

January 10, 2023

City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Attn: Emma De Melo

Re: Request for Comments  
KLM Planning Partners Inc. – Greenvale Homes Ltd.  
2648 Countryside Drive  
City File Numbers: OZS-2021-0065 & 21T-21028B  
Alectra EP File: L1-29

Dear Emma,

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

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

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

Yours Truly,

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

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

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

February 15, 2022

Mark Michniak  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Michniak:

**Re: Notice of Application and Request for Comments  
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision  
KLM Planning Partners Inc. – Greenvale Homes Ltd.  
East of Torbram Dr, north of Countryside Dr  
File: 21T-21025B (OZS 2021-0065)  
City of Brampton – Ward 10**

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 128 detached, 46 semi-detached and 79 townhouse units which are anticipated to yield:

- 39 Junior Kindergarten to Grade 8 Students; and
- 26 Grade 9 to Grade 12 Students

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

Catchment Area	Host School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	Blessed Michael J. McGivney	367	550	2
Secondary School	St. Marguerite d'Youville	1296	1458	11

**The Dufferin-Peel Catholic District School Board is committed to the phasing of residential development coincidental with the adequate provision and distribution of educational facilities. Therefore, the Board requests that the City of Brampton include the following school accommodation condition:**

**"Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan."**

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

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.
2. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
  - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
  - (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

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

Yours sincerely,



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

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

February 8, 2023

Emma De Melo  
Planner I  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Emma De Melo:

RE: **Second Submission Draft Plan of Subdivision and  
Zoning By-law Amendment Application  
OZS-2021-0065 (21T-21028B)  
Greenvale Homes Ltd.  
2648 Countryside Drive (Part of Lot 16, Concession 6 EHS)  
City of Brampton (Ward 10)**

The Peel District School Board has reviewed the above-noted revised application which includes 128 single detached units, 46 semi-detached units and 78.5 townhouse units (totalling 252.5 residential units) based on its School Accommodation Criteria and has the following comments:

The anticipated student yield from this plan is as follows:

<b>Kindergarten to Grade 8</b>	<b>Grade 9 to Grade 12</b>
131	44

The students generated from this development would reside within the following school boundaries:

<b>Public School</b>	<b>School Enrolment</b>	<b>School Capacity</b>	<b>Number of Portables</b>
Countryside Village P.S. ( <i>Kindergarten to Grade 8</i> )	816	885	2
Louise Arbour S.S. ( <i>Grade 9 to Grade 12</i> )	1,332	1,530	0

### School Site Blocks:

The proposed partial elementary school site, identified as Block 172 (1.925 acres), is adjacent to the partial school site Block 532 (6.096 acres) of plan 21T-19020B (OZS-2019-0013). Combined, these partial blocks offer a proposed public elementary school site of 8.021 acres, which is sufficient.

The proposed partial secondary school site, identified as Block 173 (15.278 acres), is adjacent to the partial school site Block 533 (0.959 acres) of plan 21T-19020B (OZS-2019-0013). Combined, these partial blocks offer a proposed public secondary school site of 16.237 acres, which is sufficient.

### Conditions of Draft Approval:

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

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.
2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, until the permanent school for the area has been completed:
  - a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy #39. You are advised to contact the Planning and Accommodations Department of the Peel District School Board to determine the exact schools."
  - b) "Whereas, despite the efforts of the Peel District School Board, please be advised that noise, dust and truck traffic are normal circumstances during the construction of a school, and once constructed, the school will have normal operating conditions for a school such as noise, exterior lighting, portable classrooms (including installation and removal), and increased traffic on surrounding streets during peak A.M. and P.M. hours and during special events."
  - c) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the students will meet the school bus on roads presently in existence or at another designated place, designated by Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment (STOPR012) procedure and process "
3. The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchases that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board's Transportation Policy.
4. Any amendment or adjustment to the subdivision that would result in an increase of proposed residential units should address to the satisfaction of the Peel District School

Board the adequacy of school capacity to support the increase in proposed residential units beyond Block #172 and Block #173.

5. The applicant is required to arrange a site inspection in order to assess the suitability for the construction of an elementary school on Block #172 and Block #173.
6. The applicant is required to provide site development plans for the school site area indicating the location of the required facilities.
7. Prior to registration of the plan, the City of Brampton requires that satisfactory arrangements shall have been made with the Peel District School Board for the acquisition, or reservation for future acquisition, of School Block #172 and Block #173 designated in the plan for public school purposes.
8. The developer shall agree to install fencing to municipal standards.
9. The developer shall agree to post and maintain "No Dumping" signs along the perimeter fence as required by the Peel District School Board.
10. A clause and securities be included in the servicing agreement which prohibits the stockpiling of any soils or material on School Block #172 and Block #173.
11. In order to ensure that sanitary, storm, and utility easements (hydro, gas, water, etc.) do not interfere with approved site plans, it is requested that such easements be approved by the Peel District School Board prior to their establishment on the proposed school site.
12. The developer shall agree to confirm in writing to the Peel District School Board that capacity for a new school with regards to natural gas and hydro is adequate.
13. The applicant will ensure that Community mailboxes are not located along the frontage of School Block #172 and Block #173.
14. The developer shall agree that during construction of the surrounding development they will provide any traffic control as required by the municipality at no cost to the Peel District School Board.

An addition, portables, boundary change and/or school re-organization may be required at the affected school(s) to accommodate the anticipated number of students from this development.

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 [nick.gooding@peelsb.com](mailto:nick.gooding@peelsb.com) or 905-890-1010, ext. 2215.

Thank you,



Nick Gooding, BES  
Intermediate Planner - Development  
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board  
K. Koops, Dufferin-Peel Catholic District School Board



**January 19, 2023**

Emma Demelo  
Planning, Building and Growth Management  
City of Brampton  
Ontario

**Re: OZS-2021-0065 and 21T-21028B REVISION 1 - 2648 Countryside Drive**

**Rogers Reference #: M220940**

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Dear Emma:

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](mailto: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,

Alaa Azzam

GTAW New Area  
Outside Plant Engineering  
[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)  
Rogers Communications Canada Inc.  
3573 Wolfedale Rd, Mississauga Ontario

## Sunny, Chinoye

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**From:** circulations@wsp.com  
**Sent:** 2023/01/16 9:36 AM  
**To:** Demelo, Emma  
**Subject:** [EXTERNAL]ZBLA (OZS-2021-0065) and Draft Plan of Subdivision (21T-21028B), 2648 Countryside Dr., 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.**

2023-01-16

Emma Demelo

Brampton

, ,

Attention: Emma Demelo

**Re: ZBLA (OZS-2021-0065) and Draft Plan of Subdivision (21T-21028B), 2648 Countryside Dr., Brampton; Your File No. 21T-21028B,OZS-2021-0065**

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](mailto:planninganddevelopment@bell.ca)

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

January 19, 2023

**BY EMAIL: [emma.demelo@brampton.ca](mailto:emma.demelo@brampton.ca)**

Emma Demelo  
Planning, Building and Economic Development  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Dear Emma Demelo:

**Re: Zoning By-law Amendment (OZS-2021-0065) and Draft Plan of Subdivision (21T-21028B)  
2648 Countryside Drive  
Part Lot 16, Concession 10 E.H.S.  
City of Brampton  
Greenvale Homes Ltd. (Agent: LKM Planning Partners Inc.)**

This letter will acknowledge receipt of a revised submission for the above noted Zoning By-law Amendment and Draft Plan of Subdivision applications, received on January 10, 2023. TRCA staff has reviewed the above noted applications, and we provide the following comments in accordance with the mandatory programs and services TRCA must provide as a public body commenting under the *Planning Act*.

The following items have been submitted and reviewed by TRCA staff as part of this revised submission:

- Addendum to Slope Stability Study, prepared by Soil Engineers Ltd., dated October 6, 2022
- Comment Response Table, prepared by KLM
- Cover Letter, prepared by KLM, dated December 15, 2022
- Draft Plan of Subdivision, prepared by KLM, dated November 10, 2022
- FSR Response to City Comments, prepared by Tylin, dated December 12, 2022
- Functional Servicing Report, prepared by TMIG, dated October 2022
- Phase 2 ESA, prepared by Soil Engineers Ltd., dated November 18, 2021
- Response to TRCA Comments, prepared by Tylin, dated December 12, 2022
- Scoped Environmental Impact Study, prepared by Beacon, dated December 2022
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated April 7, 2021

**Recommendation**

Based on our review of the revised submission, our priority issues from our April 20, 2022 letter have been addressed. As such, TRCA staff has **no objection** to the Draft Plan of Subdivision (draft plan dated November 10, 2022) as currently submitted and TRCA staff are in position to provide Conditions of Draft Plan Approval that are attached as Appendix I.

I trust these comments are of assistance. Should you have any questions, please contact me.

Sincerely,



Anthony Syhlonyk

Planner II

Development Planning and Permits | Development and Engineering Services

[anthony.syhlonyk@trca.ca](mailto:anthony.syhlonyk@trca.ca)

## **APPENDIX I: TRCA Staff Conditions of Draft Plan Approval (City File #21T-21028B)**

### **TRCA Conditions of Draft Plan Approval**

#### **Red-line Revisions**

1. The final Plan shall be in general conformity with the draft plan prepared by KLM Planning Partners, dated November 10, 2022 prior to a request for clearance of any phase of this plan, to:
  - a. Include appropriate blocks that are to be conveyed to the City of Brampton or TRCA as appropriate to the satisfaction of the City of Brampton and TRCA.
  - b. Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of required studies.
  - c. Should the above not be adequately addressed in the Plan, red-line revision will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.
2. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted block lines, additional blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

#### **Prior to Works Commencing**

3. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
  - a. A detailed engineering report (i.e., Stormwater Management and Site-Level Water Balance) that describes in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:
    - i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.
    - ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing hydrologic function of wetlands) is to be maintained, consistent with TRCA's guidelines.
    - iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the TRCA's Erosion and Sediment Control (ESC) guidelines (dated 2019) utilized by the TRCA.

Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.

- iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.
  - v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.
  - vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.
  - vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent possible, pre-development hydrology to the satisfaction of the TRCA.
  - viii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel and/or wetland, where applicable, to the satisfaction of the TRCA.
  - ix. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) 2003 "Stormwater Management Planning and Design Guide", TRCA's Stormwater Management Criteria Document, and TRCA's LID Stormwater Management Planning and Design Guide, and all applicable City of Brampton design standards.
- b. Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated buffers. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.
  - c. Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach, or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within environmental buffer areas, or proposes environmental protection area lands, beyond those approved by the TRCA.
  - d. A groundwater constraint assessment that will examine existing the groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. If impacts to groundwater levels are anticipated, any potential impacts to surface water receivers and their inherent hazards must be assessed and any potential impacts mitigated, to the satisfaction of the TRCA.

- e. Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of dewatering whether the control of erosion may be impacted and whether a TRCA permit is required.
- f. Overall Site-Level Water Balance Report that will identify measures that will be implemented during and pre and post-development that:
  - i. Mimic the pre-development surface and groundwater balance for the overall site to the greatest extent achievable;
  - ii. Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site to the satisfaction of the TRCA;
  - iii. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
  - iv. Maintain baseflow contributions at pre-development levels, duration, and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.
- g. That the applicant obtains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.
- h. That the size and location of all LID measures associated with this development be confirmed to the satisfaction of TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.

#### **Subdivision Agreement**

- 4. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:
  - a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.
  - b. To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.
  - c. To design and implement on-site erosion and sediment controls in accordance with current TRCA standards.
  - d. To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.
  - e. To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.
  - f. To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting natural areas and their buffers (if gratuitously dedicated to the TRCA).
  - g. To implement all water balance/infiltration measures, including side slope swales, identified in the submitted studies that have or are to be completed for the subject property.

- h. Implement all adaptive management and mitigation measures identified in the submitted design reports that have or are to be completed for the subject property.
- i. To design the final monitoring protocol, obtain approvals, and monitor the hazards and features identified through the supporting studies and to maintain the environmental and engineering measures to be implemented in accordance with submitted studies. And to provide for the long-term monitoring of the system as agreed in the final monitoring protocol and submit such monitoring reports to the TRCA on the agreed upon frequency.
- j. To provide for the enhancement of the valley corridor and and buffer areas in accordance with the drawings approved by the TRCA. And that monitoring and replanting of these areas be completed for a minimum 3-year period, to the satisfaction of the TRCA, with sufficient funds being secured through Letter of Credit in favour of the City of Brampton, or other appropriate measure.
- k. To provide for the warning clauses and information identified in TRCA's conditions.
- l. That where required to satisfy TRCA's conditions, development shall be phased within this Plan.
- m. That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.
- n. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all agreements of purchase of sale agreements, for lots and blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.
- o. To gratuitously dedicated Blocks 175 and 176 to the City of Brampton or TRCA, in a condition that is satisfactory to the City of Brampton and TRCA.
- p. That all community information maps and promotional sales materials for blocks adjacent to Blocks 175 and 176 clearly identify the presence of these features, identify limitations to permitted uses within these areas, and restrictions to access.

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

- 5. That the implementing Zoning By-law recognize all hazard lands and environmental buffer blocks in a suitable zoning category which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.

## Public Works

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

[peelregion.ca](http://peelregion.ca)

October 21, 2024

Chinoye Sunny  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[chinoye.sunny@brampton.ca](mailto:chinoye.sunny@brampton.ca)

**RE:      Region of Peel Comments**  
**Draft Plan of Subdivision and Zoning By-law Amendment Applications**  
**2648 Countryside Drive**  
**KLM Planning Partners on behalf of Greenvale Homes Ltd.**  
**City File Number: 21T-21028 and OZS-2021-0065**  
**Regional File Number: 21T-21028B and RZ-21-065B**

Dear Chinoye,

Region of Peel staff have reviewed the third submission (R2) materials for the above-noted Draft Plan of Subdivision and Zoning By-law Amendment applications received on September 16, 2024.

### **Proposal**

The Draft Plan of Subdivision proposes to create a residential plan of subdivision consisting of:

- 120 single detached dwellings and 8 units (on reserve blocks)
- 126 townhouse dwellings and 3 units (on reserve blocks)
- An elementary school block
- A secondary school block
- A park block
- Walkway blocks
- Vista and buffer blocks
- New streets and 0.3 m reserve blocks

Access to the subdivision will be provided through a new local street network with intersections on Torbram Road and Countryside Drive, as well as new local street connections to the adjacent subdivisions to the east and north.

The Zoning By-law Amendment proposes to rezone the lands from Agricultural (A) to various residential zones (R1F-9.0-AAAA, R2A-BBBB, R3E-6.0-CCCC, R1F-9.0-3593 and R3E-4.4-3580), an institutional zone (I1-3587) and Open Space (OS) zones to facilitate the proposed development.

### **School Block Change**

The submission also includes a request for the School Board to release Block 159 on the Draft Plan (Secondary School) to allow for residential development to occur in its place. The Region has confirmed with the City that the School Board has not confirmed that the block can be released and that should this occur in the future, a redline revision to the draft plan would be required. Therefore, the Region has limited its review to exclude consideration of the release of the school block (and proposal for additional residential uses) considering the prematurity of the request. The Region has not reviewed the proposed lotting or the additional Function Servicing Report addendum. Should the School Board confirm that the Secondary School block can be released, further Regional review will be required and additional comments and conditions will apply.

The following comments are provided on this basis.

### **Summary**

The Draft Plan of Subdivision included in this resubmission, identifies potential future lotting should the School Board release Block 159 on the Draft Plan (Secondary School) for residential purposes. The Region requests the Draft Plan of Subdivision be revised to exclude the potential future lotting as a review has not been undertaken and the City has confirmed that a future redline revision would be required to the Draft Plan.

Once a revised Draft Plan of Subdivision is received to address the removal of potential future lotting, providing that there are no other changes to the Draft Plan, the Region will be in a position to confirm draft plan conditions.

At this time, the Region has no concerns with the proposed Zoning By-law Amendment.

### **Region of Peel Planning Authority**

In accordance with Bill 185 which received Royal Assent on June 6, 2024, as of July 1, 2024, the Region has become an upper tier municipality without planning responsibilities. As such, lower-tier municipalities have assumed planning policy and approval responsibilities of the regional municipality, including primary responsibility for all planning in their geographies, except for matters requiring provincial approval. Per section 70.13(2), the Region's official plan will be deemed to constitute the official plan of the City of Brampton, and conformity will still be required until such time as Brampton amends Peel's Official Plan and approval is provided by the Province. Therefore on July 1, 2024, the current Region of Peel Official Plan shall be implemented by the City of Brampton.

Notwithstanding the above, at this time it is anticipated that beyond July 1, 2024, the Region's mandate will continue to include the provision of hard and soft services to the community, including but not limited to servicing, transportation, waste management, affordable housing, health services, emergency services, etc. To this end the Region will continue to have an interest in community building to ensure the efficient, financially sustainable and effective delivery of infrastructure and services.

### **Development Services**

- There does not appear to be any Regional easements on the property.

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- The Region has limited its review to exclude consideration of the release of the school block (and proposal for additional residential uses) considering the prematurity of the request. The Region has not reviewed the proposed lotting or the additional Function Servicing Report addendum. Should the School Board confirm that the Secondary School block can be released, further Regional review will be required and additional comments and conditions will apply.
- The Draft Plan of Subdivision included in this resubmission, identifies potential future lotting should the School Board release Block 159 (Secondary School) for residential purposes. The Region requests the Draft Plan of Subdivision be revised to exclude the potential future lotting as a review has not been undertaken and the City has confirmed that a future redline revision would be required to the Draft Plan.
- Once a revised Draft Plan of Subdivision is received to address the removal of potential future lotting, providing that there are no other changes to the Draft Plan, the Region will be in a position to confirm draft plan conditions.
- At this time, the Region has no concerns with the proposed Zoning By-law Amendment.
- The Region will be a party to any future development or subdivision agreement. Prior to execution of the Subdivision Agreement, all Regional fees and Development Charges shall be paid in accordance with the applicable by-laws in effect at the time of execution.

### **Development Engineering**

- **Sanitary Sewer Facilities**
  - Municipal sanitary sewer facilities consist of a 975/750 mm diameter sanitary sewer on Airport Road, a 525 mm diameter sanitary sewer on Torbram Road and a 525 mm diameter sanitary sewer on Countryside Drive.
  - A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development and provision for the adjacent land, if any, is required for review and approval by the Region prior to the engineering submission.
    - The Region acknowledges receiving the Functional Servicing Report in support of Plan of Subdivision and has deemed it to be acceptable to the Region.
  - External easements and construction will be required.
- **Water Facilities**
  - The lands are in Water Pressure Zone 6 supply system.
  - Existing infrastructure consists of a 400 mm diameter watermain (zone 6) on Torbram Road, a 600 mm diameter watermain (zone 5) on Countryside Drive, a 300 mm diameter watermain (zone 6) on Mountainash Road south of Countryside Drive, a 300 mm diameter watermain (zone 6) on Mayfield Road, a 750 mm diameter sub-transmission main (zone 6) on Mayfield Road, a 300 mm diameter watermain (zone 5) on Airport Road, and a 1,050 mm diameter transmission main (zone 4) on Airport Road.
  - A Functional Servicing Report (FSR) showing proposed water servicing plans for the development and provision for the adjacent land, if any, is required for review and approval by the Region prior to the engineering submission.

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- The Region acknowledges receiving the Functional Servicing Report in support of Plan of Subdivision and has deemed it to be acceptable to the Region.
  - External easements and construction will be required.
- Regional Roads
  - The proposed development does not abut a Regional Road and therefore Regional Roads are not adversely affected.
- Development Charges
  - The Developer acknowledges that the lands are subject to the Region's Development Charges By-law in effect from time to time. The applicable development charges shall be paid in the manner and at the times provided by this By-law.
- Capital Budget
  - Servicing of this Plan will require construction of an oversized 450/375 mm diameter sanitary sewers which are the financial responsibility of the Region as per Development Charges By-law. Should the Developer wish to proceed with these works in order to obtain clearance of the draft plan conditions at a time when the Region is not prepared to fund the works, then the Developer shall be required to enter into a Front-Ending Agreement prior to the construction of the works. This Agreement will be subject to the Region's determination that it has or will have sufficient funds to justify entering into the Front-Ending Agreement and Regional Council approval. The following required oversized sanitary sewers, watermain and intersection improvement works are included in the Five Year Capital Budget and Forecast.

#### Sanitary Sewers

Component No.	Project No.	Construction Year	Description
37567	15-2151	2024	450 mm diameter sanitary sewer within an easement along Countryside Drive from Airport Road to Rainsford Road
38791	15-2151	2024	450 mm diameter sanitary sewer on Rainsford Road from Countryside Drive to Inspire Boulevard
37547	23-2154	2024	375 mm diameter sanitary sewer on Inspire Boulevard from Rainsford Road to north limits of Inspire Boulevard

#### Waste Management

- The development is not within the vicinity of a landfill. The owner/proponent acknowledges that the records of the Regional Municipality of Peel concerning the location and nature of waste disposal sites or hazardous wastes are incomplete and that the Regional Municipality of Peel makes no representation that records may be relied upon in determining whether or not lands have been used for the disposal of waste or hazardous wastes. However, should there be any doubt about the integrity of the listed application with respect to the possibility of a

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waste disposal site or hazardous wastes on or adjacent to the property, we recommend that the applicant carry out a detailed soil investigation by a qualified Geotechnical Engineer. If it is found that the subject lands have been used for the disposal of waste or hazardous waste, then approval of the Minister, for the proposed use, as per Section 46 of the Environmental Protection Act (Ontario), may be required.

- The Region will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to Section 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM) conditions being met and labelled on a Waste Management Plan.
- For more information, please consult the Region of Peel Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>.
- Prior to registration of the plan of subdivision, a revised Waste Management Plan is required which must demonstrate the following:
  - Collection vehicle access route throughout the subdivisions must be shown on the drawing. See Section 2.0 of the WCDSM for requirements.
  - In a situation where a waste collection vehicle must reverse the maximum straight back-up distance is 15 metres.
  - Road layouts shall be designed to permit a waste collection vehicle to drive forward without reversing for waste collection. Where the requirements for a road layout permitting forward movement of a waste collection vehicle cannot be met, a cul-de-sac or a T-turnaround shall be provided in accordance with the specifications shown in WCDSM Appendices 2 and 3, respectively.
  - Each dwelling unit within a development must have its own identifiable collection point. See Appendix 9 of the WCDSM. 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.
  - A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage, backyard or side for storage of carts, with direct access to the collection point location.

A draft plan condition has been requested in this regard.

- For the school:
  - On-site waste collection will be required through a private waste hauler. Region of Peel will provide front-end or semi-automated collection recyclable materials subject to the following requirements:
    - At the site plan stage, the developer will need to adhere to the conditions of Sections 2, 4, and 6.2 of the Waste Collection Design Standards Manual and provide a drawing that illustrates these requirements for approval. Please note, the collection of recycling material must be within the property.
    - Collection vehicle access route must be shown on a drawing. See section 2.0 of the WCDSM for requirements. See section 2.0 of the WCDSM for requirements.
    - For schools designed to accommodate less than 600 students, faculty and staff: one recycling cart is required for every 150 persons. (The Region will provide the carts).

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- For schools designed to accommodate more than 600 students, faculty and staff, refer to Table 12 of the WCDSM for Recycling Front-End Bin requirements.

### **Preliminary Draft Plan Conditions**

The Region has compiled draft plan conditions for the above-noted plan, outlined below. Please note that these conditions do not include any reference to the proposed residential lotting within Block 159 (school block) as that was not reviewed (as explained above).

Please note that the draft plan conditions outlined below may be amended through further review of this application. These conditions are offered on a preliminary basis pending resolution to the outstanding Regional matters as outlined in this letter.

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

### **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

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- 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 and Easements

4. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and contamination and to the satisfaction of the Region:
- a) all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed Plan and external lands.

All costs associated with easements shall be 100% the responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.

#### Traffic/Development Engineering Conditions

5. The Developer shall acknowledge and agree that:
- a) Landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits.

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

6. The Developer shall acknowledge and agree that servicing of the subdivision will require:
- a) Construction of an oversized 450/375 mm diameter sanitary sewers which are the financial responsibility of the Region as per the Development Charges By-law. 450/375 mm diameter sanitary sewers are included in the Five Year Capital Budget and Forecast; and,
- b) The Developer shall make appropriate financial arrangement with the Region prior to construction of such works. The construction will be subject to the Region's determination that it has or will have sufficient funds to finance the works.

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

7. The Developer shall acknowledge and agree that servicing of the Plan will require construction of oversized 1050 mm/900 mm diameter sanitary sewers along future Inspire Boulevard in order to accommodate this development as well as external lands with proposed intensification. The construction of 1050 mm/900 mm diameter sanitary sewers are the financial responsibility of the Region as per Development Charges By-law; however, 900 mm diameter sanitary sewers are currently not included in the Five Year Capital Budget and Forecast. Should the Developer wish to proceed with these works in order to obtain clearance of the Draft Plan conditions at a time when the Region is not prepared to fund the works, then the Developer shall be required to enter into a Front-Ending Agreement prior to the construction of the works. This Agreement will be subject to the Region's determination that it has or will have sufficient funds to justify entering

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into the Front-Ending Agreement and Regional Council approval. Clauses shall be included in the Subdivision Agreement in respect of same.

8. Restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until all external sanitary sewers and watermains to service the Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title. A clause 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 servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
13. 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.
14. Prior to registration of the Plan of subdivision, the Developer shall ensure that all lots and blocks are serviced via an internal road network. A clause shall be included in the Subdivision Agreement in respect of same.
15. Prior to servicing of the subdivision, the Region may require the Developer to construct a sampling hydrant (at the Developer's sole cost) within the proposed Plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.

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16. 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.
17. The Developer acknowledges that the Developer has full responsibility to ensure compliance with the Environmental Protection Act (EPA) and all other legislative requirements including Ontario Regulation (O. Reg.) 406/19 – Onsite and Excess Soil Management. The Developer shall be familiar with and meet the objectives of O. Reg. 406/19 for all work completed. 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 that 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 including the cost of water flushed 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. Provision will be required in the Subdivision Agreement for the following clauses in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
  - a) Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
  - b) The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
    - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
      - a) Bacteriological Analysis - Total coliform and E-coli counts
      - b) Chemical Analysis - Nitrate Test

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- c) Water level measurement below existing grade
  - ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
  - iii. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.
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) The documents required pursuant to Schedule of the Subdivision Agreement and all associated documents.
- A clause shall be included in the Subdivision Agreement in respect of same.
23. Prior to registration of the Plan, the Region requires a satisfactory Waste Collection Plan and arrangements demonstrating all of the collection requirements outlined in the most current version of the Region's Waste Collection Design Standards Manual.

### **Conclusion**

The Draft Plan of Subdivision included in this resubmission, identifies potential future lotting should the School Board release Block 159 (Secondary School) for residential purposes. The Region requests the Draft Plan of Subdivision be revised to exclude the potential future lotting as a review has not been undertaken and the City has confirmed that a future redline revision would be required to the Draft Plan.

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Once a revised Draft Plan of Subdivision is received to address the removal of potential future lotting, providing that there are no other changes to the Draft Plan, the Region will be in a position to confirm draft plan conditions.

At this time, the Region has no concerns with the proposed Zoning By-law Amendment.

Through the review of a future revised submission, more detailed/revised/additional comments and conditions may apply.

It is the Region's expectation that we will continue to be consulted to facilitate growth and development in a timely manner, to ensure the effective and efficient delivery of Regional services to the community. Please forward all development application circulations to [zzg-planninginfo@peelregion.ca](mailto:zzg-planninginfo@peelregion.ca) for the administration and coordination of the review of development applications with respect to Regional roads, infrastructure and services.

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

Thank you,



Stephanie McVittie  
Principal Planner  
Planning and Development Services  
Region of Peel

c.: [planningcomments@brampton.ca](mailto:planningcomments@brampton.ca)  
Alistair Shields, KLM Planning ([ashields@klmplanning.com](mailto:ashields@klmplanning.com))

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