
RESULTS OF CIRCULATION

August 7, 2024

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Public Works

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peelregion.ca

**RE: Region of Peel Revised Comments – 3rd submission
Zoning By-Law Amendment and Draft Plan of Subdivision
1206 Steeles Avenue West, Brampton
Gagnon Walker Domes Ltd.
City File: OZS-2022-0037
Regional File: 21T-22010B**

Dear Ramsen,

The Region has reviewed the 3rd submission materials (received June 17, 2024) submitted in support of the Application to Amend the Zoning By-Law and a Draft Plan of Subdivision Proposal to permit subdividing the subject site for the purpose of creating two town house blocks (18 units), a buffer block, and a new extension of Royal Vista Road to Saint Eugene Street. Regional 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-22010B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

General Comments

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

Development Services:

- The Region has reviewed the Acoustical Report, prepared by Valcoustics Canada Ltd, and dated February 22, 2024.
 - The Region acknowledges the collaboration with City staff regarding constraints to meeting the requirements for the block's acoustical barriers.
 - Please ensure the mitigating OLA sound level does not exceed 60.00 dBA.

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Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 250mm diameter sanitary sewer on Royal Vista Road.
- External easements and construction may be required.

Water Facilities

- The lands are located in Water Pressure Zone 4.
- Existing infrastructure consist of a 200mm diameter watermain on Royal Vista Road, a 400mm diameter sub-transmission main on Steeles Avenue West and a 900mm diameter sub-transmission main on Steeles Avenue West.
- External easements and construction may be required.

Function Servicing Report

- The Region has reviewed the Functional Servicing Report (FSR), prepared by Candevcon Limited, dated July 7, 2023 and have no objections to the water and sanitary sewer servicing for this site.
 - Municipal Watermain:
 - Based on the domestic and fire demands proposed within the FSR, the Region's water system can service the proposed development.
 - Municipal Sanitary Sewer:
 - At this time, Infrastructure Planning has no objections to receiving the proposed wastewater flow discharge.
 - Storm Water Management:
 - No storm drainage shall be conveyed from the subject site towards Steeles Avenue West.

Access and TIS

- The Region acknowledges that the Steeles Avenue West access will be closed upon completion of the Royal Vista Road extension.

Draft Plan

- The Draft Plan needs to be amended as follows:
 - Draft Plan does not demonstrate the required land dedication (25.25 m from centreline of Steeles Ave W) and must be revised.
 - 0.3 m reserve needs to be revised to include the existing access point and spanning westerly in front of Block 3.

Land Dedication

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 15 (Steeles Avenue West) as follows:
 - 25.25 meters from the centreline of the road allowance, within 245 metres of intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
 - **As per the meeting between the Region and applicant on January 9, 2024 to discuss a reduced ROW conveyance along Steeles Ave W. The Region agreed to the reduced land conveyance requirement, aligning with the lands taken through the western subdivision (43M-1746), subject to the provision of a justification letter and functional design as requested by Traffic.**
 - 0.3 meter reserve along the frontage of Steeles Ave W (inclusive of the existing access point spanning westerly in front of Block 3)
 - Minimum 4.5 m buffer block along the frontage of Steeles Ave W, between regional road and Block 2

Public Works

- The applicant is required to gratuitously dedicate the lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way;
- Reference plan(s) and transfer document(s) must be completed prior to granting execution of the site plan agreement and/or final site plan approval.

Waste Management

- All the waste collection requirements have been satisfied in accordance with the Waste Collection Design Standards Manual. Therefore, the Region of Peel will provide **curbside collection** of garbage, recyclable materials, household organics and yard waste.
- The developer will be responsible for the collection and disposal of waste until 90 percent occupancy of the development has been reached. Once 90 percent occupancy of the development has been reached, the developer will be required to contact the Region of Peel Waste Management Division at 905-791-9499 to initiate Region waste collection. At this time, Region staff will visit the site to confirm the vehicle access route and that 90 percent occupancy has been reached. Upon confirmation, staff will confirm when curbside collection carts will be delivered and when waste collection service can begin.
- For collection of garbage and recyclable materials from private lanes, apartments and or condominiums, an Acknowledgement and Release for Private Property Waste Collection Services must be completed prior to the commencement of collection. Please see Appendix 10 of the Region of Peel Waste Collection Design Standards Manual.
- For more information, please consult the Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>.

Region Roads

- The proposed development abuts Steeles Avenue West, Regional Road #15.
- Region of Peel will not permit any changes to grading within Steeles Avenue West along the frontage of proposed development.
- No lots or blocks shall have direct access to Steeles Avenue West. Any future access shall be in accordance with The Region Access Control By-law.
- Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel), in order to accomplish the relocation of a drainage feature with- in or adjacent to the Regional right of way, without the prior written consent of the Region.
- The Developer is advised that the Region has undertaken design for road widening of Steeles Avenue West under project #14-4035. It is recommended that the Developer or his consultant contact the Region to clarify specific road improvement requirements prior to preparation of detailed engineering plans and/or reports, as lands for grading and/or hydro easements may be required. The developer shall ensure that sufficient widening along Steeles Avenue West is gratuitously dedicated as public right-of-way (ROW) to the Region of Peel. Prior to the registration of this Plan or any phase thereof, the developer shall demonstrate, to the satisfaction of the Region of Peel, that Steeles Avenue West widening was dedicated as required.

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.

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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.

Conditions of Draft Approval

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

Development Charges

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
 - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
 - b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.
2. Provision shall be made in the Subdivision Agreement with respect to:
 - a. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
 - b. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks);

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

Water Meter Fees

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

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Land Dedications

4. As a condition of registration of the plan of subdivision or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:
 - a. A road widening pursuant to the Region's Official Plan along Regional Road #15 (Steeles Avenue West). The Region's Official Plan road widening requirement for mid-block along Steeles Avenue West is 45 metres right-of-way (22.5 metres from the centerline). Additional property as per the Official Plan requirement will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 50.5 metres for a single left turn lane intersection configuration (25.25 metres from the centerline of Steeles Avenue West);
 - b. 4.5m buffer block along the frontage of Steeles Avenue West, in front of Block 2.
 - c. A 0.3 metre reserve along the frontage of Steeles Avenue West behind the property line, inclusive of the existing access point spanning westerly in front of Block 3.
 - d. Prior to registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate the required lands as well as any permanent easements in support of the Capital Project #14-4035, widening of Steeles Avenue West, to the Region of Peel, free and clear of all encumbrances.
5.
 - a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
 - i. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.
 - b. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

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

Access

6.
 - a. Prior to the Registration of the plan of subdivision the Developer shall remove any existing driveway/accesses along the frontages of Steeles Avenue West that do not conform to the approved plans at its sole cost.
 - b. No lots or blocks shall have direct access to Steeles Avenue West.
 - c. The developer shall agree that the location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect. All costs associated with the construction access works to facilitate the development shall be 100% borne by the Owner. A Letter of Credit for 100% of the estimated cost of construction access works shall be required by the Region prior to any approvals.

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

7. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy/construction access permit for all works within the Region's road right-of-way and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be borne entirely by the Developer. A clause shall be included in the Subdivision Agreement in respect of same.

Traffic/Development Engineering Conditions

8.
 - a. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits;
 - b. Cranes will not be permitted to swing over a Regional Road unless a crane swing license has been granted;
 - c. Noise walls adjacent to Regional roads shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. Region's requirements to be referenced in the noise abatement report and on all applicable drawings.
 - d. The Region will not permit any alteration to grading within Steeles Avenue West right-of-way along the frontage of the Lands.
 - e. The existing water service and sanitary service that were pre-installed and will not be utilized as part of new draft plan proposal must be properly abandoned at the sole cost and expense of the Developer.

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

Drawings – Servicing and “As Constructed”

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

General Conditions

11. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and

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regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.

12. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a. Revised Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development;
 - b. Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Steeles Ave W Road;
 - c. Environmental Noise Feasibility Study needs to be submitted prior to pre-servicing approval;
13. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region for review and approval.
14. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
15. Prior to registration of the plan of subdivision, the Developer shall ensure that:
 - a. All lots and blocks must be serviced via an internal road network;

Clauses shall be included in the Subdivision Agreement in respect of same.
16. The Developer acknowledges and agrees that the Region may require the Developer to construct a sampling station, at the Developers cost, within the proposed Plan Lands. The location of and the requirement for a sampling station will be determined at the engineering review stage.
17. The Developer acknowledges the Region's commitment to provision of safe drinking water and awareness of the Region's Drinking Water Quality Management System (QMS). The Region's QMS policy declares commitment to supplying safe and clean drinking water that meets all applicable legislative and regulatory requirements, to the consumer and the maintenance and continual improvement of the QMS.
18. The Developer hereby acknowledges having been informed that the Region's drinking water systems are governed by the Province of Ontario legislation and that every person authorized to carry out work, including construction, extension and system modification and operation of any aspect of the Region's drinking water system is aware of the Safe Drinking Water Act, 2002, the applicable regulations and the legal instruments (Drinking Water Works Permit and Municipal Drinking Water License). Design and construction of any aspect of the drinking water system, subject to connection to the Region's existing drinking water system and availability of as-built-drawings shall be conducted in compliance with the conditions of the Drinking Water Works Permit and the Region of Peel standards.

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The Developer hereby acknowledges that a review of the Region's Drinking Water QMS and legislative mandates available through the Region's website at <http://www.peelregion.ca/pw/construction/> has been conducted

19. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
20. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
21. The Developer acknowledges that in the event that the development is delayed where the Developer does not proceed with the planned development within one calendar year from the preliminary acceptance of the watermain(s), the Region may require that the watermain(s) at a location approved by the Region be cut and capped at the cost of the Developer. Re-commissioning of the watermain(s), as required by legislation, will be at the cost of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.
22. The Developer will be responsible for the cost associated with the utilities located on Regional infrastructure from the time of their installation until final assumption of the subdivision. A clause shall be included in the Subdivision Agreement in respect of same.
23. The Developer acknowledges and agrees that prior to the Region assuming ownership of the subdivision infrastructure, a final acceptance inspection is conducted to confirm no outstanding deficiencies. The costs associated with the inspection will be the responsibility of the Developer.
24. The Developer acknowledges responsibility for the conditions of the Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA) issued to the Region by the Ministry of the Environment, Conservation and Parks for wastewater infrastructure within the subdivision, and Municipal Storm Water Management System (serving the Region road right-of-way and some abutting areas) including reporting and notification, as required.
25.
 - a. 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;
 - b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of

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water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.

- c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
 - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a) Bacteriological Analysis - Total coliform and E-coli counts
 - b) Chemical Analysis - Nitrate Test
 - c) Water level measurement below existing grade
- d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
- e. 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.

- 26. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and 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.
- 27. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer
- 28. 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.

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CONCLUSION

If you have any questions or concerns, please contact me (emily.nix@peelregion.ca 905.791.7800 x2620) at your earliest convenience.

Thank you,

A handwritten signature in cursive script that reads "Emily Nix".

Emily Nix
Junior Planner
Development Services
Region of Peel

CC Marc De Nardis, Gagnon Walker Domes Ltd.

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November 23, 2023

Marco Gerolini
City of Brampton
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RE: Region of Peel Comments – 2nd submission
Zoning By-Law Amendment and Draft Plan of Subdivision
1206 Steeles Avenue West, Brampton
Gagnon Walker Domes Ltd.
City File: OZS-2022-0037
Regional File: 21T-22010B

Dear Marco,

Further to our comments dated October 17, 2022, the Region has reviewed the 2nd submission materials (received July 25, 2023) submitted in support of the Application to Amend the Zoning By-Law and a Draft Plan of Subdivision Proposal to permit subdividing the subject site for the purpose of creating two town house blocks (18 units), a buffer block, and a new extension of Royal Vista Road to Saint Eugene Street. Regional 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-22010B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

General Comments

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

Development Services:

- The Region has reviewed the Acoustical Report, prepared by Valcoustics Canada Ltd, and dated July 11, 2023.
 - Staff request cross sections for the acoustical barrier between Block 2 and Block 4 to determine if the width of the buffer block is sufficient.
 - Please ensure the mitigating OLA sound level does not exceed 60.00 dBA.

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Environmental Services:

- The Region has reviewed the Phase 1 and Phase 2 ESA, prepared by Terraprobe Inc, and dated April 26, 2022, and June 1, 2022, and provide the following comments:
 - The ESAs submitted pertain to lands west of the subject lands. Please provide ESA for the lands subject to 21T-22010B.

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 250mm diameter sanitary sewer on Royal Vista Road.
- External easements and construction may be required

Water Facilities

- The lands are located in Water Pressure Zone 4.
- Existing infrastructure consist of a 200mm diameter watermain on Royal Vista Road, a 400mm diameter sub-transmission main on Steeles Avenue West and a 900mm diameter sub-transmission main on Steeles Avenue West.
- External easements and construction may be required.

Region Roads

- The proposed development abuts Steeles Avenue West, Regional Road #15.
- Region of Peel will not permit any changes to grading within Steeles Avenue West along the frontage of proposed development.
- No lots or blocks shall have direct access to Steeles Avenue West. Any future access shall be in accordance with The Region Access Control By-law.
- Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel), in order to accomplish the relocation of a drainage feature with- in or adjacent to the Regional right of way, without the prior written consent of the Region.
- The Developer is advised that the Region has undertaken design for road widening of Steeles Avenue West under project #14-4035. It is recommended that the Developer or his consultant contact the Region to clarify specific road improvement requirements prior to preparation of detailed engineering plans and/or reports, as lands for grading and/or hydro easements may be required. The developer shall ensure that sufficient widening along Steeles Avenue West is gratuitously dedicated as public right-of-way (ROW) to the Region of Peel. Prior to the registration of this Plan or any phase thereof, the developer shall demonstrate, to the satisfaction of the Region of Peel, that Steeles Avenue West widening was dedicated as required.

Function Servicing Report

The Region has reviewed the Functional Servicing Report (FSR), prepared by Candevcon Limited, dated July 7, 2023 and have no objections to the water and sanitary sewer servicing for this site. However, the **FSR needs to be revised prior to draft plan approval:**

- Municipal Watermain:
 - Based on the domestic and fire demands proposed within the FSR, the Region's water system is capable of servicing the proposed development. At this time the Region has no objections to the additional demand being proposed, however the following revisions are required:

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- The consultant should update their report to show the correct fire flow proposed for consistency.
- Hydrant flow test should be conducted to confirm capacity.
- Municipal Sanitary Sewer:
 - At this time, Infrastructure Planning has no objections to receiving the proposed wastewater flow discharge.
- Storm Water Management:
 - No storm drainage shall be conveyed from the subject site towards Steeles Avenue West.

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.

Access and TIS

- The Region acknowledges that the Steeles Avenue West access will be closed upon completion of the Royal Vista Road extension.

Draft Plan

- The Draft Plan needs to be amended as follows:
 - Draft Plan does not demonstrate the required land dedication (25.25 m from centreline of Steeles Ave W) and must be revised.
 - 0.3 m reserve needs to be revised to include the existing access point and spanning westerly in front of Block 3.

Land Dedication

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 15 (Steeles Avenue West) as follows:
 - 22.5 metres from the centreline of the road allowance for mid-block along Steeles Avenue W
 - 25.25 meters from the centreline of the road allowance, within 245 metres of intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
 - 0.3 meter reserve along the frontage of Steeles Ave W (inclusive of the existing access point spanning westerly in front of Block 3)
 - Minimum 4.5 m buffer block along the frontage of Steeles Ave W, between regional road and Block 2
- The applicant is required to gratuitously dedicate the lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way;

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- Reference plan(s) and transfer document(s) must be completed prior to granting execution of the site plan agreement and/or final site plan approval.

Waste Management

- All the waste collection requirements have been satisfied in accordance with the Waste Collection Design Standards Manual. Therefore, the Region of Peel will provide **curbside collection** of garbage, recyclable materials, household organics and yard waste.
- The developer will be responsible for the collection and disposal of waste until 90 percent occupancy of the development has been reached. Once 90 percent occupancy of the development has been reached, the developer will be required to contact the Region of Peel Waste Management Division at 905-791-9499 to initiate Region waste collection. At this time, Region staff will visit the site to confirm the vehicle access route and that 90 percent occupancy has been reached. Upon confirmation, staff will confirm when curbside collection carts will be delivered and when waste collection service can begin.
- For collection of garbage and recyclable materials from private lanes, apartments and or condominiums, an Acknowledgement and Release for Private Property Waste Collection Services must be completed prior to the commencement of collection. Please see Appendix 10 of the Region of Peel Waste Collection Design Standards Manual.
- For more information, please consult the Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.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:

Development Charges

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
 - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
 - b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.
2. Provision shall be made in the Subdivision Agreement with respect to:
 - a. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
 - b. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks);

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

Water Meter Fees

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

Land Dedications

4. As a condition of registration of the plan of subdivision or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:
 - a. A road widening pursuant to the Region's Official Plan along Regional Road #15 (Steeles Avenue West). The Region's Official Plan road widening requirement for mid-block along Steeles Avenue West is 45 metres right-of-way (22.5 metres from the centerline). Additional property as per the Official Plan requirement will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 50.5 metres for a single left turn lane intersection configuration (25.25 metres from the centerline of Steeles Avenue West);
 - b. 4.5m buffer block along the frontage of Steeles Avenue West, in front of Block 2.
 - c. A 0.3 metre reserve along the frontage of Steeles Avenue West behind the property line, inclusive of the existing access point spanning westerly in front of Block 3.
 - d. Prior to registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate the required lands as well as any permanent easements in support of the Capital Project #14-4035, widening of Steeles Avenue West (Project Manager, Serguei Kabanov), to the Region of Peel, free and clear of all encumbrances.

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5.
 - a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
 - i. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.
 - b. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

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

Access

6.
 - a. Prior to the Registration of the plan of subdivision the Developer shall remove any existing driveway/accesses along the frontages of Steeles Avenue West that do not conform to the approved plans at its sole cost.
 - b. No lots or blocks shall have direct access to Steeles Avenue West.
 - c. The developer shall agree that the location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect. All costs associated with the construction access works to facilitate the development shall be 100% borne by the Owner. A Letter of Credit for 100% of the estimated cost of construction access works shall be required by the Region prior to any approvals.

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

7. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy/construction access permit for all works within the Region's road right-of-way and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be borne entirely by the Developer. A clause shall be included in the Subdivision Agreement in respect of same.

Traffic/Development Engineering Conditions

8.
 - a. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits;
 - b. Cranes will not be permitted to swing over a Regional Road unless a crane swing license has been granted;

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- c. Noise walls adjacent to Regional roads shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. Region's requirements to be referenced in the noise abatement report and on all applicable drawings.
- d. The Region will not permit any alteration to grading within Steeles Avenue West right-of-way along the frontage of the Lands.
- e. The existing water service and sanitary service that were pre-installed and will not be utilized as part of new draft plan proposal must be properly abandoned at the sole cost and expense of the Developer.

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

Drawings – Servicing and “As Constructed”

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

General Conditions

- 11. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
- 12. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a. Revised Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development;
 - b. Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Mayfield Road;
 - c. Environmental Noise Feasibility Study needs to be submitted prior to pre-servicing approval;

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13. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region for review and approval.
14. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
15. Prior to registration of the plan of subdivision, the Developer shall ensure that:
 - a. All lots and blocks must be serviced via an internal road network;

Clauses shall be included in the Subdivision Agreement in respect of same.
16. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
17. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
18. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
19.
 - a. 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;
 - b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the

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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.

- c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
 - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a) Bacteriological Analysis - Total coliform and E-coli counts
 - b) Chemical Analysis - Nitrate Test
 - c) Water level measurement below existing grade
- d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
- e. 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.

- 20. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and 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.
- 21. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer
- 22. 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

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the registration of this plan.

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

CONCLUSION

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

Thank you,

Sonia Tam

Sonia Tam
Intermediate Planner
Development Services
Region of Peel

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**To: Herman Wessels
Development Services**

Date: October 14, 2022

From: Peter Byskosz

**Subject: Functional Servicing Report
1206 Steeles Avenue West /
2872374 Ontario Inc.
City of Brampton**

File: 21T-22010B

We acknowledge receiving the Functional Servicing Report in support of Plan of Subdivision prepared by Candevcon Limited, dated June 17, 2022.

The subject land is registered as part of Lot 1, Concession 3, W.H.S.
The area is approx. 0.448ha and will consist of 18 townhouse units with total approximate population of 77 people.

Municipal Watermain:

The subject land is situated within the range of Water Pressure Zone 4.

The existing water infrastructure in the vicinity consists of:

- 200mm PVC on Royal Vista Road - Pressure Zone 4
- 400mm CPP on Steeles Avenue West - Pressure Zone 4
- 900mm CPP on Steeles Avenue West - Pressure Zone 5

There are no proposed Regional water infrastructure projects in the vicinity of the subject site.

No hydrant flow tests have been performed.

The proposed water demands are: domestic – 0.41 L/s; fire flow – 241.42 L/s.

The Region of Peel staff has the following comments:

- Verify estimated population (provide supporting calculations) and use the same population across the Report;
- Ensure completeness of multi-use demand table, indicating connection points (include in-text references);
- Provide complete fire flow calculations and supporting methodology (include fire flow coefficient "C", hazard type, and sprinkler type);
- Ensure consistency of serviceable land values within report;
- A hydrant flow test must be provided in order to verify in-field conditions.

Municipal Sanitary Sewer:

The existing sanitary sewer infrastructure in the vicinity consists of:

- 250 mm diameter sewer on Royal Vista Road

There are no proposed Regional wastewater infrastructure projects in the vicinity of the subject site.

The estimated wastewater flows were calculated as 1.16 L/s.

At this time, Infrastructure Planning has no objections to receiving the proposed wastewater flow discharge.

Storm Water Management:

No storm drainage shall be conveyed from the subject site towards Steeles Avenue West.

Conclusions:

The FSR needs to be revised per the abovementioned comments and re-submitted for review.

Thank you,

Peter Byskosz, *B.Eng.*
Engineering Development, Public Works

Public Works

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October 17, 2022

Constance Tsang
Planner I
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Constance.Tsang@Brampton.ca

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**RE: Region of Peel Comments
 Zoning By-Law Amendment and Draft Plan of Subdivision
 1206 Steeles Avenue West, Brampton
 Gagnon Walker Domes Ltd.
 City File: OZS-2022-0037
 Regional File: 21T-22010B**

Dear Ms. Tsang,

The Region has reviewed the materials submitted in support of the Application to Amend the Zoning By-Law and a Draft Plan of Subdivision Proposal to permit subdividing the subject site for eighteen (18) townhouse residential lots, a buffer block, and a new extension of Royal Vista Road to Saint Eugene Street. Regional 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-22010B, 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 a 250mm diameter sanitary sewer on Royal Vista Road.
- A revised Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development and provision for the neighbouring lands will be required for review and approval by the Region prior to the engineering submission.
- External easements and construction may be required.

Water Facilities

- The lands are located in Water Pressure Zone 4.
- Existing infrastructure consist of a 200mm diameter watermain on Royal Vista Road, a 400mm diameter sub-transmission main on Steeles Avenue West and a 900mm diameter sub-transmission main on Steeles Avenue West.
- A revised Functional Servicing Report (FSR) showing proposed watermain servicing plans for the development and provision for the neighbouring lands will be required for review and approval by the Region prior to the engineering submission.
- External easements and construction may be required.

Region Roads

- The proposed development abuts Steeles Avenue West, Regional Road #15.
- Region of Peel will not permit any changes to grading within Steeles Avenue West along the frontage of proposed development.
- No lots or blocks shall have direct access to Steeles Avenue West. Any future access shall be in accordance with The Region Access Control By-law.
- Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel), in order to accomplish the relocation of a drainage feature within or adjacent to the Regional right of way, without the prior written consent of the Region.
- The Developer is advised that the Region has undertaken design for road widening of Steeles Avenue West under project #14-4035. It is recommended that the Developer or his consultant contact the Region to clarify specific road improvement requirements prior to preparation of detailed engineering plans and/or reports, as lands for grading and/or hydro easements may be required. The developer shall ensure that sufficient widening along Steeles Avenue West is gratuitously dedicated as public right-of-way (ROW) to the Region of Peel. Prior to the registration of this Plan or any phase thereof, the developer shall demonstrate, to the satisfaction of the Region of Peel, that Steeles Avenue West widening was dedicated as required.

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

- The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to Section 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM) and the following conditions being met and labelled on the Site Plan:

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

Public Health

- Through ROPA 27, the Region has implemented the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.
- A key policy of ROPA 27 is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, City Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.
- With the Sustainability Assessment reaching a bronze threshold on the assessment with a score of 30 points, the site is on it's way to becoming well integrated within the surrounding community. Please confirm that the sidewalks are labelled on both sides of the street through the detailed design stage.

Conditions of Draft Approval

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

Development Charges

- a. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
 - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
 - b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.

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

Water Meter Fees

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

Land Dedications

- 4. As a condition of registration of the plan of subdivision or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:
 - a. A road widening pursuant to the Region's Official Plan along Regional Road #15 (Steeles Avenue West). The Region's Official Plan road widening requirement for mid-block along Steeles Avenue West is 45 metres right-of-way (22.5 metres from the centerline). Additional property as per the Official Plan requirement will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 50.5 metres for a single left turn lane intersection configuration (25.25 metres from the centerline of Steeles Avenue West);
 - b. 4.5m buffer block along the frontage of Steeles Avenue West, in front of Block 2.
 - c. A 0.3 metre reserve along the frontage of Steeles Avenue West behind the property line.
 - d. Prior to registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate the required lands as well as any permanent easements in support of the Capital Project #14-4035, widening of Steeles Avenue West (Project Manager, Serguei Kabanov), to the Region of Peel, free and clear of all encumbrances.

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

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 - b. No lots or blocks shall have direct access to Steeles Avenue West.
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7. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy/construction access permit for all works within the Region's road right-of-way and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be borne entirely by the Developer. A clause shall be included in the Subdivision Agreement in respect of same.

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- 9. Prior to servicing, the Developer’s engineer shall submit all engineering drawings in the digital format to the latest Region’s Digital Format Guidelines.
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- 12. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a. Revised Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development;
 - b. Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Mayfield Road;
 - c. Environmental Noise Feasibility Study needs to be submitted prior to pre-servicing approval;
- 13. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region for review and approval.
- 14. Prior to registration of the plan of subdivision, the Developer shall pay the Region’s costs for updating its electronic “As Constructed” information for the infrastructure installed by the Developer. The cost shall be based on a “per kilometre” basis for combined watermains and sanitary sewers installed pursuant to the Region’s latest User Fees By-law.

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Clauses shall be included in the Subdivision Agreement in respect of same.
16. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
17. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
18. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
19.
 - a. 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;
 - b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
 - c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
 - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a) Bacteriological Analysis - Total coliform and E-coli counts

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- b) Chemical Analysis - Nitrate Test
- c) Water level measurement below existing grade
- d) In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
- e) 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.

- 20. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and 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.
- 21. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer
- 22. 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.

Public Works

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

If you have any questions or concerns, please contact me (Herman.Wessels@peelregion.ca 905.791.7800 X4209) at your earliest convenience.

Yours truly,



Herman Wessels
Intermediate Planner, Development Services
Region of Peel

CC: Applicant

Attachments: FSR Comments
Red Line Draft Plan

Public Works

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

November 22, 2022

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Marco Gerolini

Re: Request for Comments
Gagnon Walker Domes Ltd (GWD) - Mr. Haroon Raza and 2872374 Ontario Inc.
1206 Steeles Avenue West
Blks 7, 8 Registered Plan 43M-1746, and Part of Blk 319 Registered Plan 43M-1707
Alectra EP File: B4-72

Dear Marco,

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

- A. Please include the following as conditions of approval:
- The owner/developer shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. Alectra Utilities requires blanket easement on condominium developments. These will be confirmed during the final design of the roads and subdivision.
 - The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
 - The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.
 - The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new roads or driveways.
- B. The owner/developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF) and to discuss the electrical service installation requirements and schedule. The owner/developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is also available by visiting <https://alectrautilities.com/find-form?parent=9> (under Construction Services).

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

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



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

September 12, 2022

Constance Tsang
Development Planner
Planning, Building & Economic Development Services
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Constance,

Re: Draft Plan of Subdivision Application, Zoning By-Law Amendment
2872374 Ontario Inc.
1206 Steeles Avenue West
City of Brampton
File No.: 21T-22010B, OZS-2022-0037

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.

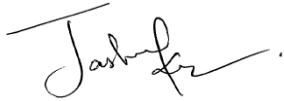
The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited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

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 phased construction, all costs are the responsibility of the applicant.

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.

The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@Enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Sincerely,

A handwritten signature in black ink, appearing to read "Jasleen Kaur". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE

TEL: 437-929-8083

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

Gerolini, Marco

From: Tsang, Constance
Sent: 2022/10/17 1:10 PM
To: Gerolini, Marco
Subject: FW: [EXTERNAL]Brampton - 1206 Steeles Ave W -21T-22010B

From: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>
Sent: 2022/09/08 9:27 AM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>; Tsang, Constance <Constance.Tsang@brampton.ca>
Subject: [EXTERNAL]Brampton - 1206 Steeles Ave W -21T-22010B

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

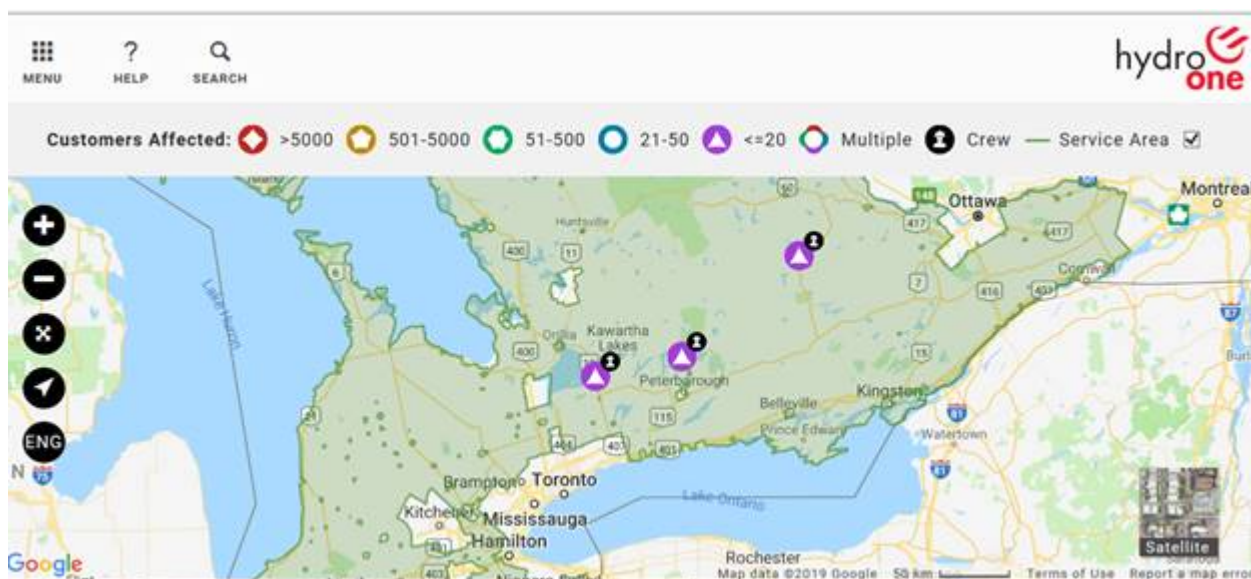
Hello,

We are in receipt of your Draft Plan of Subdivision Application, 21T-22010B dated August 30, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. [Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.](#)

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier. To confirm if Hydro One is your local distributor please follow the following link:

[Stormcentre \(hydroone.com\)](https://www.hydroone.com/stormcentre)

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Kitty Luk

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road

Markham, ON | L6G 1B7

Email: landuseplanning@hydroone.com



November 28, 2022

Constance Tsang
Planning Department
City of Brampton,
Ontario

Re: 1206 STEELES AVE EAST

Rogers Reference #: M225866

Dear Constance:

Thank you for your letter. Rogers Communications appreciates the opportunity to review and comment on future development within the City of Brampton.

We have reviewed the proposed area and do not have any comments or concerns at this time.

Rogers currently has existing communications within this area. Please contact Rogers at gtaw.newarea@rci.rogers.com prior to the commencement of construction.

Should you have any questions or require further information, please do not hesitate to contact GTAW New Area, Outside Plant Engineering.

Sincerely,

Anisha George

GTAW New Area
Outside Plant Engineering
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario

Gerolini, Marco

From: Tsang, Constance
Sent: 2022/10/17 1:09 PM
To: Gerolini, Marco
Subject: FW: [EXTERNAL]Draft Plan of Subdivision (21T-22010B) and ZBLA Application (OZS-2022-0037); 1206 Steeles Ave. W., Brampton

From: circulations@wsp.com <circulations@wsp.com>
Sent: 2022/09/01 4:51 PM
To: Tsang, Constance <Constance.Tsang@brampton.ca>
Subject: [EXTERNAL]Draft Plan of Subdivision (21T-22010B) and ZBLA Application (OZS-2022-0037); 1206 Steeles Ave. W., Brampton

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

2022-09-01

Constance Tsang

Brampton

, ,

Attention: Constance Tsang

Re: Draft Plan of Subdivision (21T-22010B) and ZBLA Application (OZS-2022-0037); 1206 Steeles Ave. W., Brampton; Your File No. OZS-2022-0037,21T-22010B

To Whom this May Concern,

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

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

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

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca 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,

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca

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-LAEhHhHzdJzBITWfa4Hgs7pbKl



November 18, 2022

Marco Gerolini

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 to Amend the Zoning By-Law and
Proposed Draft Plan of Subdivision
GAGNON, WALKER DOMES LTD.
2872374 ONTARIO INC.
1206 Steeles Avenue West
Blocks 7 & 8, Plan 43M-1746, Part Block 319, Plan 43M-1707
File Number: **OZS-2022-0037**

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified that this **residential** development will be serviced by **Community Mailbox**.

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 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.
- ⇒ 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 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 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 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

September 9, 2022

Constance Tsang
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Constance:

**RE: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision
OZS-2022-0037 & 21T-22010B & PRE-2021-0140
Gagnon Walker Domes Ltd., Professional Planners
1206 Steeles Avenue West
Steeles Avenue West and James Potter Road
City of Brampton (Ward 4)**

The Peel District School Board has reviewed the above-noted application (18 townhouse units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

Kindergarten to Grade 5	Grade 6 to Grade 8	Grade 9 to Grade 12
5	2	2

The students generated from this development will attend the following schools:

Public School	School Enrolment	School Capacity	Number of Occupied Portables
Copeland P.S. <i>(Kindergarten to Grade 5)</i>	538	631	0
Centennial Sr. P.S. <i>(Grade 6 to Grade 8)</i>	705	855	0
Brampton Centennial S.S. <i>(Grade 9 to Grade 12)</i>	1,450	1,380	3

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, 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 #39. 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. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region’s Bus Stop Assessment procedure and process (STOPR012).”

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, H.B.A, MES(Pl.), RPP, MCIP
Planner - Development
Planning and Accommodation Dept.

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

OZS-2022-0037 comment.doc

September 14, 2022

Constance Tsang
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Constance:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision
1206 Steeles Avenue West
North side of Steeles Ave W, west of Chinguacousy Rd
File: 21T-22010B (OZS 2022-0037)
City of Brampton – Ward 4**

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 18 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. Brigid	231	467	0
Secondary School	St. Augustine	994	1320	3

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.

Yours sincerely,



Krystina Koops, MCIP, RPP
Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext. 24407
krystina.koops@dpcdsb.org

c: N. Hanson, Peel District School Board (via email)