

**SCHEDULE "A"**  
**CONDITIONS OF DRAFT APPROVAL**

**DRAFT APPROVAL**

**DATE:** (Day After Last Day for Filing an Appeal if No Appeal has been Filed)

**APPLICANT:** Glen Schnarr and Associates – Redcliff Homes

**SUBJECT:** **DRAFT PLAN OF SUBDIVISION**  
**Mark Condello**  
**21T-21027B**  
**City of Brampton**  
**OZS-2021-0060**  
**Planner: Arjun Singh**

In accordance with By-law 10-97 the Council of the City of Brampton has made a decision to authorize the draft approval of the above noted draft plan of subdivision subject to the following conditions.

**Approved Plan and Redlines**

1. The final plan shall conform to the draft plan prepared by Glen Schnarr and Associates dated June 27, 2024.

**Subdivision Agreement**

2. Prior to registration, the owner shall enter into a Subdivision Agreement and any other agreements deemed necessary by the City of Brampton, Region or any other approval authority.

These agreements shall deal with any matter and include any term or condition which an approval authority may require, where such matters, terms, or conditions, are reasonable in the opinion of the approval authority, having regard to the nature of the development proposed for the subdivision, in accordance with s.51 of the Planning Act. These agreements may address matters including but not limited to the following:

- 2.1 Planning matters such as parkland/open space dedications and development, residential reserves, buffer blocks, tree preservation, trails, site development plan, utilities, architectural control, homebuyers' information map, heritage conservation and landscape plan approvals, phasing/staging of development, warning clauses and notices.
- 2.2 Engineering matters such as municipal services, road widening, construction and reconstruction, transit infrastructure, traffic signals, grading, fencing, well monitoring, septic systems, waste management, pressure testing/chlorination, noise mitigation and warning clauses.
- 2.3 Financial issues such as cash contributions, levies (development charges), land



dedications or reserves, securities or letters of credit.

- 2.4 Details regarding all matters and requirements referenced in these conditions of draft approval may be provided by way of Comments and Conditions Memos from approval authorities, or from agencies and departments of the City and/or Region, in response to the circulation of the draft plan of subdivision. The conditions expressly identified in the Comments and Conditions Memos as referenced and/or attached to this draft approval and/or any such additional or amended Comments and Conditions Memos as may be provided to the owner in accordance with this draft approval shall be deemed to be conditions for the purposes of this draft approval. General requirements of the City's Subdivision Manual, Development Design Guidelines, Region's Design Criteria and Material Specification Manual, and Landscape Guidelines, as applicable and as amended or replaced from time to time, shall be implemented through the terms and conditions of the Subdivision Agreement.

## **Fees**

3. Prior to registration, all processing and administrative fees shall be paid. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.

## **Zoning**

4. The Zoning By-law implementing the subject plan shall be approved under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.

## **Easement and Land Dedication within the Plan**

5. Prior to registration of the Plan, the owner shall gratuitously convey and/or dedicate any required road or highway widening, 0.3 m (1 ft.) reserves, walkways, sight triangles, radius roundings, buffer blocks other land required for municipal purposes and utility or drainage easements to the satisfaction of the City, Region, or other authority.
6. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.

## **External Easements and Land Dedications**

7. Prior to registration, the owner shall gratuitously convey all necessary external easements and lands for access, drainage, servicing, utility purposes and for any other municipal purposes, as may be required, to the appropriate municipality, agency or public authority. The owner is advised that no servicing works shall be permitted until the detailed engineering drawings are approved and external easements and lands granted.
8. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.



9. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may reconvey said lands (or any interest therein) to the Owner, gratuitously, provided that the Owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

## **Parkland Dedication**

10. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act), the City's Parkland Dedication By-law, as amended and Parks Planning Comments and Conditions Memo.

## **Studies**

11. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

## **Staging**

12. Development of the plan shall be staged to the satisfaction of the City and the Region in accordance with the approved Growth Management Staging and Sequencing Strategy. In this regard provision shall be made in the subdivision agreement to allow for the registration of this plan in phases, only in accordance with the approved Growth Management Staging and Sequencing Strategy.
13. Where a Growth Management Staging and Sequencing Strategy has not been required by the City, staging shall be based on the timing of essential services that serve the plan including, but not limited to: servicing capacity, road improvements, school availability, etc. In this regard the owner shall agree to enter into a phasing agreement, the provisions of which may be incorporated into the Subdivision agreement to allow the registration of this plan in phases.

## **Drawings**

14. Prior to registration the owner shall submit drawings to the satisfaction of the City in consultation with the applicable agency and/or public authority for approval.

## **Servicing**

15. Prior to registration, the recommendations of the approved Functional Servicing Report shall have been incorporated into all engineering plans.

DRAFT

**EXTERNAL CONDITIONS****Cost-share Agreement**

16. Prior to registration the owner shall sign the Landowners Cost Share Agreement (or other named agreement), and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

**School Boards**

17. 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 owner and the School Boards for this Plan.

**Dufferin-Peel Catholic District School Board**

18. The owner shall agree in the subdivision agreement to erect signs at all major entrances to the proposed development advising of the following:

"Notice: 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."

19. 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.

The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board:

"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."

"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."

**Peel District School Board**

20. 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.
21. 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."

22. 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.

## **Canada Post**

Prior to the registration of the subdivision, the owner shall:

23. Consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
24. Confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
25. Install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
26. Agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
27. Communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.





28. Prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.
29. Include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
30. Be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

### **Enbridge Gas Distribution**

Prior to the registration of the subdivision, the owner shall:

31. Contact Enbridge Gas Distribution's Customer Connections Department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
32. Agree that if the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.
33. Agree that any easement(s) that are required to service this development and any future adjacent developments will be provided to Enbridge Gas Distribution at no cost.
34. That the Owner shall ensure to grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

### **Rogers Telecommunications**

Prior to registration of the subdivision, the owner shall:

35. 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.
36. 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.

37. 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.
38. 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.

### **Bell Canada**

Prior to the registration of the subdivision, the owner shall:

39. 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
40. 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.
41. 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.
42. 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
43. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

### **Alectra Utilities**

Prior to the registration of the subdivision, the owner shall:

44. 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.
45. 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.



46. The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.
47. The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new roads or driveways.

**Toronto and Region Conservation Authority (Or CVC, Planner to Choose)**

**Red-line Revisions**

48. 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.
49. 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**

50. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
- a. A detailed engineering report (i.e., Stormwater Management and Site-Level Water Balance) that describes in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:
    - i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as



- per the hydrologic studies will be achieved during and post-development.
- ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing hydrologic function of any wetlands is to be maintained, consistent with TRCA's guidelines.
  - iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the TRCA's Erosion and Sediment Control (ESC) guidelines (dated 2019) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.
  - iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.
  - v. Mapping of proposed stormwater management measures, with consideration for grade differentials and grading required.
  - vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.
  - vii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel and/or wetland, where applicable, to the satisfaction of the TRCA.
  - viii. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) 2003 "Stormwater Management Planning and Design Guide", TRCA's Stormwater Management Criteria Document, and TRCA's LID Stormwater Management Planning and Design Guide, and all applicable City of Brampton design standards.
- b. Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to 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.
51. 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 these lots, a qualified engineer has confirmed that the regulatory floodplain is contained in the new corridor.

### Subdivision Agreement

52. 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 longterm maintenance, and any restrictions to uses on any portion of their property that these may require.
- o. To gratuitously dedicate Blocks 102-103 to the City of Brampton or TRCA, in a condition that is satisfactory to the City of Brampton and TRCA.

## **Hydro/Telecommunications**

53. Prior to the release of the plan for registration, the owner must submit in writing, evidence to the Commissioner, Planning, Building and Growth Management that satisfactory arrangements have been made with the telecommunications and hydro providers for the installation of their plants in the common trench, within the prescribed location in the road allowances.

## **Region of Peel**

54. 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**

55. 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.

56. 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 (nonfreehold townhouses or apartment blocks); pursuant to the Region's



Development Charges By-law, as amended from time to time.

Water Meter Fees

57. 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

58. 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.
59. 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.
60. 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.
61. 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.
62. Prior to servicing, the Owner's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.





63. Within (60) days of preliminary acceptance of the underground services, the Owner's engineer shall submit "As Constructed" drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Owner's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region "Development Procedure Manual". A clause shall be included in the Subdivision Agreement in respect of same.

## General Conditions

64. 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.

65. Prior to servicing, the Owner shall submit a satisfactory engineering submission to the Region to review and approval.

66. 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.

67. 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.

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

69. 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.

70. 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.

71. 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.
72. Provision will be required in the Subdivision Agreement for the following clauses in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
- a. Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Owner shall provide temporary water supply to the residents upon notice by the Region and the Owner shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
  - b. The Owner shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
    - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
      - a) Bacteriological Analysis - Total coliform and E-coli counts
      - b) Chemical Analysis - Nitrate Test
      - c) Water level measurement below existing grade
    - ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental

- Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
- iii. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

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

73. The Owner shall agree that neither the Owner nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Owner's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.
74. 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.
75. 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.

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

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

77. 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.

### **Administrative — Clearance of Conditions**



78. Prior to the signing of the final plan by the Commissioner, Planning, Building and Growth Management, or her designate, they shall be advised that the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

NOTE 1:

In accordance with City Council resolution C003-97, draft approval granted under Section 51 of the Planning Act, R.S.O., 1990, c.P.13 is valid until draft approval is either withdrawn, or the plan is registered. The conditions of draft approval will, however, be reviewed initially 3 years after draft approval is granted and subsequently every 2 years to determine if the conditions are appropriate or whether draft approval should be withdrawn.

NOTE 2:

In order to expedite the clearance of conditions, we suggest that a copy of the signed Subdivision Agreement be forwarded to the following agencies upon execution:

Canada Post Corporation  
200 - 5210 Bradco Blvd  
Mississauga, Ontario  
L4W 1G7

The Dufferin-Peel Catholic District School Board  
40 Matheson Boulevard West  
Mississauga, Ontario  
L5R 105

Peel District School Board  
5650 Hurontario Street  
Mississauga, Ontario  
L5R 1C6

Enbridge Gas Distribution Inc.  
500 Consumers Road  
North York, Ontario  
M2J 1P8

Alectra Utilities  
175 Sandalwood Parkway West  
Brampton, Ontario  
L7A 1E8

Bell Canada  
100 Commerce Valley Drive West  
Thornhill, Ontario  
L3T 0A1

Rogers Cable Communications Inc.

3573 Wolfedale Road  
Mississauga, Ontario  
L5C 3T6

Region of Peel  
10 Peel Centre Drive  
Brampton, Ontario  
L6T 4B9

Toronto and Region Conservation Authority  
101 Exchange Avenue,  
Vaughan, Ontario  
L4K5R6

NOTE 3:

The costs of any relocations or revisions to Hydro One facilities which are necessary to accommodate this subdivision will be borne by the owner, and further any easement rights of Hydro One are to be respected. The owner should contact the local Hydro One Area office to verify if any low voltage distribution lines may be affected by the proposal.

NOTE 4:

It is recommended that the owner or their consultant contact the Toronto and Region Conservation Authority to clarify specific requirements prior to preparation of detailed engineering reports.

## COMMENTS AND CONDITIONS MEMO

Date: January 19, 2024  
File: **(OZS-2021-0060 and 21T- 21027B)**  
To: Arjun Singh  
From: Olti Mertiri  
Subject: **Requirements for Plan of Subdivision 21T-21027B**  
Owner Name Redcliff Homes Inc.  
Location 0 Clarkway Drive  
Circulation Date: December 2024  
Plan: Draft Plan of Subdivision  
Plan Dated: January 11, 2023

---

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Engineering and Development Services/Development Approvals (Engineering & Environmental) with respect to matters dealing with development and environmental engineering.

### **A. PRIOR TO DRAFT PLAN APPROVAL**

***The following shall be addressed prior to the release of the application for draft plan approval.***

- The following studies shall be approved in support of servicing for this development.
  1. ~~Functional Servicing Report (FSR)~~ – Cleared by Environmental Engineering
  2. ~~Feasibility Noise Report~~ – Cleared by Development Engineering
  3. ~~Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required~~ – Condition 9



## **B. DRAFT PLAN APPROVAL REQUIREMENTS**

*The following comments / requirements are applicable as a condition of draft plan approval.*

### **1. Environmental Engineering**

#### **1.1. Acoustic**

- 1.1.1. As part of the first engineering submission, the owner's consultant shall submit a detailed noise report prepared by a qualified acoustical consultant recommending noise control measures satisfactory to the Engineering and Development Services Division, in consultation with the Region of Peel as necessary. A copy of the report shall also be provided to the City's Chief Building Official.
- 1.1.2. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering Division.
- 1.1.3. As part of the first engineering submission, the owner shall prepare and submit a Noise Attenuation Statement. A copy of the final approved Noise Attenuation Statement shall also be provided to the City's Chief Building Official.
- 1.1.4. The owner will include the following clause in the Noise Schedule of the Subdivision Agreement: "Prior to the issuance of any Building Permits, the owner agrees to provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved noise report and the approved plans.

#### **1.2. Environmental**

- 1.2.1. Prior to the initiation of any grading or construction on the site the owner shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton and Toronto Regional Conservation Authority. These measures shall remain in place until all grading and construction on the site are completed.

#### **1.3. Stormwater Management**

- 1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide a Stormwater Management Report which describes the existing and proposed stormwater drainage systems for the proposed development.

### **2. Registration Timing**

- 2.1. The owner acknowledges and agrees that this plan is dependent on the plan to the south for completion of the full stormwater management pond. Prior to the registration of this plan, the plan to the south shall be registered and their portion of SWM pond

constructed, or the works coordinated to the satisfaction of the Commissioner of Planning, Building and Growth Management.

### **3. Road Reconstruction/Cash Contributions**

- 3.1. The owner agrees to provide cash-in-lieu for any infrastructure internal to the plan that cannot be feasibly constructed, to the subdivision limits, due to grading and/or other servicing constraints. The value of the cash-in-lieu shall be established by the City's Commissioner of Public Works & Engineering or designate prior to the registration of the subdivision.

### **4. Financial Impact**

- 4.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.
- 4.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

### **5. Sidewalks**

- 5.1. Prior to the first engineering submission, the owner shall submit a sidewalk and parking plan.

### **6. Land Dedications and Easements**

- 6.1. Sufficient right of way for all roads associated with the plan, land dedications and easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.

### **7. 0.3 Metre Reserves/Reserve Block(s)**

- 7.1. The 0.3 m reserves and reserve blocks are to be deeded gratuitously to the City.

### **8. Warning Clauses**

- 8.1. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:
- 8.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,
- 8.1.2. Any walkways or retaining walls that may evolve on the plan,
- 8.1.3. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

## **9. Soil**

- 9.1. Prior to the registration of this plan or any phase thereof, the owner shall provide a copy of a Record of Site Condition and confirmation of the filing of the Record of site Condition in the Environmental Site Registry.

## **10. Growth Managmenet Staging and Sequencing Study**

Prior to the registration of this plan or any phase thereof, the owner shall comply with the requirements of the approved growth management staging and sequencing plan.

## **11. Spine Servicing**

Prior to the registration of this plan or any phase thereof, the owner shall enter into a spine servicing agreement for the delivery of the spine works.

## **C. GENERAL ENGINEERING REQUIREMENTS**

***The following general engineering requirements are provided to assist the owner in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.***

### **1. Subdivision Agreement**

The owner will be required to enter into a Subdivision Agreement with the City for the construction of municipal services associated with these lands. The underground and aboveground municipal services are to be constructed in accordance with the latest O.P.S. and/or City standards and requirements, as applicable. Development of the lands shall be staged to the satisfaction of the City.

The owner will be required to provide the City with comprehensive insurance coverage, a financial guarantee for the installation of municipal works and maintain the municipal works in accordance with Clauses 27 Insurance, 24 Financial and 17 Maintenance Periods respectively, of the applicable standard Subdivision Agreement.

### **2. Site Grading/Erosion and Sediment Control By-law**

The owner will be responsible for the proper drainage of all lands abutting the plan. An overall lot/block grading plan must be prepared by the owner's Engineering Consultant to form part of the Subdivision Agreement.

Draft Plans which are within 30 metres of the watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the Fill By-law No.143-95, as amended. The owner will be required to apply for and obtain a Fill Permit prior to undertaking any land stripping or regrading activities within these lands. An irrevocable letter of credit is required to cover 100% of the estimated cost of site control measures plus 10% allowance for contingencies, as per Schedule 'A' to the By-law.

### **3. Storm Drainage**

Storm sewer works including connections to each lot and building block shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner Public Works & Engineering.

As a part of detailed processing of servicing submissions, the owner's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Public Works & Engineering.

**4. Sanitary and Water Service**

Prior to servicing or registration of the plan, the Region of Peel is to confirm that all portions of this plan will be provided with adequate water and sanitary servicing.

**5. Soil Conditions**

The owner is required to retain a Geotechnical Consultant to prepare a detailed Soils Report. At first engineering submission, the Soils Report will be reviewed by the City and Ministry of Environment and Energy if necessary. Prior to the registration or servicing of this plan, the approved procedures are to be incorporated into the Subdivision Agreement.

**6. Streetlighting**

Streetlighting is to be provided by the owner in accordance with the City's latest standards and requirements. In addition to streetlighting within the plan, the facilities at the intersections of the proposed road(s) with the boundary roads are to be examined and if necessary, upgraded.

**7. Signs**

All street and traffic signs required for this plan are to be supplied, erected and maintained in accordance with the provisions of the Subdivision Agreement by and at the expense of the owner.

**8. Utilities**

Prior to preservicing and/or execution of the Subdivision Agreement, the owner shall name his/her telecommunication provider. In addition, as part of the first engineering submission, the City will also request telecommunications providers that have entered into a Letter of Understanding or a Municipal Access Agreement with the City whether they intend to install their plant within the streets of the proposed subdivision.

The owner covenants and agrees that it shall permit the telecommunication providers named by the City to locate their plants within the streets of the proposed development.

The owner, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to execution of the Subdivision Agreement, the owner must submit in writing evidence to the Commissioner of Public Works & Engineering that satisfactory arrangements have been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

Any utility relocations necessary in support of the development of the Draft Plan of Subdivision shall be carried out by and at the expense of the owner.

#### **9. Removal of Existing Buildings**

The Security & Payment Statement of the Subdivision Agreement is to include sufficient securities to guarantee the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.

#### **10. City Road Maintenance/Construction Access**

The owner will be responsible for maintaining City Roadways within and in the vicinity of this development in a state satisfactory to the Commissioner of Public Works & Engineering until all construction and building activity is complete. Securities shall be included in the Security & Payment Statement of the Subdivision Agreement.

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Commissioner of Public Works & Engineering.

#### **11. Road Design**

All internal roads shall be constructed by the owner and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest O.P.S and /or City standards and requirements, as applicable.

The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern may be required to accommodate intersection alignments and locations specified for bus bays and loading platforms.

All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

#### **12. Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands**

All portions of road allowance not covered by roads, sidewalks, splash pads, etc. shall be placed with 150 mm of topsoil and sodded with number 1 nursery sod.

The owner is to provide the City with securities to ensure that each of the lots will be sodded and topsoiled to City standards with driveways being provided. A security is to be established at time of detailed processing and is to be maintained with the City until substantial completion of the lots, and the securities reduced at the discretion of the Commissioner of Public Works & Engineering.

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Public Works &



Engineering, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

### **13. Acoustical**

At first engineering submission, the owner is to submit a Noise Report prepared by an Acoustical Consultant. The report is to address methods of dealing with acoustical aspects evolving from all the noise sources. The report should also detail the type of noise attenuation that will be implemented for all noise sources.

### **14. Community Postal Boxes**

Community Postal Delivery Box locations are to be shown on the servicing drawings in locations approved by Canada Post and are to be installed to City & Canada Post requirements by the owner when required by Canada Post or when constructing aboveground works, whichever is appropriate.

### **15. Preservicing**

Preservicing will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Public Works & Engineering for the necessary outlets for the municipal services and adequate access roads to service the lands. In addition, preservicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Ontario Land Tribunal.

Any external land dedications or easements required to service the property must be obtained by the owner and conveyed gratuitously to the City or the Region prior to the commencement of Preservicing of the lands.

Regards,



Olti Mertiri, P.Eng.  
Supervisor, Development Approvals  
Engineering Division  
Public Works and Engineering Department  
Tel.(905) 874-5 273 Fax (905) 874-3369  
[olti.mertiri@brampton.ca](mailto:olti.mertiri@brampton.ca)

Cc: Accela  
Frank Mazzotta (Manager, Development Engineering)

**COMMENTS & CONDITIONS MEMO**

**Date:** May 24, 2024

**File:** OZS-2021-0060

**To:** S. Arjun, Development Services Division

**From:** S. Massah, Parks Planning Group

**Subject:** **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT  
Zoning By-Law Amendment Application and Proposed Draft Plan of  
Subdivision**  
(To facilitate residential development consisting of 107 single detached dwellings and 57 townhouse dwellings and 19 rear lane townhouses, a park block, a portion of a Elementary School Block, stormwater management block, and residential reserve blocks.)

Updated conditions from Planning & Delivery Section

**Consultant:** **GLEN SCHNARR & ASSOCIATES INC.**

**Owner:** **REDCLIFF HOMES INC.**

**Location:** 0 Clarkway Drive  
Circulation Date: April 30, 2024  
Ward: 10

---

In response to the Accela circulation of the above noted Plan of Subdivision dated April 30, 2024, the following represents a summation of conditions from the **Planning and Delivery Section** and general comments from the **Parks Planning Group**. The **Open Space Group** may also provide their own general comments through the Accela workflow.

Please note that this memo replaces our Comments & Conditions Memo dated December 08, 2023.

---

**A. PRIOR TO DRAFT PLAN APPROVAL**

***The following must be addressed prior to the release of the application for draft plan approval.***

1. *NIL*

## **B. CONDITIONS OF DRAFT PLAN APPROVAL**

***The Owner is required to address the following prior to the identified milestone, in accordance with City standards, and to the satisfaction of the City. These items will be included in the subdivision agreement.***

### **a) Prior to commencement of construction:**

*Hoarding of Natural Features:*

2. The Owner shall erect and maintain in good condition, hoarding along the property boundary where the proposal *runs* along the outer limits of the Natural Heritage System (NHS) buffer (*block 103*), and along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

*Notification Signage – Pathway Locations:*

3. The Owner is required to install and maintain notification signage, at the rear of approximately every three (3) lots (facing the residential lot, in accordance with City standards), advising future residents of the following:

*“Purchasers are advised that a multi-purpose path will be constructed (Specify).  
For more information, please call the City of Brampton at 311.”*

*Notification Signage – Public Lands:*

4. The Owner is required to install and maintain notification signage, to City standards, advising future residents of the future uses of all identified park, open space and stormwater management blocks. The signs will be installed on the subject blocks, along all public road frontages, and will state the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed.

### **b) Prior to Registration:**

***The following are requirements that the Owner shall be required to fulfill prior to the release of the plan for registration. \_These items will be included in the subdivision agreement.***

*Engineering Walkways:*

5. The Owner shall agree to construct a standard engineered walkway block 105 to facilitate pedestrian circulation between street ‘E’ and NHS block and its buffer(blocks 102 and 103). The Owner shall be required to convey the walkway block to the City at

plan registration and develop it to City standards, at no cost to and to the satisfaction of the City. No credit for the block in question will be given against parkland dedication requirements associated with the subject plan.

*Fencing:*

6. The Owner shall make satisfactory arrangements with the City to provide fencing, at their cost, in accordance with the City Fencing Policy and the approved Urban Design Brief/Community Design Guidelines (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the City.

*Land Appraisal- Section 51.1 Parkland Conveyance:*

7. In case of a Section 51.1 dedication requirements, the Owner will be required to commission and submit a land appraisal by an accredited appraiser in good standing with the AIC, in accordance with the City standards, and subject to the review and shall be to the satisfaction of the City's Realty Services Section. The effective date of the said appraisal is required to be **within 120 days** from the date of the Draft Plan Approval. Land appraisal report more than 120 days old will require an update.

*Maintenance Fees:*

8. The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the City standard. This may include, but not be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.
9. The Owner shall agree to provide a cash-contribution in accordance with [Council Resolution 181-2014](#) towards the long-term management of all Natural Heritage System (NHS) lands conveyed to the City. The payment shall be calculated at a rate of \$5,000 / hectare of NHS lands conveyed (per the final plan).

*Parkland Dedication*

10. Any submitted appraisals or amendments thereto shall be in accordance with City standards, and shall be to the satisfaction of the City's Realty Services Section.
11. Prior to registration Parkland Dedication requirements for the plan shall be in accordance with the Planning Act, R.S.O. 1990, c.P.13 as amended (the Planning Act) based on section 51.1, and the City's Parkland Dedication By-law, as amended OR subject to alternative arrangements, such as the entering into a Master Parkland Conveyance Agreement, as per Section 6.3 of the City's parkland dedication by-law, as amended, at the sole discretion of the Commissioner of Community Services.

The Owner is proposing to convey Block 104 totaling 0.65 ha (1.61 ac.) to the City, to the City to fulfill Parkland Dedication requirements.

*Plan Requirements for all Public Lands:*

12. Prior to plan registration, the Owner shall provide detailed working drawings for all identified park blocks, NHS, landscape buffer blocks, streetscape planting, walkways and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners. The Owner shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Design Brief.
13. Prior to Plan registration, the Owner shall provide within the detailed working drawings a comprehensive restoration and enhancement planting plan for all buffer areas and Natural Heritage Features, for compensation areas as recommended by the EIS

*Rainbow Creek Realignment and Enhancement Plan*

14. Prior to Draft Plan Approval, the applicant will be required to submit a Realignment and Enhancement Design Plan for the entire Segment within which the subject application is located in as outlined in the Highway 427 Industrial Secondary Plan MESP Addendum report dated May 2019 and the Letter of Commitment dated September 22, 2020 from the Rainbow Creek Landowners Group Inc.

*Signage for NHS:*

15. Prior to plan registration the Owner shall submit a comprehensive signage package for the Natural Heritage System (NHS) lands, to the satisfaction of the City.

*Streetscape Plans:*

16. Prior to plan registration, the Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement and the landscape drawings' submission, to provide street trees along all internal streets within the subject plan and along immediately abutting street, including the implementation of boulevard and buffer planting, and entry features. The Owner shall comply with the recommendations of the approved Urban Design Brief/Community Design Guidelines (as amended and as applicable).

*Summary Requirements:*

17. Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the City with a detailed summary of all areas of parkland, open space, stormwater management ponds, valleylands, and buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Owner and will become the City's responsibility to maintain.

*Tableland Tree Compensation:*

18. Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the City.

*Tableland Vegetation:*

19. The Tree Evaluation Report, shall be finalized and approved in accordance with the City's Tableland Tree Assessment Guidelines, to the satisfaction of the City.

*Note: The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works & Engineering Departments.*

*Trail Design and Construction*

20. Prior to the registration of the first plan of subdivision and with the first detailed design submission, the applicant will liaise with the entire land owner group to design, prepare and submit detailed landscape drawing packages for the pedestrian trails and bridges to the City's satisfaction.

Post registration and prior to assumption, the applicant will secure all permits and construct the pedestrian trails and bridges within the three valleylands located in the segment within which the subject application is located in. The segments in Block 47-1 and Block 47-2 (divided in three segments- from Castlemore Road to East West collector, from East West collector to Countryside Drive and from Countryside Drive to Mayfield Rd).

*Note: The land owner group will be compensated for the design and construction of the trail and bridges as per Schedule D of the subdivision agreement.*

In cases where non/participant/holdout properties are involved, the Applicant shall provide thorough detailed designs depicting the trails by-passing these properties on to the Public Right of Way for the review and acceptance to the City.

*Trail construction package:*

21. The applicant in conjunction with the Land Owners Group shall provide the following packages with the first detailed design submission:



- a. Landscape drawing package for the pedestrian trails and bridges / channel system planting and restoration
- b. Interpretive signage package
- c. Wayfinding signage package
- d. Trail head signage

*Warning Clauses – Parks, NHS, Open Space, etc.*

22. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for park, Natural Heritage System (NHS) and stormwater management blocks (Blocks 104, 102, 103 and 101) that state:

*“The subject blocks (Builder(s) to insert name of block(s) here) may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Community Services Department.*

*Warning Clauses – Street Trees*

23. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale indicating that:

*“The Owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in front of some homes. For more information, please call the City of Brampton’s Community Services Department.”*

**c) Post Registration:**

***The following are requirements that the Owner shall be required to fulfill as a condition of plan registration. Items are listed in typical order of completion:***

*Conveyance of Public Lands:*

24. All identified parks, stormwater management ponds, Natural Heritage System (NHS) lands (including associated buffers) shall be gratuitously conveyed to the City in a form and condition satisfactory to the City.

*Development of all Public Lands:*

25. The Owner is responsible for the development of all dedicated parks and open space (e.g. Neighbourhood Parklands, valleylands, open space and landscape buffer blocks) in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the City.

*Streetscape Implementation:*

26. The Owner shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Urban Design Brief/Community Design Guidelines (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

*Rainbow Creek Realignment and Enhancement*

27. The Owner will be responsible for completing all works outlined in the approved Rainbow Creek Realignment and Enhancement Design Plan associated with the segment of Creek the Subjects Land is located in or adjacent to, and to the satisfaction of the City.

*Reimbursement for Creditable Work:*

28. Following completion of park and NHS development works, the Owner shall invoice the City for the cost of all works completed. The City will inspect the works for completion and issue payment in accordance with the approved cost estimates. Notwithstanding the date upon which works are completed, no payment shall be made to the Owner as compensation payable for the design and construction of identified works until after completion and sign off by the City and approval of the funding for such works in the City's Capital Budget.

*Note: The Owner shall be entitled to compensation for select works in accordance with the approved drawings and cost estimates and in accordance with the most recently approved Development Charge Background Study document. Where applicable, arrangements for development charge credits/compensation select works will be concluded upon in conjunction with the development of the block. The identified works shall be completed within twenty (24) months of the date of plan registration, unless an extension has been granted in writing by the City or unless a more rapid delivery of the park and valleyland blocks is required to service existing residents.*

*As-Built Drawings:*

29. Prior to issuance of final acceptance of all landscape works the Owner shall provide as-built drawings in the form of digital files for all dedicated park, open space, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

**d.) Prior to Assumption:**

*Hazard Removal:*

30. Prior to assumption, any material identified in the Tree Evaluation Report as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials

and debris not normally found in a Natural Heritage System (NHS) lands, whether in valleyland block or other location as determined by the City, shall be removed at the Owner's expense.

### **C. GENERAL COMMENTS**

***The following General Comments are provided to assist the Owner. These comments shall be read in conjunction with the Draft Plan conditions (Section B).***

#### *Sustainability – Park Planning Requirements*

31. The Sustainability Score and Summary has met the requirements of Park Planning section, and meets the [latest requirements](#) set out by the City for the development of such documents

#### *Parks and Open Space Naming:*

32. Names for all identified park and stormwater management blocks shall be incorporated into the Recommendation Report, for Council's approval. In this regard, the following blocks have been identified and the following names are recommended:
  - a) Park Block '104' shall be named in the later stages of the development approval process.
  - b) NHS Valley Block 102 and associated Buffer Block 103 shall be named in the later stages of the development approval process.
  - c) Stormwater Management Pond Block 101 shall be named in the later stages of the development approval process.

*Note: Park Planning & Development will identify and finalize names for the identified blocks, in conjunction with the Owner, Development Services and in accordance with the Parks and Open Space Naming Policy, prior to incorporation into the Recommendation Report.*

If you have any questions or require further clarification with respect to the Park Planning & Development comments, please contact the undersigned.

---

#### **Saghar Massah**

Park Planner, Parks Planning Group  
Parks Maintenance & Forestry Division  
Community Services Department  
[saghar.massah@brampton.ca](mailto:saghar.massah@brampton.ca)

cc. (via email only):  
M. Wiskel, J. K. Bajwa, P. Pushan, P. Cooper

*(Note: A digital copy has also been uploaded to Accela.)*

---

**COMMENTS AND CONDITIONS MEMO**

Transportation Development Engineering

Date: May 01, 2024  
File: **OZS-2021-0060 File and 21T-21027B**  
To: Arjun Singh  
From: Scott McIntyre (Transportation Development Engineering)  
Subject: Requirements for Plan of Subdivision 21T-21027B  
Description -  
**Applicant Name Candevcon / GSAI**  
**Developer Name Redcliff Homes**  
Location – Clarkway Drive, north of Castlemore Road

Circulation Date: April 29, 2024  
Plan: Draft Plan of Subdivision  
Plan Dated: March 27, 2024  
Comment Revision #: **#3**

---

**A. PRIOR TO DRAFT PLAN APPROVAL**

1. The following studies shall obtain approval status, where applicable:
  - a. Traffic Impact Study (Candevcon, Jan 30, 2023). **Cleared, March 17, 2023 SM**
  - b. Parking Justification study if the plan does not supply parking as per City requirements.  
(completed by a recognized traffic engineering consultant) **Not Applicable - Mar 17, 2023 SM**
2. It is to be understood that our office will not approve the submitted draft plan of subdivision unless/until we are satisfied that the proposed roundabout design, size, dimensions, splitter islands, pedestrian facilities and signage will not be compromised. The city will not be bound with residential and commercial lot dimensions that cannot change once the draft plan of subdivision is approved. For example, the proposed Lot 20 (Draft Plan Jan 20, 20233 GSAI) Street 'A' frontage is required to be increased in size from its depicted 11.29 metre Street 'A' frontage. The residential driveway must not be impeded by the roundabout splitter island. Additionally neither the splitter island, nor the required 6.0m of storage between the crosswalk and the limit of the circular travel portion of the roundabout, are to be compromised to accommodate residential driveways. **Cleared April 30, 2024 SM**
3. The applicant will submit fully dimensioned functional design drawings for any permanent or temporary cul-de-sacs, roundabouts, intersections and road connections proposed within the subdivision, to ensure they meet all current city standards. Cul-de-Sacs are to adhere to City standard drawing #214. **Cleared April 30, 2024 SM**
4. In order to provide maximum safety for pedestrians (as per Vision Zero initiatives), all new roundabouts will require a Type B or Level 2 Type B or Type C Pedestrian Crossover as outlined in OTM Book 15. This requirement means that the driveways for the lots at the roundabouts will need to be behind the stop location for the crossing which is located 06m from the yield line of the roundabout. In addition, the splitter islands for the roundabouts are required to provide sufficient length to

accommodate the required signage for the pedestrian signage and other roundabout signs. **Cleared April 30, 2024 SM**

5. The applicant shall provide a conceptual sighting plan for any proposed school blocks, place of worship blocks, high density residential blocks and commercial blocks. **Cleared April 30, 2024 SM**
6. A conceptual Traffic Calming plan is required on 'Street B' in order to determine if any additional right-of-way is required to accommodate traffic calming. **Cleared Dec 12, 2023 SM**
7. The applicant will demonstrate, with the aid of drawings, how and where the Region of Peel waste & recycling bins will be stored. **Cleared, Dec 12, 2023 SM. R2 Preliminary Floor Plans**
8. As per the approved block plan, public laneways were not approved in this area. As a result, the draft plan requires amendments in order to adhere with the approved block plan. Our office is willing to discuss the possible provision of 17.0m wide public roadways. However, our office will not support public laneways. **Cleared, March 17, 2023 SM**
9. The applicant will provide an additional 0.75m road allowance widening along the entire Clarkway Drive frontage in order to accommodate a raised centre concrete median on Clarkway Drive between Castlemore Road and Collector Road 'C'. **Cleared, March 17, 2023 SM. Acknowledged by applicant in R1 comment response matrix.**

- Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo.

## **B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

1. The city's subdivision design manual (2008) stipulates a minimum 3.5m width for single vehicle driveways. Driveways less than 3.5m width and garages less than 3.5m width are not sufficient to adhere with the city's minimum two parking spaces per unit minimum requirement. As a result, our office requires driveways and garages to not measure less than 3.5 metres width for single vehicle driveways. **Cleared, March 17, 2023 SM. Acknowledged by applicant in R1 comment response matrix**
2. Driveways are to measure a minimum 6.0 metre length between the property line and the garage, and/or between the garage and the private sidewalk, or travel portion of the private right-of-way. **Cleared, March 17, 2023 SM. Acknowledged by applicant in R1 comment response matrix**
3. Driveways shall not to encroach within intersection daylighting (rounded or triangles), and/or all driveway locations shall adhere to Section 10.12 of the residential zoning bylaw, which states "The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6.0 metres." Where intersection daylighting exceeds 6.0 metres, driveway locations will not be permitted to encroach within intersection daylighting.
4. Within the engineering submission drawings package a separate drawing is to be submitted depicting sidewalks, intersection daylighting dimensions, intersection curb radii, road elbows and driveway locations. Daylighting, curb radii, road elbows and driveway locations will be required to meet the current City standards or meet other satisfactory arrangements as determined by PW&E.
5. A separate drawing is to be submitted, during the engineering drawing review process, depicting on-street parking supply. Developer must supply 50% ratio (50% of on-street parking to the number of units).
6. 0.3m Reserves will be required on Industrial, Commercial, Institutional, School, High-Density lots, across the terminus of roads to be later extended, and at the ends of Cul-de-sacs.
7. The applicant is required to provide a drawing depicting Canada Post community mailbox locations and identifying their catchment areas. This drawing is required with the first engineering submission.
8. Cash in Lieu in the amount of \$250,000 is required for future signalization of Street 'A at Street 'B'.

9. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
10. Single Garage width requirement is 3.5m minimum.
11. Prior to registration of the subdivision curb radii are to adhere to City standard drawing #245.
12. Prior to registration of subdivision road elbows must adhere with City standard drawing #215.
13. Prior to registration of the subdivision the applicant shall ensure that lot frontages and dwelling layouts are such that no driveway will intersect, including any portion within the road allowance.
14. Driveways for lots abutting roundabouts are to be on the approach leg and not the departure leg. In addition, driveways are to be located prior-to pedestrian yield line, or prior to the pedestrian crossing where no yield line is provided.
15. Where no residential parking, or limited residential parking is being proposed/provided, the owner shall provide a clause in the condominium or rental agreement stating that "No residential parking is provided on-site and that residential parking either on-street or at public facilities is subject to current city by-laws and policies".
16. Street 'B' traffic calming is required to be installed by the applicant during construction of Street 'B'.

### **C. GENERAL COMMENTS**

1. Temporary cul-de-sacs may be required. The applicant will acknowledge and provide cul-de-sacs on a temporary basis if deemed necessary by the City. The applicant may be required to obtain easements should it be necessary to locate the cul-de-sacs on adjacent lands. Further comments regarding cul-de-sacs may be forwarded during the engineering review process.
2. The application is to adhere with the approved staging & sequencing strategy for block plan 47-1.
3. Vertical curves – grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of Public Works.
4. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
5. Parking supply is to be as per the City zoning requirements.
6. Registration of the Plan may be dependant of the prior registration of adjacent plans for servicing and access reasons.
7. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
8. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
9. Utility clearance of 1.5 metres from residential driveways is required.
10. Note that Block 92 Street 'B' access, per the Development Concept Plan (Hunt Design, May 31, 2023), would not be supportable.

Regards,



**Scott McIntyre**

Transportation Engineering | Engineering Division | Public Works & Engineering Dept | City of Brampton  
T: 905.874.2540 | F: 905-874-2599 | 2 Wellington Street West | ON L6S 6E5