

January 10, 2022

Stephen Dykstra
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Dykstra:

Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision
Candevcon Ltd. – Massi Homes Inc.
East side of Airport Rd, north of Countryside Dr
File: 21T-21023B (OZS 2021-0046)
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 15 detached 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	Our Lady of Lourdes	276	504	0
Secondary School	Cardinal Ambrozic	1518	1245	12

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,

A handwritten signature in blue ink, appearing to read 'K. Koops', is positioned above the typed name.

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)

December 11, 2023


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

Dear Chinoye,

Re: Draft Plan of Subdivision, Zoning By-law Amendment – Revised
Massi Homes Inc.
11185 Airport Road
City of Brampton
File No.: OZS-2021-0046, 21T-21023B
Related Application: 21CDM-210123B

Enbridge Gas does not have changes to the previously identified conditions for this revised application(s).

Sincerely,

A handwritten signature in black ink, appearing to read 'Jasleen Kaur'.

Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

January 14th, 2022

Stephen Dykstra
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Stephen:

RE: **Application to Amend the Zoning By-law and Draft Plan of Subdivision
OZS-2021-0046 & 21CDM-210123B
Massi Homes Inc.
11185 Airport Road, Part of Lot 16, Concession 7 N.D.
Northeast of Countryside Drive and Airport Road
Sandalwood Heights Community
City of Brampton (Ward 10)**

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

The anticipated yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to Grade 12
9	4

The students are presently within the following attendance areas:

Public School	School Enrolment	School Capacity	Number of Portables
Mount Royal P.S. (Kindergarten to Grade 8)	943	847	8
Louise Arbour S.S. (Grade 9 to Grade 12)	1,332	1,530	0

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. 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).”
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. These signs shall be to the School Board's specifications and at locations determined by the Board.

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

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

Yours truly,

Nicole N. Hanson, B.A(Hons.), 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)



Jan 05, 2024

Ms/Mr **Shawntelle Trdoslavic**,
Planning Department
City of **Brampton**,
Ontario

Re: [OZS-2021-0046] and 21T-21023B- 11185 Airport Road
Rogers Reference #: M24A075A01

Dear Shawntelle Trdoslavic,

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,

Anuradha P

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

July 11, 2024

SENT BY E-MAIL (Chinoye.Sunny@brampton.ca)

Chinoye Sunny, Planner III
Planning, Building and Economic Development
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Chinoye Sunny:

Re: OZS-2021-0046 and 21T-21023B
11185 Airport Road
Part Lot 16, Concession 7
City of Brampton
Massi Homes Inc. (Agent: Lou Massi)

This letter acknowledges receipt of a revised submission in support of the above noted application circulated by the City of Brampton. The materials were received by Toronto and Region Conservation Authority (TRCA) staff on January 1, 2024. Toronto and Region Conservation Authority (TRCA) staff have reviewed this application in accordance with the Conservation Authorities Act, which requires TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. With respect to Planning Act matters, conservation authorities have a role to ensure that decisions under the Planning Act are consistent with the natural hazard policies of the Provincial Policy Statement (PPS) and conform to any natural hazard policies in a provincial plan.

Purpose of the Applications

It is the understanding that the purpose of the above Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision applications is to amend the City's Zoning By-law to facilitate 15 single detached dwellings on the subject property.

Recommendation

From TRCA staff review of the submitted materials we note outstanding comments related to discharge outlets, and infiltration trench location within the current submission however they are of a minor enough nature they can be deferred to future detailed design and permitting stages and can be found in Appendix II. As such, TRCA staff have no further objection to the approval of OZS-2021-0046 and 21T-21023B and include our Conditions of Draft Approval within Appendix III of this letter.

Fees

By copy of this letter, the applicant is advised that we have implemented a fee schedule for our planning application review services. This application is subject to a Draft Plan of Subdivision – Standard clearance fee. The clearance fee will be based on the fee schedule in place at the time of clearance request.

Conclusion

We trust these comments are of assistance. Should you have any questions, please contact me at 1-437-880-1938 or at Anthony.Syhlonyk@trca.ca.

Sincerely,

Anthony Syhlonyk

Planner

Development Planning and Permits | Development and Engineering Services

Appendix I

Materials originally received by TRCA staff on January 2, 2024

- Comment Response Table, prepared by Candevcon Limited, dated November 2023, received by TRCA January 2, 2024;
- Cover Letter, prepared by Candevcon Limited, dated November 29, 2023, received by TRCA January 2, 2024;
- Draft Plan of Subdivision, prepared by Candevcon Limited, dated March 24, 2023, received by TRCA January 2, 2024;
- EIS, prepared by Palmer, dated November 14, 2023, received by TRCA January 2, 2024;
- Functional Servicing Report, prepared by Candevcon Limited, dated November 2023, received by TRCA January 2, 2024;
- Planning Justification Report, prepared by Candevcon Limited, received by TRCA January 2, 2024;
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated September 2022, received by TRCA January 2, 2024;
- Tree Inventory Plan, prepared by Kuntz Forestry Consulting Inc., dated September 8, 2022, received by TRCA January 2, 2024;

Appendix II: Detailed Technical Comments

127) Addressed.

128) Addressed.

129) Addressed.

130) Addressed.

132) Addressed.

133) Deferred to detailed design.

134) Not addressed: The comment remains outstanding. The site plan still shows the outfall and bioswale. Additionally, the submission does not identify how the detrimental impacts to stability can be mitigated.

135) Not Addressed: This response was matrix was left blank without an answer to this comment. It appears that the infiltration behind the armourstone still exists. Additionally, no materials have been provided to demonstrate the feasibility of such proposal while ensuring the longevity and stability of the armourstone wall through assessments and recommendations.

Appendix III: Conditions of Draft Approval

APPENDIX III: TRCA Staff Conditions of Draft Plan Approval (City File # 21T-21023B)

TRCA Conditions of Draft Plan Approval

Red-line Revisions

1. The final Plan shall be in general conformity with the draft plan prepared by Canvedcon Limited, dated March 24, 2023 prior to a request for clearance of any phase of this plan, to:
 - a. Include appropriate blocks that are to be conveyed into public ownership.
 - 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 the approved 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 41/24.
 - 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 buffer areas, beyond those approved by the TRCA.
 - d. 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 permit under Ontario Regulation 41/24 is required.
 - e. 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.
- f. That the applicant obtains all Ontario Regulation 41/24 permits, from the TRCA, for all works proposed on the subject property for which permits would be required.
 - g. 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 41/24 from the TRCA.
- f. 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.
- g. Implement all adaptive management and mitigation measures identified in the submitted design reports that have or are to be completed for the subject property.
- h. 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.

- i. To provide for the warning clauses and information identified in TRCA's conditions.
- j. That where required to satisfy TRCA's conditions, development shall be phased within this Plan.
- k. 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.
- l. 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 or 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.
- m. To gratuitously dedicated Block 4 and 5 to the City of Brampton in a condition that is satisfactory to the City of Brampton.
- n. That all community information maps and promotional sales materials for blocks adjacent to Block 4 and 5 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.
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tel: 905-791-7800

peelregion.ca

October 23, 2024

Chinoye Sunny
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
chinoye.sunny@brampton.ca

**RE: Draft Plan of Subdivision
11185 Airport Road
Massi Homes Inc.
City File: OZS-2021-0046
Region File: 21T-21023B & RZ-21-046B**

Dear Chinoye,

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

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-21023B, 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.

Planning and Development Services

- The Region acknowledges the receipt of the required development review fees, as required prior to Draft Plan Approval.

General Comments

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

Functional Servicing Report

- The Region is satisfied with the revision made to the servicing plan included in the Fourth Submission materials, showing the connection of the new Watermain to that on Airport Road.

Engineering Requirements

- An Engineering Submission will be required for the closure of the existing access on Airport Road and MUP connection.
- A detailed engineering submission of road and access works will be required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional

Public Works

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Engineer. The engineering submission MUST include the removals, new construction and grading, typical sections and pavement markings and signing drawings. All works within Region of Peel's right of way must be designed in accordance with the Public Works, "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual";

- The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right of way;
- Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Road 7 (Airport Road);
- A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.41);
- The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:
 - Completed [Road Occupancy Permit](#) and a permit fee as per the Region's user fees and charges By-law;
 - Completed [Notice to Commence Work](#) ;
 - Provide proof of insurance with the Region of Peel added to the [certificate](#) as an additional insured with \$5 million minimum from the Contractor;
 - Please note that any proposed construction within the Region of Peel's right of way is pending PUCC approval (minimum six week process). Please note that PUCC circulation requirements have recently changed. We require PDF version of the full drawing set it is to be sent via email, and cannot exceed 10MB per email.
- All costs associated with the design and construction of road and access works will be 100% paid by the Owner.

Development Charges

- The Owner 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. Please be aware that the DC increase will go into effect August 1, 2024.

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:

Public Works

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- a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges;
- b) Collection of development charges for future residential development block (non freehold townhouse 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) 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.
- 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 to the satisfaction of the Region:
 - a) A road widening pursuant to the Region's Official Plan along Regional Road #7 (Airport Road). The Region's Official Plan road widening requirement for mid-block along Airport Road 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 Airport Road) and 54.0 metres for a dual left turn lane intersection configuration (27.0 metres from the centerline of Airport Road);
 - b) A 0.3 metre reserve along the frontage of Airport Road behind the property line; and
 - c) 4.5m buffer block along the lots fronting Airport Road, (Lot 7 - Block 3 and Lot 8 - Block 2).
- 5. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
 - a) All temporary and permanent easements required in support of the Airport Road Environmental Assessment (EA) and Detail Design (DD);
 - b) A temporary easement for a tunnelling compound in respect of the Region's watermain project pursuant to the Region's design drawings; and
 - c) All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.
 - d) All costs associated with land transfers and easements shall be 100% the responsibility of the Developer

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

6. Should the development proceeds prior to the Region's Capital Project #14-4009, interim road works will be required on Airport Road at 100% the expense of the Developer (including design and construction costs) to facilitate the development. The engineering submission shall include removals, new construction and grading, typical cross sections, pavement and signage drawings, plan and profile drawings.

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

7.
 - a) The Developer shall remove any existing driveway/accesses along the frontage of Airport Road that do not conform to the approved plans at its sole cost.
 - b) No lots or blocks shall have direct access to Airport Road.
 - c) The Developer shall construct pedestrian connection from Lauderhill Road to the existing sidewalk on Airport Road to the satisfaction of the Region.

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

8. 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.
9. 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 will 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.

10. 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.
- b) 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.

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

11. The Developer shall acknowledge and agree that:

- a) The Region of Peel has a Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA # 009-S701), for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no external flows are permitted, that outflow is discouraged during development or redevelopment of lands with existing drainage towards Region's Right-of-way, and that no new connections are made to regional roads.
- b) Development flows (minor and major) are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the local municipality, the

Region of Peel, the local Conservation Authority and all other concerned departments and agencies. Where a storm connection to the Region's system is demonstrated as the only feasible outlet, the appropriate stormwater management criteria must be implemented on external lands to the Region's satisfaction.

- c) The Region will not permit any alteration to grading within Airport Road and right-of-way along the frontage of the Lands.

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

Public Works

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12. 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.
13. 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 Licence). 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. The Developer hereby acknowledges and agrees that the subdivision requires connecting of the proposed watermain with the existing 300mm watermain on Airport Road. The works are the sole financial responsibility of the Developer.
19. The Developer shall acknowledge and agree that financing and construction of all temporary/permanent infrastructures not covered by the Current Development Charges By-law (watermains, sanitary sewers) shall be 100% financial responsibility of the Developer.

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20. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
21. 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.
22. 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.
23. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a) A Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands;
 - 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 Airport Road.
 - c) A noise abatement report is required for lots adjacent to Airport Road.
24. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
25. 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.
26. Prior to servicing of the subdivision, the Region may require the Developer to construct a sampling hydrant (at 100% the Developer's expense) within the proposed Plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
27. 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.
28. 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.
29. 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

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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
 - c) Water level measurement below existing grade
 - ii. If 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.
30. 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 Airport Road intersection works, 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.
31. 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

32. The Developer acknowledges and agrees that prior to final approval by the City and prior to the Region granting clearance of the draft plan conditions for this subdivision, the following must be forwarded to the Region's Legal Services Division:

- a) A signed copy of the final M-plan;
- b) A copy of the final 43-R plans; and
- c) Easement and conveyance documents required pursuant to this Agreement and required by the registration of this Plan.

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

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

Yours truly,



Emily Nix
Planning and Development Services
Region of Peel

CC Maria Jones, Project Planner, Candevcon Group Inc.