matrix, prepared by GSAI et. al. dated February 2023
- Cover Letter, prepared by GSAI, dated February 17, 2023
- Draft Plan of Subdivision, prepared by GSAI, dated January 11, 2023
- Engineering Drawing Set, prepared by Candevcon Limited, stamped July 29, 2022
- Scoped Environmental Impact Study, prepared by Beacon Environmental, dated February 2023
- Functional Servicing Report, prepared by Candevcon Limited, revised January 18, 2023
- Hydrogeological Assessment, prepared by Soil Engineers Ltd., dated January 2023
- Preliminary Road Plan, prepared by Candevcon Limited, dated July 25, 2022
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., revised on June 7, 2021
- 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 (i.e., Block 96, Lots 48-61) 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 January 11, 2023) 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. Comments pertaining to detailed design are provided in Appendix II.

Regards,



Jason Wagler MCIP RPP  
Senior Manager, Development Planning and Permits  
Development and Engineering Services  
[jason.wagler@trca.ca](mailto:jason.wagler@trca.ca)

cc: Mark Condello, GSAI: [markc@gsai.ca](mailto:markc@gsai.ca)  
Pam Cooper, City of Brampton: [pam.cooper@brampton.ca](mailto:pam.cooper@brampton.ca)  
Brennan Paul, TRCA  
Dilnesaw Chekol, TRCA

## **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 January 11, 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, 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 102-103. 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 102-103, 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 102-103 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 102-103.
  - 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 48-61 of the Plan, 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 Block 96 and Lots 48-61, 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 dedicated Blocks 102-103 to the City of Brampton or TRCA, in a condition that is satisfactory to the City of Brampton and TRCA.

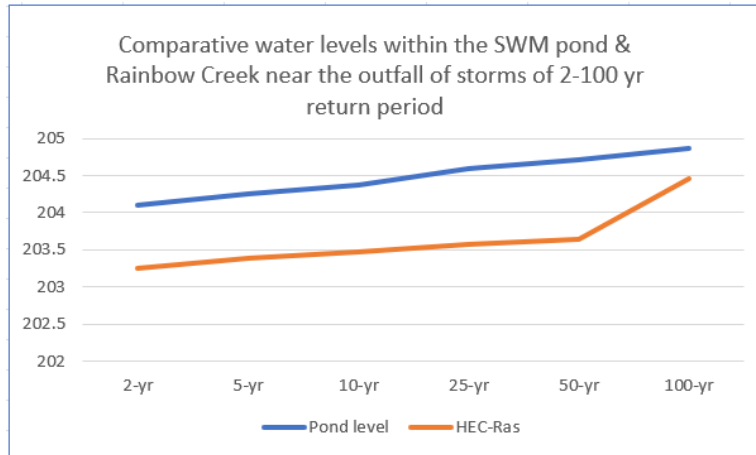
#### **Implementing Zoning By-law**

- 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.



## **APPENDIX II: TRCA Comments for Detailed Design**

1. It is noted that the applicant will confirm the actual invert elevations at the detailed design stage. So far, the provided information (comparison graph is provided below), which shows there is positive drainage from the pond to the creek.



2. The applicant has indicated that a hydrologic analysis will be completed as part of the final engineering design of the SWM pond to address the sustainability of the proposed wetland. This is acceptable and we look forward to reviewing the analysis with the detailed design submission.

## Public Works

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

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April 13, 2022

Stephen Dykstra  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[stephen.dykstra@brampton.ca](mailto:stephen.dykstra@brampton.ca)

**RE: Applications for Zoning By-law Amendment and Draft Plan of Subdivision  
0 Clarkway Drive  
Redcliff Homes Inc.  
Clarkway Drive, north of Castlemore Road, Block Plan 47-1  
Part of Lot 11, Con 11 Northern Division  
City of Brampton, Ward 10  
Region File: 21T-21027B  
Related Regional File: RZ-21-060B  
City File: 21T-21027B, OZS-2021-0060**

Dear Mr. Dykstra,

The Region has reviewed the materials submitted in support of the above-noted applications. Our comments and Draft Plan Conditions can be found below.

### GENERAL COMMENTS

**The following general comments are provided to assist the developer in the preparation of the related drawings and materials.**

#### Public Health – Built Form

- Through ROPA 27, the Region has implemented the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.
- A key policy of ROPA 27 is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, City Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.
- With the Sustainability Assessment reaching a bronze threshold on the assessment with a score of 31 points, there are further opportunities to enhance the score. Please consider the following below:
  - Please ensure the pedestrian walkways connecting to the greenspace corridor includes pedestrian- scaled lighting and benches.
  - We look forward to confirming that the sidewalks are labelled on both sides of the street through the detailed design stage.
  - Please consider include secure bicycle parking within the park/ open space on site.

### Servicing

#### *Sanitary Sewer Facilities*

- Municipal sanitary sewer facilities consist of 900mm diameter trunk sewer on Clarkway Drive. Individual services connection to sanitary sewer trunk are not permitted.
- A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.
- External easements and construction will be required.
- **Comments on the FSR will be provided under separate cover.**

#### *Water Facilities*

- The lands are in Water Pressure Zone 5 supply system.
- Existing infrastructure consist of 200mm diameter watermain on Clarkway Drive.

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- 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.
- External easements and construction will be required.
- **Comments on the FSR will be provided under separate cover.**

### Region Roads

- Regional Roads are not adversely affected. No comment at this time.

### Planning and Development

#### *Contribution to Regional Housing Needs*

Proposed Regional Official Plan housing policies support a range and mix of housing options that are affordable and meet housing need. Peel-wide new housing unit targets (Table 4) are being proposed on affordability (30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low-income households), rental (25% of all new units are rental), and density (50% of all new units are a housing type other than detached or semi-detached).

Regional staff request a more fulsome housing assessment to better evaluate how local municipal and Regional housing policies are met and how the proposed development contributes towards identified housing needs and overall Regional housing objectives and targets identified in the Peel Housing Strategy, Peel Housing and Homelessness Plan, and draft Regional Official Plan. Below are comments on how this assessment could be strengthened.

- 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](#).
- Regional staff appreciate the consideration for medium density dwelling types such as townhouses units, which will demonstrate a contribution towards the Peel-wide new housing unit target on density. Staff encourage the applicant to review opportunities to provide a more diverse array of housing options (e.g., additional residential units including second units that are within townhomes and detached units, as well as including apartment units). This would help the applicant demonstrate stronger contributions towards Peel-wide new housing unit targets for rental tenure and density.
- The applicant should consider revising its proposal to provide further details for the medium density residential reserve blocks (Blocks 120 and 121), as well as the residential reserve blocks for future development (Blocks 122 – 126). Staff encourage the applicant to consider a diverse range of housing options and increased density such as more townhouses and apartments. The revised proposal would include the proposed number of townhouse/apartment units, unit sizes, tenure composition, as well as other criteria listed below.
- In accordance with the Provincial Policy Statement, 2020, the Peel-wide new housing unit target on affordability in Table 4 of the proposed Peel 2051 Regional Official Plan, and City of Brampton Official Plan Policy 4.2.5, more information is needed on the pricing and affordability period (e.g. 25 years or more) of units to demonstrate the applicant's contribution to affordable housing.
- The applicant should revise its proposal to provide a detailed breakdown of the tenure (rental or ownership) of all housing units including average asking rents and affordability periods over the long term for rental units (e.g., 25 years or more). This would help the applicant demonstrate stronger contributions towards Peel-wide new housing unit targets for rental tenure and affordability.
- The applicant should consult the Regional Official Plan definitions section for affordability thresholds for low and moderate income households to ensure that units will meet the definition of affordability prescribed by the Provincial Policy Statement, 2020.
- Partnerships between the applicant, the Region of Peel, City of Brampton, and non-profit sector should be explored to provide units that are affordable to low income households.
- More details should be provided on unit types (e.g., 1 bedroom, 2 bedrooms, etc.), pricing, and unit size (square footage). The applicant should demonstrate an appropriate presence of two or more bedroom family-sized units that aligns with housing need.
- There is a potential need for co-location with a licensed child care centre in the community. The applicant should explore this opportunity in one of the mixed-use spaces proposed as part of 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.

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### *Affordable Housing Contribution*

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. 24 below.

### Traffic

- This application does not abut a Regional road. No comment at this time.

### Waste Management

- This property is within the vicinity of Bellissimo landfill site. It is an inactive, private landfill located between McVean Rd. and Gore Rd., south side of Castlemore Rd. The exact boundaries are unknown. No further information is available.
- The owner/proponent acknowledges that the records of the Regional Municipality of Peel concerning the location and nature of waste disposal sites or hazardous wastes are incomplete and that the Regional Municipality of Peel makes no representation that records may be relied upon in determining whether or not lands have been used for the disposal of waste or hazardous wastes. However, should there be any doubt about the integrity of the listed application with respect to the possibility of a waste disposal site or hazardous wastes on or adjacent to the property, we recommend that the applicant carry out a detailed soil investigation by a qualified Geotechnical Engineer. If it is found that the subject lands have been used for the disposal of waste or hazardous waste, then approval of the Minister, for the proposed use, as per Section 46 of the Environmental Protection Act (Ontario), may be required.
- **For Residential Single Detached dwellings, Street Townhouses, and Rear Lane Townhouses:** 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** and the following conditions being met and **labelled on a Waste Management Plan:**
  - a. A Waste Management plan showing vehicle turning movements and set-out areas would be beneficial to indicate these requirements.
  - b. A minimum Turning Radii of **13 meters** on all turns, measured from the centerline must be shown.
  - c. Road width must be shown with a minimum road width of 6 meters. This includes all Streets and Lanes (A, B, & C) within the development. At the rear lanes, waste collection vehicle will collect off the side of the unit with the garage (where carts are stored) and that lane must also meet all design standards.
  - d. Please illustrate how the waste collection vehicle would access the collection points and exit the site. The current site configuration shows that the proposed development access route is contingent with the future development surrounding it. Please clarify the interim access route of the collection vehicle.
  - e. In a situation where a waste collection vehicle must reverse the **maximum straight back-up distance is 15 metres.**
  - f. 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.**
    - I. **A 3m<sup>2</sup> by 1m<sup>2</sup> set out area** is required to allow for a one-meter separation between carts in order to provide sufficient space for cart collection.
    - II. If there is a sidewalk, it must be set-back to allow frontage for the set-out of carts.
  - g. **For Medium-density Residential block:** The Region of Peel will provide front-end collection of garbage and recyclable materials subject to meeting the requirements of Sections 2.0, and 4.0 of the Waste Collection Design Standards

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Manual. A Waste Management Plan must be provided that shows the following conditions can be met:

- h. Collection vehicle access route requirements can be met
- i. Collection point has overhead clearance min. 7.5m and can hold all waste bins of the larger stream
- j. Waste storage room is large enough for all required bins
- k. **For Public Elementary School block:** The Region of Peel will provide front-end collection of Recyclable materials only subject to meeting the requirements of Sections 2.0 and 6.0 of the Waste Collection Design Standards Manual.
- l. **Garbage collection** for school is required through a private Waste Collection company.
- m. **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> and the Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>**

**Finance**

*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

**Real Estate**

Real Estate has reviewed the above noted application for Draft Plan of Subdivision and has no requirement at this time.

**CONDITIONS OF DRAFT PLAN APPROVAL**

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-19027B, 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.

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; 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.

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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 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 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 and right-of-way limits. 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.

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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 all lots and blocks are serviced via an internal road network. A clause shall be included in the Subdivision Agreement in respect of same.
13. 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. A clause shall be included in the Subdivision Agreement in respect of same.
14. 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.
15. The Owner shall acknowledge and agree that individual services connection to the sanitary trunk sewer and a 600mm dia. future watermain on Clarkway Drive will not be permitted. A clause shall be included in the Subdivision Agreement in respect of same.
16. 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.
17. 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.
18. 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.
19. Provision will be required in the Subdivision Agreement for the following clauses in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
  - a) Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the 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:



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- 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.
20. 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 watermain, 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 watermain, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.
21. 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
22. 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.
23. Prior to registration of the plan of subdivision, the plan must satisfy all requirements of the Region's Waste Collection Design Standards Manual.
24. 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.

## CONCLUSION

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

Sincerely,



Jason De Luca RPP MCIP  
Principal Planner  
Planning & Development Services, Public Works

c.c. John Hardcastle, Manager, Planning & Development Services, Brampton Section



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May 6, 2022

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**RE: Applications for Draft Plan of Subdivision and Zoning By-law Amendment  
Functional Servicing Report – Comments  
0 Clarkway Drive  
City of Brampton  
Region Files: 21T-21027B, RZ-21-060B  
Related Regional File: PRE-20-125B  
City File: 21T-21027B, OZS-2021-0060**

Dear Mr. Ramsammy,

Further to the comment memo dated April 13, 2022, the Region has reviewed the Functional Servicing & Stormwater Management Report in support of the above-noted Draft Plan of Subdivision prepared by Candevcon Limited, dated October 2021. Our comments can be found below.

- The subject lands are located within Block 47-1, at Clarkway Drive to the west.
- The area is approx. 13.68 hectares. The proposal consists of 107 single detached homes, 19 rear lane townhomes, 2 medium density blocks, school block, with a total approximate population of 949 people.
- As discussed below, we are currently working with City of Brampton staff to gain an understanding of the cumulative population that is being proposed as a result of the various site-specific applications taken as a whole across the block plan area, which may differ from the populations contemplated as part of the Block Planning process.
- As also discussed below, we require confirmation of the fire flow demand.

### Municipal Watermain

- The subject lands are situated within the range of Water Pressure Zone 5.
- The existing water infrastructure in the vicinity consists of:
  - 400mm CPP on The Gore Road - Pressure Zone 5
  - 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):
  - ST-093 - Extension of 750 mm watermain along Countryside Dr. from The Gore Road to Clarkway Dr. [Construction: 2026]
  - D-010 - 600 mm watermain along Countryside Dr. from Clarkway Dr. to the proposed arterial road at the west limits of this development [2028]

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- D-260 - 400 mm water main along Countryside Dr. from the future road above to Coleraine Dr. [2030]
- D-023 - 600 mm water main along future road to the west of development from Countryside Dr. to future east-west road south of development [2028]
- D-012 - 400 mm water main along east-west road south of development between The Gore Road and Clarkway Drive [2024]
- D-259 - 400 mm water main along the east-west road south 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 the future Arterial A2 [2027]
- D-261 - 400 mm water main along east-west road south of the development from Coleraine Drive to Hwy. 50 [2024]
- D-038 - 400 mm water main along Coleraine Dr. from Countryside Dr. to future east-west road south of the development [2022]
- D-039 - 400 mm water main along Coleraine Dr. from Mayfield Rd. to Countryside Dr. [2022]
- 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 -6.15 l/s, fire flow 38 l/s.
- The applicant shall use the Fire Underwriters Survey (FUS) criteria to determine site specific fire flows. The fire flows in the current report appear to be very low for the proposed residential subdivision.
- Further to the note above, confirmation of the fire flow demand is required. The Region's Infrastructure Planning staff will need to review / model the demands and confirm the associated capacity.

We are currently working with City of Brampton staff to assess water capacity in the context of the cumulative population that is being proposed as a result of the various site specific applications within the block plan area, taken as a whole. The Region's final assessment cannot be concluded until this cumulative analysis has been completed.

## Municipal Sanitary Sewer

- The existing sanitary sewer infrastructure in the vicinity consists of:
  - 900mm southerly sanitary sewer along Clarkway Drive.
  - 1200mm southerly sanitary sewer along Highway 50.
- The Region's Master Plan does not currently provide for any new wastewater infrastructure in the subject area.
- The proposed 375mm sanitary sewer is not included in the currently approved wastewater sanitary servicing program 2020-2041. Any upsizing required to service the proposed and external development lands would be the developer's responsibility.
- On a site-specific basis for this proposal, the estimated wastewater flows were calculated as 13.6 l/s (the subdivision) and 69.3 l/s, including 33.9 hectares of land external to the proposed development, serviced through the subject lands. However, we are currently working with City of Brampton staff to assess sanitary capacity in the context of the cumulative population that is being proposed as a result of the various site-specific applications within the block plan area, taken as a whole. The Region's final assessment cannot be concluded until this cumulative analysis has been completed.

## Storm Water Management

We have no comments regarding the Storm Water Management as it does not affect Regional Roads.

## Conclusion

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The **FSR** will need to be revised and re-submitted in accordance with the above-noted requirements and comments.

The Region also requests a **Comment-Response Matrix** outlining how each comment has been addressed through the re-submission.

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

Sincerely,



Jason De Luca RPP MCIP

- c. John Hardcastle, Manager, Planning & Development Services, Brampton Section  
Orest Jacyla, Project Manager, Planning & Development Services  
Laura Borowiec, Program Manager, Infrastructure Planning - Growth

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March 29, 2023

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Clarkway Drive, north of Castlemore Road, Block Plan 47-1  
Part of Lot 11, Con 11 Northern Division  
City of Brampton, Ward 10  
Region File: 21T-21027B  
Related Regional File: RZ-21-060B  
City File: 21T-21027B, OZS-2021-0060**

Dear Mr. Dykstra,

The Region has reviewed the materials submitted in support of the above-noted applications. Our comments and Draft Plan Conditions can be found below.

### **GENERAL COMMENTS**

**The following general comments are provided to assist the developer in the preparation of the related drawings and materials, where applicable.**

#### **Public Health – Built Form**

Thank you for circulating the revised submission to our team. The only public health comment is to ensure that sidewalks are labelled on both sides of the streets throughout the subdivision.

No other comments, or conditions of approval.

#### **Servicing**

We acknowledge receiving the revised Functional Servicing Report (FSR) in support of Plan of Subdivision prepared by Candevcon Limited, dated January 18, 2023.

The subject land is located within Block 47-1, at Clarkway Drive to the west. The area is approx. 13.68ha and will consist of 84 single detached homes, 54 townhomes, 3 medium density blocks, school block, with total approximate population of 1529 people.

The FSR is approved by the Region.

#### **Planning & Development - Housing**

Housing Policy has no further comments.

We are pleased to advise that an agreement has been reached between the City of Brampton and the landowner for this application (and other landowners within 47.1) that will result in the creation of additional residential units and provide a cash contribution to the City towards housing initiatives.

#### **Waste Management**

For this subdivision, the rear lanes are no longer proposed have been noted. Below are my waste comments. Outstanding requirements can be satisfied prior to registration in accordance with Condition No. 24.

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 plan drawing:

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- Internal roadways must be constructed of a hard surface material, such as asphalt, concrete or lockstone, and designed to support a minimum of 35 tonne, the weight of a fully loaded waste collection vehicle.
- The Waste Collection Vehicle access route throughout the complex indicating turning radii and turning movements is to be clearly labelled on the drawing.
- The maximum grade permitted along the waste collection vehicle access route is 8 percent.
- 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 on the drawings.
- 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.

**Finance**

*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 Developer 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 Developer 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 and according to policy F40-06. The following oversized watermain is included in the Five-Year Capital Budget and Forecast.

Component No.	Project No.	Construction Year	Description
28914	19-1172	2024	600mm dia. watermain on Clarkway Drive

**CONDITIONS OF DRAFT PLAN APPROVAL**

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-19027B, 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.

**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);

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pursuant to the Region's Development Charges By-law, as amended from time to time.

### Water Meter Fees

3. In respect of the water meter fees:
  - a) Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;
  - b) A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and
  - c) A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

### 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.
6. 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.
7. 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.
8. Prior to servicing, the Developer'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 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.
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.

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 all lots and blocks are serviced via an internal road network. A clause shall be included in the Subdivision Agreement in respect of same.

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13. The Developer shall acknowledge and agree that proposed 375mm sanitary sewer on Street "A" is not included in the currently approved wastewater sanitary servicing budget 2020-2041. Any upsizing required to service the proposed and external development lands would be the developer's responsibility.
14. The Developer shall acknowledge and agree that medium density Blocks should be serviced from 300mm dia. watermain.
15. 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 and Policy F40-06. 600mm dia. watermain is included in the Region's Five-Year Capital Budget and Forecast. The Developer 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.
16. The Developer shall acknowledge and agree that individual services connection to the sanitary trunk sewer and a 600mm dia. future watermain on Clarkway Drive will not be permitted. A clause shall be included in the Subdivision Agreement in respect of same.
17. 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.
18. 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.
19. 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.
20. Provision will be required in the Subdivision Agreement for the following clauses in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision:
  - a) Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
  - b) The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
    - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
      - a) Bacteriological Analysis - Total coliform and E-coli counts
      - b) Chemical Analysis - Nitrate Test
      - c) Water level measurement below existing grade
    - ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's

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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.

- 21. 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 watermain, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermain, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.
- 22. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer.
- 23. The Developer agrees that prior to final approval by the City, a print of the proposed final Plan be forwarded to the Region. Prior to the Region granting clearance of the draft plan conditions for this subdivision, the following must be forwarded to the Region's Legal Services Division:
  - a) a signed copy of the final M-plan;
  - b) a copy of the final 43R-plans; and
  - c) Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.A clause shall be included in the Subdivision Agreement in respect of same.
- 24. Prior to registration of the plan of subdivision, the plan must satisfy all requirements of the Region's Waste Collection Design Standards Manual.
- 25. 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.

## CONCLUSION

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

Sincerely,



Jason De Luca RPP MCIP  
Principal Planner  
Planning & Development Services, Public Works

c.c. John Hardcastle, Manager, Planning & Development Services, Brampton Section



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January 29, 2024

Arjun Singh  
Development  
Planner City of  
Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[arjun.singh@brampton.ca](mailto:arjun.singh@brampton.ca)

**RE: Applications for Zoning By-law Amendment and Draft Plan of  
Subdivision 3<sup>rd</sup> Submission  
0 Clarkway Drive  
Redcliff Homes Inc.  
Clarkway Drive, north of Castlemore Road, Block Plan 47-1  
Part of Lot 11, Con 11 Northern Division  
City of Brampton, Ward 10  
Region File: 21T-21027B  
Related Regional File: RZ-21-060B  
City File: 21T-21027B, OZS-2021-  
0060**

Dear Arjun,

Further to our March 29, 2023 comment letter, the Region has reviewed the 3<sup>rd</sup> submission materials submitted in support of the above-noted applications. Our comments and Draft Plan Conditions can be found below.

### **Region of Peel Conditions of Draft Approval**

Region is pleased to advise we have no objections with this subdivision 21T-21027B proceeding to draft plan approval subject to the Draft Plan conditions outlined below.

As per the Conditions of Draft Approval for Draft Plan of Subdivision, 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 and materials, where applicable.**

### **SERVICING:**

#### **Sanitary Sewer**

- Municipal sanitary sewer facilities consist of 900mm diameter trunk sewer on Clarkway Drive. Individual services connection to sanitary sewer trunk are not permitted.
- A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.
- External easements and construction will be required.

#### **Water**

- 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.
- External easements and construction will be required.

#### **Regional Roads**

- Regional Roads are not adversely affected.

#### **Functional Servicing Report**

- The revised Functional Servicing Report (FSR) in support of Plan of Subdivision prepared

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by Candevcon Limited, dated October 2023, is deemed satisfactory.

- The subject land is located within Block 47-1, east of Clarkway Drive. The area is approx. 13.68ha and will consist of 99 single detached dwellings, 36 street townhouse units, 3 medium density blocks, school block, with total approximate population of 1234 people.

### HOUSING:

- We are pleased to advise that an agreement has been reached between the City of Brampton and the landowner for this application (and other landowners within 47.1) that will result in the creation of additional residential units and provide a cash contribution to the City towards housing initiatives. (Draft Plan Condition 26)

### WASTE MANAGEMENT:

- Region of Peel has requested a satisfactory Waste Collection Plan prior to draft plan approval. Advancing to draft plan approval without a satisfactory Waste Collection Plan is at the applicant’s risk. A Waste Collection Plan satisfactory to the Region of Peel will be required prior to registration of the subdivision (Draft Plan Condition 24).
- The Region of Peel will provide curbside waste collection of garbage, recycling, and organic material for the detached units, and street/rear lane townhouse units provided that future submissions satisfy the requirements outlined in sections 2.0 and 3.0 of the Waste Collection Design Standards Manual.
  - A waste management plan identifying waste vehicle access route (swept path, turning radius, direction of travel) and identify waste collection points
- Waste collection for the high-density blocks will be confirmed as part of future site plan applications.
- 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>

### FINANCE:

#### **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 and 375mm dia sanitary sewer which are the financial responsibility of the Region of Peel as per Development Charges By-law. Should the Developer 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 Developer 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 and according to policy F40-06. The following oversized watermain is included in the Five-Year Capital Budget and Forecast.

Component No.	Project No.	Construction Year	Description
28914	19-1172	2024	600mm dia. watermain on Clarkway Drive
3827	25-2175	2025	375mm dia sanitary sewer on Street “A”

### CONDITIONS OF DRAFT PLAN 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

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and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and

- b) Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.

2. Provision shall be made in the Subdivision Agreement with respect to:

- a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
- b) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks); pursuant to the Region's Development Charges By-law, as amended from time to time.

### Water Meter Fees

3. In respect of the water meter fees:

- a) Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;
- b) A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and
- c) A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

### 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.

6. 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.

7. 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.

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8. Prior to servicing, the Developer'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 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.

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.

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 all lots and blocks are serviced via an internal road network.

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

13. The Developer shall acknowledge and agree that medium density Blocks should be serviced from 300mm dia. watermain.

14. 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 and Policy F40-06. 600mm dia. watermain is included in the Region's Five-Year Capital Budget and Forecast. The Developer 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.

15. The Developer shall acknowledge and agree that servicing of the subdivision will require construction of a 375mm dia. sanitary sewer on street "A" which is the financial responsibility of the Region as per Development Charges By-Law and Policy F40-06. 375mm dia. sanitary sewer is included in the Region's Five-Year Capital Budget and Forecast. The Developer 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.

16. The Developer shall acknowledge and agree that individual services connection to the sanitary trunk sewer and 600mm dia. future watermain on Clarkway Drive will not be permitted. A clause shall be included in the Subdivision Agreement in respect of same.

17. 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.

18. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law.

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

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19. The Developer will maintain adequate chlorine residuals in the watermain within the plan from the time the watermain is connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law.

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

20. Provision will be required in the Subdivision Agreement for the following clauses in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;

- a) Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.

- b) The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:

- i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:

- a) Bacteriological Analysis - Total coliform and E-coli counts  
b) Chemical Analysis - Nitrate Test  
c) Water level measurement below existing grade

- ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.

- iii. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

21. 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 watermain, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermain, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region.

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

22. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs

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associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer

23. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
- A copy of the final signed M-Plan
  - A copy of the final draft R-Plan(s); and
  - Easement and conveyance documents required pursuant to this Agreement and the registration of this Plan.

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

24. Prior to Registration of the Subdivision, the Region will require a satisfactory Waste Collection Plan and arrangements demonstrating all the collection requirements outlined in the most current version of the Region's Waste Collection Design Standards Manual.
25. 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.

### CONCLUSION

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

Sincerely,

*Sonia Tam*

Sonia Tam RPP MCIP  
Intermediate Planner  
Planning & Development Services, Public Works

## Public Works

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May 29, 2024

Arjun Singh  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[arjun.singh@brampton.ca](mailto:arjun.singh@brampton.ca)

**RE:      Region of Peel Comments and Conditions  
Draft Plan of Subdivision and Zoning By-law Amendment Applications  
10307 Clarkway Drive  
Glen Schnarr and Associates Inc. on behalf of 10307 Clarkway  
Developments Ltd.  
City File Number: OZS-2021-0057 and 21T-21024B  
Regional File Number: 21T-21024B and RZ-21-057B**

Dear Arjun Singh,

Region of Peel staff have reviewed the third (revision 2) and fourth (revision 3) submission materials for the above-noted Draft Plan of Subdivision and Zoning By-law Amendment applications, most recently received on April 8, 2024.

The Draft Plan of Subdivision will create 226 single detached dwellings, 12 rear lane townhouses and 20 street townhouses, together with roads, reserve blocks, widenings, a secondary school block, a park and environmental blocks. The Zoning By-law Amendment proposes to rezone the lands from Agriculture – Special Section 1520 (A-1520) to various residential zones with exceptions (R1F-11.0-3737, R3E-6.7-3761, R1F-9.4-AAA), Institutional (I-BBB) and Open Space (OS) zones, to facilitate the subdivision.

The following comments and conditions are provided on that basis.

### **Spine Servicing Agreement**

Regional staff understand that a Spine Servicing Agreement is currently being finalized by City staff and the landowner group to facilitate the orderly staging and phasing of development within the Secondary Plan area, which includes the implementation of appropriate servicing. While the Region has participated in a review of an earlier draft, Regional staff has not reviewed the agreement in some time.

As announced on April 10, 2024, as of July 1, 2024, the Region's statutory powers under the Planning Act will be removed. Once in effect, planning policy and approval responsibilities of the regional municipality will be removed and the lower-tier municipalities will assume primary responsibility for all planning in their geographies, except for matters requiring provincial approval. Instead, per section 70.13(2), the Region's official plan will be deemed to constitute the official plan of the City of Brampton, and conformity will still be required until such time as Brampton amends it and approval is provided by the Province. Therefore on July 1, 2024, the current Region of Peel Official Plan will become the City of Brampton Official Plan and shall be implemented by the City of Brampton.

Notwithstanding the above, at this time the Region's mandate will continue to include the provision of hard and soft services to the community, including but not limited to servicing, transportation, waste management, affordable housing, health services, emergency services, etc. To this end the Region will continue to have an interest in community building to ensure the efficient, financially sustainable and effective delivery of infrastructure and services.

Regional staff request to be a party in reviewing and finalizing the Spine Servicing Agreement. Please forward a copy to the undersigned for review coordination.

#### **Development Services**

- Regional Conditions of Draft Approval are included within this letter. Provided these conditions are reflected in any Draft Approval for the subdivision, the remaining Regional comments with respect to the Draft Plan of Subdivision may be addressed through these conditions.
- The Region has no further comments on the Zoning By-law Amendment.
- Included within this letter are additional advisory comments for the applicant's information.
- There does not appear to be any Regional easements on the property.
- The Region will be a party to any future development or site plan agreement. Any fees/costs associated with this agreement are to be paid in accordance with the current Fees By-law.
- The property is within a Conservation Authority regulated area (Toronto and Region Conservation Authority), pursuant to the Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, any development in or on areas defined in the regulation area (e.g. river or stream valleys, hazardous land (including flood plains, wetlands, etc.) requires permission from the TRCA. It is therefore important to obtain information from the TRCA on the potential hazard risk to this site and the potential impact of the proposed future development, as a permit from the TRCA would be required before a building permit could be issued.

#### **Housing**

- The applicant is encouraged to provide more information regarding the size of units (bedroom type and unit square footage), and tenure (rental, ownership) and explore opportunities for secondary rental within the proposed townhouses.
  - It is appreciated that the development includes a mix of uses including a school, park and varying housing typologies to provide for healthy and complete communities.
  - The applicant is encouraged to incorporate universal accessibility and design features in this development.

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- Affordable Housing Contribution:
  - As part of the implementation of Secondary Plan 47 and in support of the Peel-wide housing 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.
  - Regional staff request a draft plan condition to this effect, which has been incorporated in the preliminary draft plan conditions below.

### **Development Engineering**

- **Sanitary Sewer Facilities**
  - Municipal sanitary sewer facilities consist of a 900 mm diameter trunk sewer on Clarkway Drive.
  - Individual service connections to the sanitary trunk sewer on Clarkway Drive will not be permitted.
  - A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development and the provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.
    - The Region acknowledges receiving the Functional Servicing Report in support of the Plan of Subdivision and Zoning By-law Amendment prepared by Candevon Group Ltd., dated March 2024.
    - The Functional Servicing Report is approved by the Region.
  - External easements and construction will be required.
- **Water Facilities**
  - The lands are in Water Pressure Zone 5 supply system.
  - The existing infrastructure consists of a 200 mm diameter watermain on Clarkway Drive.
  - Individual service connections to a 600 mm diameter trunk watermain on Clarkway Drive will not be permitted.
  - School blocks should be serviced from a minimum 300 mm watermain.
  - A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development and the provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.
    - The Region acknowledges receiving the Functional Servicing Report in support of the Plan of Subdivision and Zoning By-law Amendment prepared by Candevon Group Ltd., dated March 2024.
    - The Functional Servicing Report is approved by the Region.
  - External easements and construction will be required.
- **Regional Roads**
  - Regional roads are not adversely affected.

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### **Public Works**

- 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 600 mm 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	600 mm diameter on Clarkway Drive

### **Waste Management**

- For the Secondary School Block:
  - 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 being met and labelled on a Waste Management Plan:
    - 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 the Single Detached Dwellings, Rear Lane Townhouses and Street Townhouses:
  - Prior to registration of the plan of subdivision the Region 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.
- 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>

### **Draft Plan Conditions**

As per the Conditions of Draft Approval for Draft Plan of Subdivision, 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.

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### 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 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

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; 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.
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,

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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 sixty (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's Public Works Design, Standards Specifications and Procedures. 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 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 for review and approval.
12. Prior to registration of the Plan of subdivision, the Owner shall ensure that all lots and blocks are serviced via an internal road network. 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 600 mm diameter watermain on Clarkway Drive which is the financial responsibility of the Region as per the Development Charges By-law. The 600 mm diameter 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 600 mm diameter watermain on Clarkway Drive will not be permitted. A clause shall be included in the Subdivision Agreement in respect of same.

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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 shall maintain adequate chlorine residuals in the watermain within the plan from the time the watermain is connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the 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 Developer shall notify in writing the Homeowner, the Region of

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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 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 the Subdivision Agreement required by the registration of this plan.A clause shall be included in the Subdivision Agreement in respect of same.
22. Prior to registration of the plan of subdivision, arrangements shall be made to the satisfaction of the Region of Peel for the provision of affordable housing within the 47-1 and 47-2 block plan areas of Secondary Plan 47. To this end, Peel staff acknowledge that the BP 47-1 Landowner Group are in discussions with the City of Brampton on an agreement for 47-1. Upon full execution of the agreement, the agreement may be considered satisfactory arrangements for the purposes of meeting the affordability target within 47.1, subject to review and confirmation of such to the satisfaction of Peel staff.
23. Prior to registration of the plan of subdivision, the Region will require a satisfactory Waste Collection Plan and arrangements demonstrating all of the collection requirements outlined in the most current version of the Region's Waste Collection Design Standards Manual.

## **Conclusion**

The Region has provided Conditions of Draft Approval within this letter. Provided these conditions are reflected in any Draft Approval for the subdivision, the remaining Regional

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comments with respect to the Draft Plan of Subdivision may be addressed through these conditions. The Region has no further comments on the Zoning By-law Amendment.

This letter also contains advisory information to assist the applicant through the next steps of the development approvals process. The applicant is encouraged to review the comments in this letter and ensure that the future submissions address all comments. The applicant is also encouraged to review the resources and guidelines available on our website to assist in the preparation of future submission material which will meet Regional requirements.

If you have any questions or concerns, please contact me ([stephanie.mcvittie@peelregion.ca](mailto:stephanie.mcvittie@peelregion.ca) 905.791.7800 x. 3992) at your earliest convenience.

Thank you,



Stephanie McVittie  
Principal Planner  
Planning and Development Services  
Region of Peel

c.: Mark Condello, Glen Schnarr and Associates Inc. ([markc@gsai.ca](mailto:markc@gsai.ca))

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