

OZS-2020-0006 – RESULTS OF APPLICATION CIRCULATION

March 30, 2020

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Kelly Henderson

Re: Request for Comments
CANDEVCON LIMITED – SUNFIELD INVESTMENTS INC
57 McMurphy Avenue South
COB File: OZS-2020-006
Alectra EP File: F4-190

Dear Kelly,

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 road(s).

B) The owner/developer shall contact Alectra Utilities Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule.

C) The owner/developer or their representative is strongly advised to consult Alectra Utilities' Conditions of Service, as they must adhere to all the conditions.

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

Henderson, Kelly

From: circulations@wsp.com
Sent: 2020/03/20 3:17 PM
To: Henderson, Kelly
Subject: [EXTERNAL]Draft Plan of Subdivision Application (OZS-2020-006); 57 McMurchy Ave. S., Brampton

2020-03-20

Kelly Henderson

Brampton

, ,

Attention: Kelly Henderson

Re: Draft Plan of Subdivision Application (OZS-2020-006); 57 McMurchy Ave. S., Brampton; Your File No. OZS-2020-006

Our File No. 86634

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

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

As of June 1, 2019, Meaghan Palynchuk will be taking maternity leave and returning in the first quarter of 2020. In my absence please contact Ryan Courville for any matters concerning this file.

Yours truly,

Ryan Courville
Access Network Provisioning Manager
Municipal Relations
Phone: 416-570-6726
Email: planninganddevelopment@bell.ca

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-LAEmHhHzdJzBITWfa4Hqs7pbKl

October 27, 2020

Kelly Henderson

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
CANDEVCON LIMITED
SUNFIELD INVESTMENTS (MCMURCHY) INC.
57 McMurphy Ave. South
West side of McMurphy Ave. South, south of Queen St West
City File Number: **OZS-2020-0006**

Canada Post Corporation appreciates the opportunity to comment on the above noted application and we have no objections to its approval. In reviewing the proposal, we have determined that mail delivery for the proposed project will be effected via **Community Mailbox**

In order to establish mail service we request that the following be included in the project's Conditions of Draft Approval:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
- ⇒ The owner/developer will 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;
- ⇒ The owner/developer will 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;
- ⇒ If applicable, the owner/developer will 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;

- ⇒ 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 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;
- ⇒ 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 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;
- ⇒ The owner/developer will 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, to which the homeowner(s) will sign off.

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

Henderson, Kelly

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2020/03/23 12:44 PM
To: Henderson, Kelly
Cc: Hanson, Nicole
Subject: [EXTERNAL]Comments 21T-20001B (OZS 2020-0006)

Follow Up Flag: Follow up
Flag Status: Flagged

RE: Notice of Application and Request for Comments
Application for a Draft Plan of Subdivision
57 McMurphy Avenue South
East of McLaughlin Rd S, south of Queen St W
21T-20001B (OZS-2020-0006)

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 proposed 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	St. Mary, Brampton	305	188	5
Secondary School	Cardinal Leger	1277	1239	6

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

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
 - a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
 - b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

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

Regards,

Krystina Koops, MCIP, RPP

Planner - Planning Department

Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga ON L5R 1C5

Tel: 905-890-0708 ext. 24407 | Email: krystina.koops@dpcdsb.org

Website: www.dpcdsb.org | Twitter: [@DPCDSBSchools](https://twitter.com/DPCDSBSchools) | YouTube: [DPCDSBVideos](https://www.youtube.com/DPCDSBVideos)

Extraordinary lives start with a great Catholic education.

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April 28, 2020

Kelly Henderson
Development Planner
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Kelly,

Re: Draft Plan of Subdivision
Sunfield Investments (McMurchy) Inc.
57 McMurchy Avenue South
City of Brampton
File No.: OZS-2020-006

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

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

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, Silva cells, and/or soil trenches) and/or asphalt paving.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE GAS INC.
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Safety. Integrity. Respect.

Henderson, Kelly

From: Tony Dulisse <tdulisse@orangeville.ca>
Sent: 2020/04/09 10:43 AM
To: Henderson, Kelly
Cc: Ed Brennan; Trdoslavic, Shawntelle
Subject: [EXTERNAL]RE: OZS-2020-0006 Notice of Application and Request for Comments - DUE APR 3/2020-57 McMurchy Avenue South, Brampton
Attachments: External Circulation Letter OZS-2020-0006.pdf; R0_Application.pdf; R0_Draft Plan of Subdivision.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning. Apologies for the delay in responding.

Thank you for the opportunity to comment on the above noted development.

The Orangeville Rail Development Corporation (ORDC) has the following comments as it relates to this development application.

1. The following warning clause shall be included in the Subdivision agreement and included in all Agreements of Purchase and Sale or Lease for each dwelling unit. Provisions are to be included in the Subdivision Agreement to ensure that the warning clause survives the release of the Owner's obligations under the subdivision agreement and remain on title:

"WARNING: the Orangeville-Brampton Railway operates a railway right-of-way within 300 meters of these lands. There may be alterations to or expansions of railway facilities or operations in the future. This expansion may have the effect of affecting the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration control attenuating measures in the design of the development and individual dwellings(s). The Orangeville-Brampton Railway or the Town of Orangeville will not be responsible for any complaints or claims arising from the use of such facilities and/or operations on, over or under the rail right-of-way."

Please circulate any future correspondence related to this application to the undersigned.

Should you have any questions, please feel free to contact me.

Thank you.

Kind regards,

Tony Dulisse, CET |Transportation and Development Technologist|Infrastructure Services-ORDC

Office Number- 519-941-0440 Ext. 2248 | Toll Free 1-866-941-0440 Ext. 2248 | Cell: 519-942-6885

Connect with the Town of Orangeville online!

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Sent: April 8, 2020 3:34 PM

To: Tony Dulisse <tdulisse@orangeville.ca>; Ed Brennan <ebrennan@orangeville.ca>
Cc: Henderson, Kelly <Kelly.Henderson@brampton.ca>
Subject: FW: OZS-2020-0006 Notice of Application and Request for Comments - DUE APR 3/2020

Hi Tony,

As requested please see attached. Please let me know if you have any further questions.

Thanks,

Shawntelle Trdoslavic

Development Services Clerk

City of Brampton

Planning & Development Services Dept.

shawntelle.trdoslavic@brampton.ca

From: Trdoslavic, Shawntelle

Sent: 2020/03/20 2:03 PM

To: circulations@mmm.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <Henry.Gamboa@alecrautilities.com>; gtaw.newarea@rci.rogers.com; 'stephanie. cox' <stephanie.cox@dpcdsb.org>; 'Krystina Koops DPCDSB' <krystina.koops@dpcdsb.org>; 'Branko Vidovic' <Branko.vidovic@peelsb.com>; ebrennan@orangeville.ca; tdulisse@orangeville.ca

Cc: Henderson, Kelly <Kelly.Henderson@brampton.ca>; Vanderberg, David (PD&D) <David.Vanderberg@brampton.ca>

Subject: OZS-2020-0006 Notice of Application and Request for Comments - DUE APR 3/2020

Good Afternoon,

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, Kelly Henderson** at Kelly.Henderson@brampton.ca

Please note comments are due by April 3, 2020.

Thank you and have a great weekend!

Shawntelle Trdoslavic

Development Services Clerk

Planning & Development Services Dept.

shawntelle.trdoslavic@brampton.ca

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April 2nd, 2020

Kelly Henderson
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Henderson:

**RE: Application for a Proposed Plan of Subdivision – OZS-2020-006
Candevcon Limited – Sunfield Investments Inc.
57 McMurchy Avenue South
West side of McMurchy Avenue South and south of Queen Street
City of Brampton (Ward 3)**

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 student yield from this plan is as follows:

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

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
McHugh P.S.	152	317	0
Centennial Sr. P.S.	747	855	0
Brampton Centennial S.S.	1,256	1,380	0

The Board requires the inclusion of the following conditions in the Development Agreement as well as the Engineering 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.

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

Director of Education and Secretary

Peter Joshua

Associate Director, Instructional & Equity Support Services

Poleen Grewal

Associate Director, Operational Support Services

Jaspal Gill

Associate Director, School Support Services

Mark Haarmann

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 Board.”
3. The developer shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchases that due to present school facilities, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the 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 905-890-1010, ext. 2217.

Yours truly,

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

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

Henderson, Kelly

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2020/04/02 1:42 PM
To: Henderson, Kelly
Subject: [EXTERNAL]FW: OZS-2020-0006 Notice of Application and Request for Comments - DUE APR 3/2020
Attachments: External Circulation Letter OZS-2020-0006.pdf; R0_Application.pdf; R0_Draft Plan of Subdivision.pdf

Hi Kelly

Rogers 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

Debbie Purves
System Planner

Outside Plant Engineering
3573 Wolfedale Rd
Mississauga, ON L5C 3T6

Debbie.purves@rci.rogers.com
416-305-0466



From: Trdoslavic, Shawntelle [mailto:Shawntelle.Trdoslavic@brampton.ca]
Sent: Friday, March 20, 2020 2:03 PM
To: circulations@mmm.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alectrautilities.com>; GTAW New Area <gtaw.newarea@rci.rogers.com>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; Vidovic, Branko

<branko.vidovic@peelsb.com>; ebrennan@orangeville.ca; tdulisse@orangeville.ca

Cc: Henderson, Kelly <Kelly.Henderson@brampton.ca>; Vanderberg, David (PD&D) <David.Vanderberg@brampton.ca>

Subject: OZS-2020-0006 Notice of Application and Request for Comments - DUE APR 3/2020

Good Afternoon,

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, Kelly Henderson at Kelly.Henderson@brampton.ca

Please note comments are due by April 3, 2020.

Thank you and have a great weekend!

Shawntelle Trdoslavic

Development Services Clerk

Planning & Development Services Dept.

shawntelle.trdoslavic@brampton.ca

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Public Works

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

September 24, 2020

Kelly Henderson
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Kelly.Henderson@brampton.ca

**RE: Draft Plan of Subdivision
57 McMurchy Avenue South
Sunfield Investments (McMurchy) Inc.
Brampton
City File: OZS-2020-006
Region File: 21T-20001B**

Dear Ms. Henderson,

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-20001B, 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 300mm diameter sanitary sewer on McMurchy Avenue South.

Water Facilities

- The subject lands are located within Water Pressure Zone 5
- Municipal water facilities consist of an existing 300mm diameter watermain along McMurchy Avenue South.

Functional Servicing Report

- The Region is in receipt of the satisfactory FSR (dated May 1, 2018) prepared by Candevcon Limited as per the approved official plan amendment and rezoning application (Regional File No. OZ-14-1W5-41B).

Public Works

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

peelregion.ca

Development Charges

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

Capital Budget

- 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 waste collection 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. 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.

Yours truly,



Alex Martino
Planner, Development Services
Region of Peel

Public Works

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

peelregion.ca

