

RESULTS OF APPLICATION CIRCULATION

City File Number: OZS-2024-0004

February 15, 2024

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Sadaf Shahid-Hussain

Re: Request for Comments
Siva Rama Krishna Prasad Ari
11038 The Gore Road
City File Number: OZS-2024-0004
Alectra EP File: O1-31

Dear Sadaf,

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

Please include the following as conditions of approval:

- The developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF). The 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).
- The developer's electrical consultant to provide load calculations / requirements for this development.
- The developer shall confirm with Alectra Utilities Subdivisions Department on the availability of adjacent plant capable of servicing this development and to discuss the electrical service installation requirements and schedule.
- The developer shall be responsible for the costs associated with the hydro plant expansion to supply this development.
- The developer's electrical consultant to contact Alectra Utilities Subdivisions Department to discuss placement of switchgear(s) and/or transformer(s) requiring adequate space for safe installation and operation.
- The developer shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s).
- The developer's electrical consultant to confirm the metering configuration within this development (individual / ganged metering). The developer shall provide the architectural drawings and confirm the location of the hydro meters as approved by Alectra Utilities.
- The developer shall enter into a servicing agreement (offer-to-connect) and will be responsible for the cost-sharing as detailed in the offer-to-connect.

- Any easements required by Alectra Utilities for the provision of electrical service to this development will be determined by Alectra Utilities in its sole discretion at the design stage of the project. For condominium/private developments, Alectra Utilities requires a blanket easement.
- For new developments with townhouses, the installation of electrical distribution system (EDS) shall only commence after the foundation of the townhouses had been erected.

Yours Truly,

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

March 6, 2024

Sadaf Shahid-Hussain
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Sadaf:

**Re: Notice of Application and Request for Comments
Proposed Draft Plan of Subdivision
11038 The Gore Road
Northwest corner of Countryside Dr and The Gore Rd
File: 21T-24002B (OZS 2024-0004)
City of Brampton – Ward 10**

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

The applicant proposes the development of 4 detached units, which are anticipated to yield:

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

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

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Patrick	223	383	0
Secondary School	Cardinal Ambrozic	1537	1245	12

DPCDSB 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."

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

Sincerely,



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

c: Z. Tessaro, Peel District School Board (via email)

BRAMPTON – BramPlanOnline

Property Address: 11038 The Gore Road
Application Type: Draft Plan of Subdivision
File No: OZS-2024-0004
Project Proposal: Four single-detached dwellings
Due Date: 4 March 2024

We have reviewed the proposal for new residential units on the subject property, and offer the following comments:

Airport Zoning Restrictions:

According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations on the property are not affected by any airport restrictions related to obstacle zoning.

Landuse.Planning@GTAA.com

February 26, 2024

Sadaf Shahid-Hussain
Planner
City of Brampton
1 Wellington Street
Brampton, ON L5B 3C1

Dear Sadaf,

RE: **Zoning By-law Amendment Application and Plan of Subdivision
Application
Candevcon Group Inc.
11038 The Gore Rd
OZS-2024-0004
City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of 4 residential units located at the above-noted address. PDSB has the following comments based on its School Accommodation Criteria:

The anticipated student yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to 12
3	1

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

Public School	School Enrolment	School Capacity	Number of Occupied Portables
Pte. Buckam Singh P.S.	622	600	5
Sandalwood Heights S.S.	1,023	1,482	0

PDSB requires the following conditions be placed in the Subdivision Agreement:

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

2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, from the date of registration of the development agreement:

- a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
- b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012)."

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

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

Thank you,

Zachary Tessaro

Zach Tessaro, BES
Planner – Development
Planning and Accommodation Dept.

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

March 22, 2024

Sadaf Shahid Hussain
Planner I
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
sadaf.shahidhussain@brampton.ca

**RE: Proposed Draft Plan of Subdivision and Zoning Bylaw Amendment
11038 The Gore Road
Siva Rama Krishna Prasad Ari
City File: OZS-2024-0004 and 21T-24002B
Region File: 21T-24002B and RZ-24-004B**

Dear Sadaf,

Region of Peel Staff have reviewed the 1st submission (received February 13, 2024 and March 6, 2024) for the above noted draft plan of subdivision and zoning by-law amendment to facilitate the development of 4 single-detached dwellings and a noise buffer block on the subject lands, and provide the following comments:

Region of Peel Conditions of Draft Approval

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.

PART A: General Comments

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

Development Engineering

- Block 3 (0.3m Reserve) to be eliminated since Block 1 (Buffer Block) will be dedicated to the municipalities.
- Block 1 must be split up for:
 - A separate Block along The Gore Road and behind the daylight triangle (to be dedicated to the Region); and
 - A Block along Countryside Drive (to be dedicated to the City).

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 1200mm sanitary sewer on The Gore Road and a 250mm sewer on Belladonna Circle.
- A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development will be required for review and approval by the Region prior to the engineering submission.

Public Works

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

peelregion.ca

Water Facilities

- The lands located within are in Water Pressure Zone 5.
- Municipal water supply infrastructure consists of a 400mm watermain on The Gore Road and a 150mm watermain on Belladonna Circle.
- A Functional Servicing Report (FSR) showing proposed water servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.

Region Roads

- The proposed development abuts The Gore Road, Regional Road #8.
- The Developer will be required to gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region a road widening pursuant to the Region's Official Plan along Regional Road #8 (The Gore Road).
- Region of Peel will not permit any changes to grading within The Gore Road ROW along the frontage of proposed development.
- No lots or blocks shall have direct access to The Gore Road. Any future access shall be in accordance with The Region Access Control By-law.
- Under no circumstances should the flow of storm water from the development be diverted into the Regional right of way (by pipe or channel).
- The Developer shall submit to the Region.
 - Storm Drainage Study Report to determine and demonstrate, that there is no adverse effect of the proposal on the existing structures and drainage along The Gore Road;
 - Traffic Impact Study (TIS) detailing the impact of the Development on the Regional road network and identifying any mitigation measures.

Development Charges

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

Capital Budget

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

Waste Management Requirements

- The subject site is not within the vicinity of a landfill site.
- Waste management has no concerns with the plan of subdivision included in the submission.
- Prior to registration of the plan of subdivision, the Region will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to Section 3.0 of the Waste Collection Design Standards Manual (WCDSM) conditions being met and labelled on a Waste Management Plan:
 - The Waste Management Plan Must Demonstrate the Following:
 - Each dwelling unit within a development must have its own identifiable collection point depicted on the drawing. See Appendix 9 of the WCDSM.
 - 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.

- 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>

Real Estate Comments

- There are no Region easements on site.
- The submitted Draft plan shows a widening Block 2 adjacent The Gore Road. Please note there should also be a reserve between the widening and street 2.

Public Health Recommendations

- Achieving better health through community design is one of the several reasons for establishing compact, complete communities. When neighbourhoods are designed to be walkable and are serviced with public transit, there is the potential to reduce social and health inequities with increased access to transportation options, services, and local amenities. While this proposal is well connected to the surrounding subdivision, please indicate the sidewalk width on the future plan and ensure it meets a minimum width of 1.5 m.

PART B: Draft Plan Conditions

Development Charges

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

Water Meter Fees

3. In respect of the water meter fees:
 - a) Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;

- b) A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and
- c) A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

Land Dedications

- 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 #8 (The Gore Road). The Region's Official Plan road widening requirement for mid-block along The Gore Road is 45 metres right-of-way (22.50 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 The Gore Road);
 - b) 15m x 15m daylight triangle at the intersection of The Gore Road and Countryside Drive.
 - c) 4.5m buffer block along the frontage of The Gore Road and behind the daylight triangle.
- 5. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.

Access

- 6. The Developer shall remove any existing driveway/accesses along the frontage of The Gore Road that do not conform to the approved plans at its sole cost.
- 7. No lots or blocks shall have direct access to The Gore Road. Clauses shall be included in the Subdivision Agreement in respect of same.
- 8. 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 Developer. 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 shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be borne entirely by the Developer. A clause shall be included in the Subdivision Agreement in respect of same.

Traffic/Development Engineering Conditions

10. The Developer shall acknowledge and agree that:

- a) Landscaping, signs, cranes, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits.
- b) The Region will not permit any alteration to grading within The Gore Road and right-of-way along the frontage of the Lands.
- c) Noise walls adjacent to Regional roads shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. Region's requirements to be referenced in the noise abatement report and on all applicable drawings.
- d) The Developer shall acknowledge and agree that the Region's storm sewers are designed to convey run-offs from the right-of-way of Regional roads only. Under no circumstance shall the flow of storm water from the Plan be diverted to or along The Gore Road's right of way (by pipe or channel); All costs associated with the storm sewer conveyance shall be 100% the responsibility of the Developer.

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

Drawings – Servicing and “As Constructed”

11. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
12. 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

13. 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.
14. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a. Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development;
 - b. Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along The Gore Road.Clauses shall be included in the Subdivision Agreement in respect of same.

15. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
16. 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.

17. 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.
18. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
19. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region’s User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
20. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region’s User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same
21. 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
 - c) Water level measurement below existing grade
 - c) 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.

- d) Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

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

22. 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.
23. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to The Gore Road.
24. 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.
25. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
- a. A copy of the final signed M-Plan
 - b. A copy of the final draft R-Plan(s); and
 - c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

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

26. Prior to Registration of the Subdivision, the Region will require a satisfactory Waste Collection Plan and arrangements demonstrating all the collection requirements outlined in the most current version of the Region's Waste Collection Design Standards Manual

Concluding Comments

If you have any questions or concerns, please contact the undersigned at (emily.nix@peelregion.ca 905.791.780x2620) at your earliest convenience.

Thank you,



Emily Nix
Junior Planner
Planning and Development Services
Region of Peel

CC Steven Giankoulas, Planner, Candevcon Group Inc.
John Hardcastle, Manager Development Services, Region of Peel

September 11, 2024

Sadaf Shahid Hussain
Planner I
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
sadaf.shahidhussain@brampton.ca

**RE: Proposed Draft Plan of Subdivision and Zoning Bylaw Amendment
11038 The Gore Road
Siva Rama Krishna Prasad Ari
City File: OZS-2024-0004 and 21T-24002B
Region File: 21T-24002B and RZ-24-004B**

Dear Sadaf,

Region of Peel Staff have reviewed the 2nd submission (received August 16, 2024) for the above noted draft plan of subdivision and zoning by-law amendment to facilitate the development of 3 single-detached and 2 semi-detached dwellings and a noise buffer block on the subject lands, and provide the following comments:

Region of Peel Conditions of Draft Approval

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.

PART A: General Comments

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

Development Engineering

- Block 3 (0.3m Reserve) to be eliminated since Block 1 (Buffer Block) will be dedicated to the municipalities.
- Block 1 must be split up for:
 - A separate Block along The Gore Road and behind the daylight triangle (to be dedicated to the Region); and
 - A Block along Countryside Drive (to be dedicated to the City).

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 1200mm sanitary sewer on The Gore Road and a 250mm sewer on Belladonna Circle.
- A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development will be required for review and approval by the Region prior to the engineering submission.

Public Works

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

peelregion.ca

Water Facilities

- The lands located within are in Water Pressure Zone 5.
- Municipal water supply infrastructure consists of a 400mm watermain on The Gore Road and a 150mm watermain on Belladonna Circle.
- A Functional Servicing Report (FSR) showing proposed water servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.

Region Roads

- The proposed development abuts The Gore Road, Regional Road #8.
- The Developer will be required to gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region a road widening pursuant to the Region's Official Plan along Regional Road #8 (The Gore Road).
- Region of Peel will not permit any changes to grading within The Gore Road ROW along the frontage of proposed development.
- No lots or blocks shall have direct access to The Gore Road. Any future access shall be in accordance with The Region Access Control By-law.
- Under no circumstances should the flow of storm water from the development be diverted into the Regional right of way (by pipe or channel).
- The Developer shall submit to the Region.
 - Storm Drainage Study Report to determine and demonstrate, that there is no adverse effect of the proposal on the existing structures and drainage along The Gore Road;

Development Charges

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

Capital Budget

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

Waste Management Requirements

- The subject site is not within the vicinity of a landfill site.
- Waste management has no concerns with the plan of subdivision included in the submission.
- Prior to registration of the plan of subdivision, a waste management plan with all requirements labelled adhering to Section 3.0 of the WCDSM is required in order for curbside collection to be approved.
 - The Waste Management Plan Must Demonstrate the Following:
 - Each dwelling unit within a development must have its own identifiable collection point depicted on the drawing. See Appendix 9 of the WCDSM.
 - 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.
- 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>

Real Estate Comments

- There are no Region easements on site.

PART B: Draft Plan Conditions

Development Charges

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

Water Meter Fees

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

Land Dedications

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 to the satisfaction of the Region:
 - a) A road widening pursuant to the Region's Official Plan along Regional Road #8 (The Gore Road). The Region's Official Plan road widening requirement for mid-block along The Gore Road is 45 metres

right-of-way (22.50 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 The Gore Road);

- b) 15m x 15m daylight triangle at the intersection of The Gore Road and Countryside Drive.
 - c) 4.5m buffer block along the frontage of The Gore Road and behind the daylight triangle.
5. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.

Access

6. The Developer shall remove any existing driveway/accesses along the frontage of The Gore Road that do not conform to the approved plans at its sole cost.
7. No lots or blocks shall have direct access to The Gore Road. Clauses shall be included in the Subdivision Agreement in respect of same.
8. 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 Developer. 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 shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be borne entirely by the Developer. A clause shall be included in the Subdivision Agreement in respect of same.

Traffic/Development Engineering Conditions

10. The Developer shall acknowledge and agree that:
- a) Landscaping, signs, cranes, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits.
 - b) The Region will not permit any alteration to grading within The Gore Road and right-of-way along the frontage of the Lands.
 - c) Noise walls adjacent to Regional roads shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. Region's requirements to be referenced in the noise abatement report and on all applicable drawings.
 - d) The Developer shall acknowledge and agree that the Region's storm sewers are designed to convey run-offs from the right-of-way of Regional roads only. Under no circumstance shall the flow of storm

water from the Plan be diverted to or along The Gore Road's right of way (by pipe or channel); All costs associated with the storm sewer conveyance shall be 100% the responsibility of the Developer.

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

Drawings – Servicing and “As Constructed”

11. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
12. 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

13. 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.
14. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a. Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development;
 - b. Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along The Gore Road.
Clauses shall be included in the Subdivision Agreement in respect of same.
15. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
16. 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.
17. 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.
18. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
19. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.

20. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same
21. 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
 - c) Water level measurement below existing grade
 - c) 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.
 - d) Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

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

22. 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.

23. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to The Gore Road.
24. 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.
25. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
 - a. A copy of the final signed M-Plan
 - b. A copy of the final draft R-Plan(s); and
 - c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

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

26. Prior to Registration of the Subdivision, the Region will require a satisfactory Waste Collection Plan and arrangements demonstrating all the collection requirements outlined in the most current version of the Region's Waste Collection Design Standards Manual

Concluding Comments

If you have any questions or concerns, please contact the undersigned at (emily.nix@peelregion.ca 905.791.780x2620) at your earliest convenience.

Thank you,

 Type text here

Emily Nix
Junior Planner
Planning and Development Services
Region of Peel

CC Steven Giankoulas, Planner, Candevcon Group Inc.
John Hardcastle, Manager Development Services, Region of Peel