
RESULT OF THE APPLICATION CIRCULATION

November 5, 2020

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Nitika Jagtiani

Re: Request for Comments
Candevcon Limited – Navjot Brar
10764 Bramalea Road
City File: OZS-2020-0017
Alectra EP File: J2-103

Dear Nitika,

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 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

Jagtiani, Nitika

From: circulations@wsp.com
Sent: 2020/09/11 5:05 PM
To: Jagtiani, Nitika
Subject: [EXTERNAL]Draft Plan of Subdivision (21T-20005B); 10764 Bramalea Rd., Brampton

2020-09-11

Nitika Jagtiani

Brampton

, ,

Attention: Nitika Jagtiani

Re: Draft Plan of Subdivision (21T-20005B); 10764 Bramalea Rd., Brampton; Your File No. 21T-20005B

Our File No. 87732

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 or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

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

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

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

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

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk
Manager - Municipal Relations

Network Provisioning

T: 905-540-7254 / M: 289-527-3953

Email: planninganddevelopment@bell.ca

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-LAEhHhHdzJzBITWfa4Hgs7pbKl

September 2, 2020

Nitika Jagtiani
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Jagtiani:

**Re: Notice of Application and Request for Comments
Application for Proposed Draft Plan of Subdivision
Candevcon Limited – Navjot Brar
10764 Bramalea Road
West side of Bramalea Rd, South of Countryside Dr
File: 21T-20005B (OZS 2020-0017)
City of Brampton – Ward 9**

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

The applicant proposes the development of 15 townhouse units which are anticipated to yield:

- 2 Junior Kindergarten to Grade 8 Students; and
- 1 Grade 9 to Grade 12 Students

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

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	Ven. Michael J. McGivney	437	550	2
Secondary School	St. Marguerite d'Youville	1471	1458	11

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

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots.
 - (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,

K. Koops

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)

September 3rd, 2020

Nitika Jagtiani
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Jagtiani:

RE: **Application for a Draft Plan of Subdivision
OZS-2020-0017 & 21T-20005B
Candevcon Limited – Navjot Brar
Proposal to facilitate the registration of three townhouse block(s)
consisting of fifteen (15) townhouse units at 2-3 storeys, an amenity
block and a private laneway with access from Bramalea Road
10764 Bramalea Road
West side of Bramalea Road, south of Father Tobin Road
City of Brampton (Ward 9)**

The Peel District School Board has reviewed the above-noted application (15 residential townhouse units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

5	K-5
3	6-8
2	9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Springdale P.S.	568	867	0
Lougheed M.S.	767	744	3
Louise Arbour S.S.	1,331	1,530	0

Trustees

Brad MacDonald, Chair
David Green, Vice-Chair
Carrie Andrews
Susan Benjamin
Stan Cameron
Robert Crocker

Nokha Dakroub
Will Davies
Sue Lawton
John Marchant
Kathy McDonald
Balbir Sohi

Interim Director of Education and Secretary
Jaspal Gill

Associate Director, Instructional & Equity Support Services
Poleen Grewal

Associate Director, Operational Support Services
Jaspal Gill

Associate Director, School Support Services
Mark Haarmann

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

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan
2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
 - a) “Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.”
 - b) “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board.”
3. The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchases that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board’s Transportation Policy.

The Board wishes to be notified of the decision of Council with respect to this proposed application.

If you require any further information please contact me at nicole.hanson@peelsb.com or 905 890-1010, ext. 2217.

Yours truly,

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

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

Public Works

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

peelregion.ca

October 15, 2020

Nitika Jagtiani
Planner I
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Nitika.Jagtiani@brampton.ca

**RE: Draft Plan of Subdivision
10764 Bramalea Road
Navjot Brar
Brampton
City File: OZS-2020-0017
Region File: 21T-20005B**

Dear Ms. Jagtiani,

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

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-20005B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

General Comments

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

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of an existing 525mm diameter sanitary sewer on Bramalea Road.

Water Facilities

- The lands are located in Water Pressure Zone 6
- Water facilities consist of existing 400mm diameter watermain along Bramalea Road.
 - This development proposal requires a water system looped to municipal water to provide a redundant water supply in accordance with Regional standard 1-8-2.

Functional Servicing Report

- The Region is in receipt of the Functional Servicing Report (dated June 2019) and prepared by Candevcon Limited. The report must be revised to reflect the looping

Public Works

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

peelregion.ca

standard.

Development Charges

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

Capital Budget

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five-Year Capital Budget and Forecast.

Waste Management Requirements

- The Region of Peel will provide curbside collection of garbage, recyclable, and organics material provided that future submissions satisfy the requirements outlined in Sections 2.0 and 3.0 of the Waste Collection Design Standards Manual.
- 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>

Conditions of Draft Approval

The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval:

1. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region.
2. The Owner acknowledges and agrees that prior to the issuance of building permits, satisfactory arrangements must be made with the Region with regard to water and sanitary sewer servicing applications and payments of the required connection charges.
3. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.

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

4. The owner is responsible for the removal of existing services that will not be utilized. Removal of said services shall be carried out in accordance with the Region's standards as amended from time to time and at the sole expense of the Applicant.

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

5. Prior to Registration of the subdivision the developer must submit a satisfactory Functional Servicing Report.
6. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
 - a. A copy of the final signed M-Plan

- b. A copy of the final draft R-Plan(s); and
- c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

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

If you have any questions or concerns, please contact me (Alex.Martino@peelregion.ca 905.791.7800 x4645) at your earliest convenience.

Public Works

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

peelregion.ca

Yours truly,



Alex Martino
Planner, Development Services
Region of Peel

Jagtiani, Nitika

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2020/09/21 1:39 PM
To: Jagtiani, Nitika
Cc: GTAW New Area
Subject: [EXTERNAL]FW: OZS-2020-0017 and 21T-20005B Notice of Application and Request for Comments DUE SEPT 25/2020
Attachments: R0_Cover Letter.pdf; R0_Draft Plan of Subdivision.pdf; R0_Registered Owner's Authorization.pdf; OZS 2020-0017 Notice of Application and Request for Comments (August 27, 2020).pdf

Hi Nitika

Rogers Communications Canada Inc. has no objections.

Prior to registration of the Plan of Subdivision, the developer/owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telecommunications companies and broadcasting distribution companies intending to serve the Subdivision (collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the developer/owner will cause these documents to be registered on title.

Prior to registration of the plan of subdivision, the developer/owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

Thank you

From: Trdoslavic, Shawntelle [mailto:Shawntelle.Trdoslavic@brampton.ca]
Sent: Friday, August 28, 2020 10:16 AM
To: circulations@mmm.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; GTAW New Area <gtaw.newarea@rci.rogers.com>; christopher.fearon@canadapost.ca; Vidovic, Branko <branko.vidovic@peelsb.com>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification@csvgamonde.ca
Cc: Jagtiani, Nitika <Nitika.Jagtiani@brampton.ca>
Subject: OZS-2020-0017 and 21T-20005B Notice of Application and Request for Comments DUE SEPT 25/2020

Good Morning,

Please find attached the **Notice of Application and Request for Comments** for the above noted file.

If you have any concerns please **contact the assigned Planner,** Nitika Jagtiani at Nitika.Jagtiani@brampton.ca

Please note comments are due to Nitika **by September 25, 2020**

Thank you and have a great day!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

Our Focus Is People 



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November 12, 2020

Nitika Jagtiani

Development Planner
The City of Brampton
Planning & Development Services
2 Wellington St W
Brampton ON L6Y 4R2

Reference: **Notice of Application and Request for Comments**
Application for Draft Plan of Subdivision
NAVJOT BRAR
CANDEVCON LIMITED
10764 Bramalea Road
City File Number: **OZS-2020-0017**

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

This **townhouse** development will be serviced by **Community Mailbox (CMB)**.

In order to provide mail service to the proposed **15 +/-** residential units, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of CMBs and to indicate these locations on appropriate servicing plans;
- ⇒ The owner/developer will confirm to Canada Post that the final secured permanent CMB locations 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;
- ⇒ The owner/developer will install a concrete pad at each CMB location as well as any required walkway across the boulevard and any required curb depression for wheelchair access as per Canada Post's concrete pad specification drawings;
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary CMB location. This location will be in a safe area away from construction activity in order that CMB may be installed to service addresses that have occupied prior to the pouring of the permanent CMB pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, 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 the Canada Post CMB site location, as approved by Canada Post and the Town of Caledon;

- ⇒ The owner/developer agrees to 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 CMB, and to include the exact location thereof; and further, advise any affected homeowners of any established easements granted to Canada Post;

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Regards,



Christopher Fearon
Delivery Services Officer | Delivery Planning
200-5210 Bradco Blvd
Mississauga ON L4W 1G7
416-433-6271
christopher.fearon@canadapost.ca

November 11, 2020

CFN 62591.08

BY EMAIL: Nitika.Jagtiani@brampton.ca

Nitika Jagtiani
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Nitika Jagtiani

Re: OZS-2020-0017
10764 Bramalea Road
Owner: Navjot Barr

This letter will acknowledge receipt of the above noted application (received August 28, 2020). Toronto and Region Conservation Authority (TRCA) staff have reviewed the submitted materials related to the above noted application and offer the following comments.

Purpose of the Application

It is our understanding that the purpose of this application is to facilitate the development of 15 townhouse units with private laneway access from Bramalea Road.

Application Specific Comments

TRCA staff have completed their review of the submitted materials and provides several minor engineering items that will need to be addressed in Appendix I of this letter relating to water quality control and water balance requirements.

Fees

By copy of this letter, please advise the applicant that the TRCA has implemented a fee schedule for our development and planning review services. These applications are subject to a \$2,950.00 Zoning By-law Amendment – Minor review fee. Please submit the outstanding balance as soon as possible.

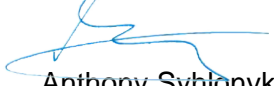
Recommendation

On the basis of the comments noted below, TRCA staff find approval of OZS-2020-0017 to be premature. Subject to the satisfactory resolution of the items identified in Appendix I of this letter, TRCA staff will be in a position to support approval.

Conclusion

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Anthony Syhlonyk
Planner
Planning and Development
Extension 5272

Appendix I: Application Specific Comments

- 1) There appears that the infiltration trench is only capturing runoff from four townhouses, and the runoff from the rest of the property is discharged to the underground infiltration storage. Please provide calculations demonstrating that each of the two facilities can provide the 5mm runoff retention for their associated catchment areas.
- 2) TRCA's water quality criteria for the site is an enhanced level of treatment (80% TSS removal). The report has recommended options such as jellyfish and Stormceptor. We understand that a properly sized Jellyfish can provide 80% of TSS Removal whereas the Stormceptor provides less than 80%. Please ensure that the proposed water quality measure provides 80% TSS removal. Please note, If the proposed OGS unit is installed upstream of the underground infiltration storage, then the configuration follows the treatment train approach that will provide the target 80% TSS removal.
- 3) The calculated storage for the water balance is acceptable. However, at the detailed design stage, please provide the exact location of the infiltration trench, the profile view of the trench, the profile view of the facility outlet, and demonstrate how the runoff collected from the roofs and is discharged to the trench.