

**RESULTS OF APPLICATION CIRCULATION
C08E17.012 & 21T-19009B**

January 2, 2020

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Neil Chadda

Re: Notice of Application and Request for Comments
Candevcon Limited – 2185715 Ontario Inc
11570 McVean Dr
City File Number: C08E17.012
Alectra EP File: N1-32

Dear Neil,

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

A) Please include the following as conditions of approval:

- The owner/developer shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. These will be confirmed during the final design of the roads and subdivision.
- The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s).

B) The owner/developer shall contact Alectra Utilities Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule. The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.

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

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

Yours Truly,

Henry Gamboa, CET
Supervisor, Distribution Design – Subdivisions

Chadda, Neil

From: circulations@wsp.com
Sent: 2019/08/14 10:04 AM
To: Chadda, Neil
Subject: ZBLA and Draft Plan of Subdivision (C08E17.012) - 11570 McVean Dr.

Follow Up Flag: Follow up
Flag Status: Flagged

2019-08-14

Neil Chadda

Brampton

, ,

Attention: Neil Chadda

Re: ZBLA and Draft Plan of Subdivision (C08E17.012) - 11570 McVean Dr.; Your File No. C08E17.012

Our File No. 85298

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. We have no conditions and/or objections to the application at this time. We hereby advise the Developer, however, to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

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

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

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

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

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

Yours truly,

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

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Chadda, Neil

From: YAGE, Tigist <tigist.yage@canadapost.postescanada.ca>
Sent: 2019/09/18 11:32 AM
To: Chadda, Neil
Cc: FEARON, Christopher
Subject: Canada Post Comments - C08E17.012 - CANDEVCON LIMITED - 2185715
ONTARIO INC. - 11570 McVean Drive
C08E17.012 - CPC COMMENTS - CMB.docx
Attachments:

Good Morning Neil,

Please find attached Canada Post comments letter for the above referenced plan.

Best Regards,

Tigist Yage for Chris Fearon
Delivery Planning Officer – GTA West
Canada Post Corporation
200-5210 Bradco Blvd
Mississauga ON L4W 1G7
416-606-8372

December 3, 2020

City of Brampton
Planning & Development Services Dept.

To: Neil Chadda

Re: **Application No: C08E17.012**
CANDEVCON LIMITED – 2185715 ONTARIO INC.
11570 McVean Drive

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the **City of Brampton**.

- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

The Location of the Local Post Office is 171 Van Kirk Dr, Brampton, ON
Phone number - 905-846-4814 X2007

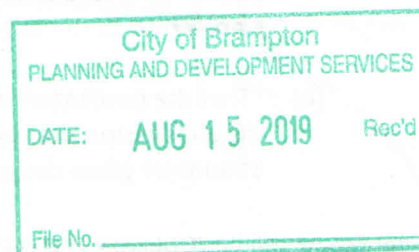
Sincerely,

Christopher Fearon

Delivery Services Officer
Delivery Planning, GTA
Canada Post Corporation
200 - 5210 Bradco Blvd
Mississauga, ON L4W 1G7
Ph: (416) 433-6271
Fax: (905) 206-0627

August 8, 2019

Neil Chadda
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2



Dear Mr. Chadda:

Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision
Candevcon Limited – 2185715 Ontario Inc.
File: 21T-19009B (C08E17.012)
West of McVean Dr, between Countryside Dr and Mayfield Rd
City of Brampton – Ward 10

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

The applicant proposes the development of 17 detached units and 4 part lots which are anticipated to yield:

- 3 Junior Kindergarten to Grade 8 Students; and
- 2 Grade 9 to Grade 12 Students

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

Catchment Area	Host School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Patrick	272	383	0
Secondary School	Cardinal Ambrozic	1340	1245	7

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

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
 - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or

bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

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

Yours sincerely,



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

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

Chadda, Neil

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2019/07/30 12:53 PM
To: Chadda, Neil
Subject: C08E17-012 - 11570 McVean Dr
Attachments: C08E17-012 - 11570 McVean Dr.pdf

Please find attached Enbridge Gas Inc.'s comments.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

ENBRIDGE GAS INC.

TEL: 416-495-5386
500 Consumers Road, North York, Ontario M2J 1P8

Enbridge.com

Safety. Integrity. Respect.

July 30, 2019

Neal Chadda
Development Planner
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Neal,

Re: Draft Plan of Subdivision, Zoning By-law Amendment
2185715 Ontario Inc.
11570 McVean Drive
City of Brampton
File No.: C08E17-012

Enbridge Gas Inc. does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

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

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

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

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Inc. reserves the right to amend or remove development conditions.

Sincerely,

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

Alice Coleman
Municipal Planning Coordinator
Long Range Distribution Planning
ENBRIDGE GAS INC.
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Safety. Integrity. Respect.



LAND USE	BLOCK / LOT	AREA (ha)
SINGLE DETACHED	LOTS 1-17	1.37 ha.
FUTURE RESIDENTIAL	BLOCKS 1-4	0.09 ha.
VALLEYLAND BUFFER	BLOCK 7	0.18 ha.
RESTORATION/ENHANCEMENT	BLOCK 6	0.28 ha.
ROADS	GOLD BOTTOM CRESCENT	0.35 ha.
TOTAL		2.28 ha.

LOT SCHEDULE			
DESCRIPTION	TYPE	MIN. LOT FRONTAGE	TOTAL NO. OF LOTS
SINGLE DETACHED	X1	15.24m (50')	31 (101.7)
SINGLE DETACHED	X2	19.80m (65')	8
TOTAL			17

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT (R.S.O. 1990 C.A. 13)

A) AS SHOWN ON DRAFT PLAN.
 B) AS SHOWN ON DRAFT PLAN.
 C) AS SHOWN ON DRAFT PLAN.
 D) AS SHOWN ON DRAFT PLAN.
 E) AS SHOWN ON DRAFT PLAN.
 F) AS SHOWN ON DRAFT PLAN.
 G) AS SHOWN ON DRAFT PLAN.
 H) MUNICIPAL SERVICES TO BE PROVIDED.
 I) AS SHOWN ON DRAFT PLAN.
 J) AS SHOWN ON DRAFT PLAN.
 K) MUNICIPAL SERVICES TO BE PROVIDED.
 L) NONE.

OWNERS AUTHORIZATION:

THE UNDERSIGNED, BEING THE OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZES CANDEVCON LIMITED TO ACT ON OUR BEHALF AS AGENTS AND TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: NOV. 13th 2018

SIGNATURE: [Signature]

SURVEYOR'S CERTIFICATE:

I, THE SURVEYOR, HAVE EXAMINED THE LAND TO BE SUBDIVIDED AND THE RELATIONSHIP TO THE ADJOINING PROPERTIES ARE CORRECTLY SHOWN ON THIS PLAN.

DATE: NOV. 13th 2018

SIGNATURE: [Signature]

DRAFT PLAN OF SUBDIVISION

EAST HALF OF LOT 17, CONC. 8 N.D.

CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

FILE NO. 21T.

CANDEVCON LIMITED

CONSULTING ENGINEERS AND PLANNERS

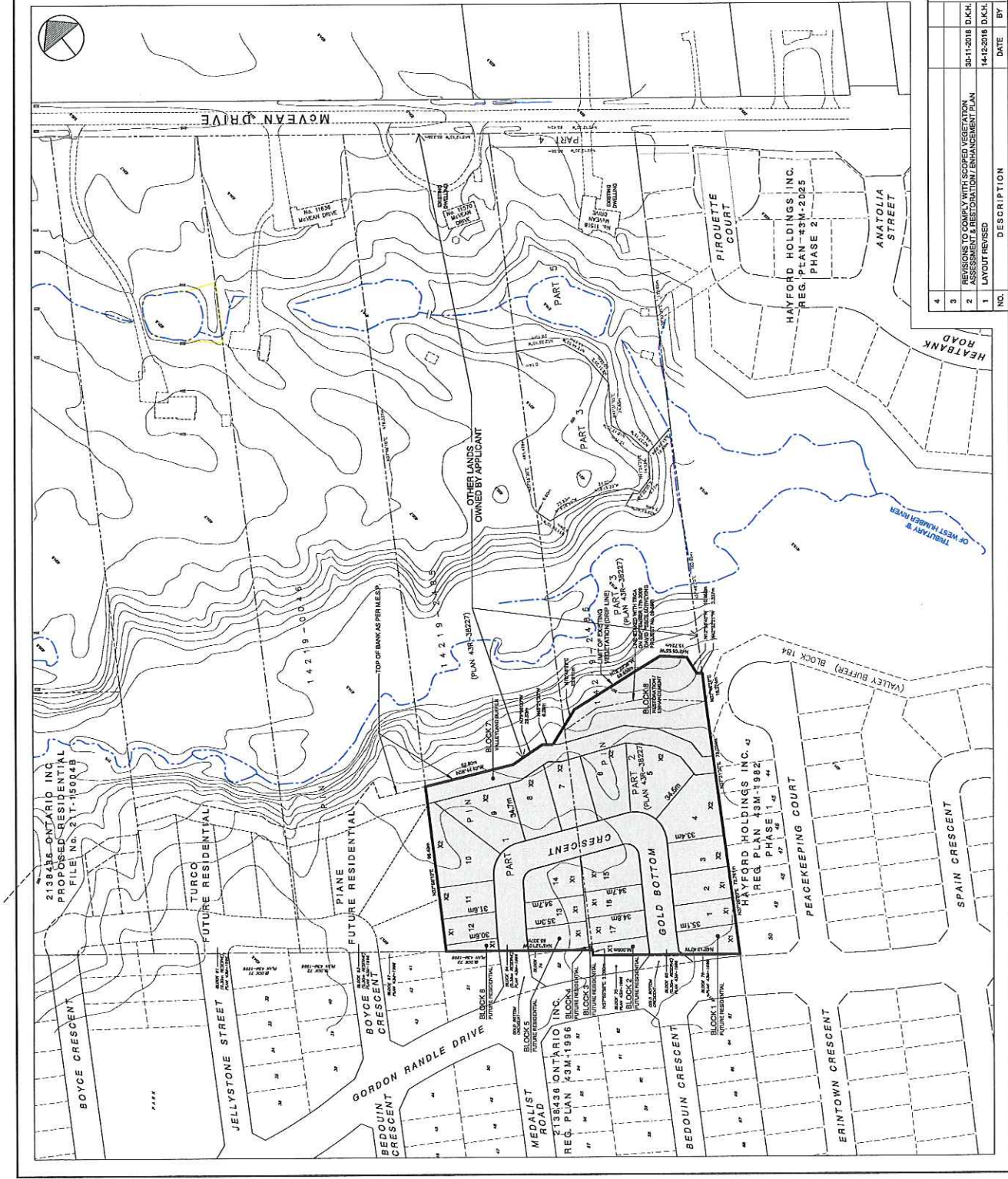
TEL: (905) 794-0600 FAX: (905) 794-0611

SCALE 1"=100'

DATE: OCT. 18th 2018

DWG. No. PL-1 Δ

PROJECT No. W15143



NO.	DESCRIPTION	DATE	BY
1	LAYOUT REVISED	14-12-2018	DCK
2	ASSESSMENT & RESTORATION/ENHANCEMENT PLAN	30-11-2018	DCK
3	REVISIONS TO COMPLY WITH SCOPED VEGETATION	30-11-2018	DCK
4			

From: Iwona.Lipowski@HydroOne.com
Sent: 2019/07/29 11:18 AM
To: Chadda, Neil
Subject: Brampton, C08E17.012

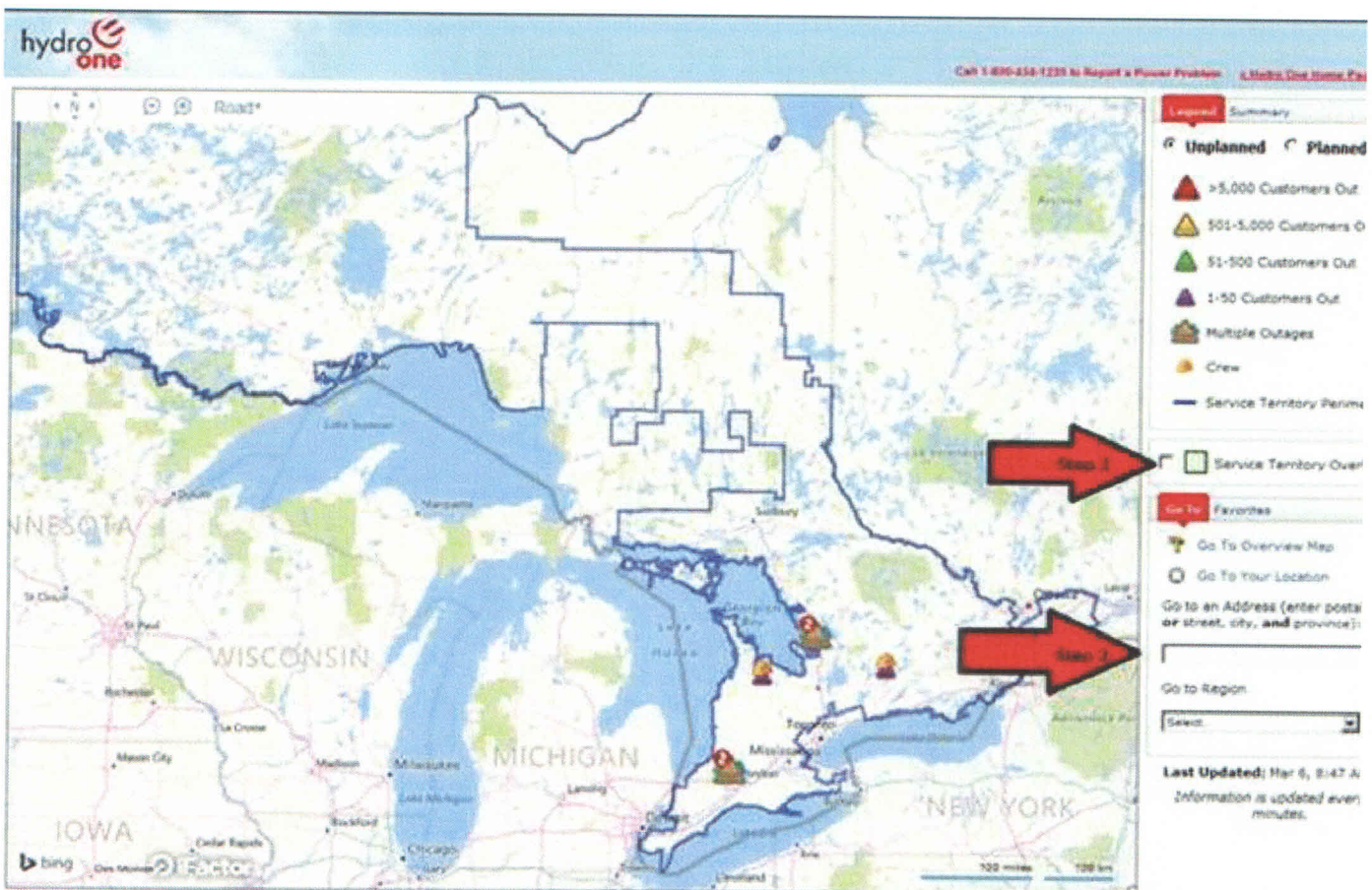
Hello,

We are in receipt of your Plan of Subdivision application, C08E17.012 dated July 23rd, 2019. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

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



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Iwona Lipowski

Special Services Support Clerk, Real Estate Department
185 Clegg Road
Markham, ON L6G 1B7
Iwona.Lipowski@HydroOne.com

On behalf of,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.
Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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Mr. Neil Chadda
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

**RE: Application to Amend the Zoning By-Law and Proposed Draft Plan of
Subdivision – 21T-19009B
Candevcon Limited -2185715 Ontario Inc.
11570 McVean Drive
City of Brampton (Ward 10)**

The anticipated student yield from this plan is as follows:

12	K-8
5	9-12

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Treeline P.S	755	923	0
Humberview S.S.	1,329	1,437	4

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

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

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

If you require any further information please contact me at 905-890-1010, ext. 2217.

Yours truly,



Nicole N. Hanson, MES (Pl.)
Planning Officer
Planning and Accommodation Dept.

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

Public Works

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

peelregion.ca

March 27th 2019

Neil Chadda
Planning and Building Division
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

**RE: Draft Plan of Subdivision
2185715 Ontario Inc.
Part of Lot 10, Concession 8 ND
City of Brampton, Ward 10
City File: 21T-19009B
Region File: 21T-19-009B**

Dear Mr. Chadda,

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

We have reviewed the Planning Justification Report prepared by Candevcon Limited on November 30th 2018 and have no concerns with the analysis and conclusions therein. The appropriate Provincial and Regional policies for urban development have been identified.

REGION OF PEEL CONDITIONS OF DRAFT APPROVAL

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-19009B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

GENERAL COMMENTS

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

Please be advised that the Region of Peel's Development Charges Collections By-law requires that Development Charges (DCs) for all hard services now be collected *prior* to the execution of the subdivision agreement.

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 250mm sewer on Gold Bottom Crescent (north leg) and a 250mm sewer on Gold Bottom Crescent (south leg).
- External easements and construction may be required.

Public Works

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

peelregion.ca

Water Facilities

- The lands are located in Water Pressure Zone 5.
- Existing infrastructure consist of a 150mm watermain on Gold Bottom Crescent (north leg), a 300mm watermain on Gordon Randle Drive and a 150mm watermain on Gold Bottom Crescent (south leg).
- External easements and construction may be required.

Regional Roads

- Regional Roads are not adversely affected.

Development Charges

- The Developer acknowledges that the lands are subject to the current Region's Development Charges By-law. 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.

Functional Servicing Report

- The Region has reviewed the FSR submitted in support of the above noted application. Please see our comments below.
- We note that Municipal Wastewater Facilities consist of a 250mm diameter sanitary sewer on Gold Bottom Crescent (North leg) and a 250mm sanitary sewer on Gold bottom Crescent (South Leg).
- We note that the proposed development is located within the Pressure Zone 5. Municipal Water facilities consist of a 150mm watermain on Gold bottom Crescent (North leg), a 300 mm watermain on Gordon Randle Drive and a 150mm watermain on Gold Bottom Crescent (South leg).
- The Report is acceptable to the Region of Peel.

Waste Management

- The proposed development will receive curbside collection for the single detached units. Please ensure the plan meets the curbside collection requirements set out in Section 2.0 and 3.0 of the Waste Design Standards Manual, such as the turning radii, the road width and the appropriate set out area.

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

Public Works

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

peelregion.ca

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.

Drawings – Servicing and “As Constructed”

4. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
5. 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

6. 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

Public Works

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

peelregion.ca

shall construct and design these services in accordance with the latest Region standards and requirements.

7. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
8. 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 watermain and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
9. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developer's cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
10. 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.
11. The Developer will maintain adequate chlorine residuals in the watermain within the plan from the time the watermain 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.
12.
 - a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
 - b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
 - c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:

Public Works

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

peelregion.ca

- i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a) Bacteriological Analysis - Total coliform and E-coli counts
 - b) Chemical Analysis - Nitrate Test
 - c) Water level measurement below existing grade
- d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
- e. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

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

- 13. 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
- 14. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
 - a. A copy of the final signed M-Plan
 - b. A copy of the final draft R-Plan(s); and
 - c. The documents required pursuant to Schedule B of the Subdivision Agreement and all associated documents.

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

If you have any questions or concerns, please contact me at your earliest convenience at 905-791-7800 ext. 4307, or by email at: sarah.powell@peelregion.ca

Yours truly,



Sarah Powell
Planner
Development Services, Region of Peel

Chadda, Neil

From: Hilvar Castellanos - EXT <Hilvar.Castellanos@rci.rogers.com>
Sent: 2019/07/25 2:26 PM
To: Chadda, Neil
Subject: RE: C08E17.012 Notice of Application and Request for Comments (July 23, 2019)

11570 McLean Dr

Good afternoon Neil,

Please see Rogers' comments below regarding this **"Notice of Application" – City file C08E17.012.**

Rogers' comments:

"Prior to registration of the Plan of Subdivision, the developer/owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telecommunications companies and broadcasting distribution companies intending to serve the Subdivision (collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the developer/owner will cause these documents to be registered on title.

Prior to registration of the plan of subdivision, the developer/owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation."

Please do not hesitate to contact me if you require further information

I was assigned to work on this project, please add me to the mailing list and could you please keep me in the loop.

Regards,

Hilvar Castellanos

System Planner
Outside Plant Engineering
Rogers Communications Canada Inc
T: 647 426 6516
3573 Wolfedale Rd
Mississauga, ON L5C 3T6
hilvar.castellanos@rci.rogers.com



From: Trdoslavic, Shawntelle [<mailto:Shawntelle.Trdoslavic@brampton.ca>]
Sent: Tuesday, July 23, 2019 4:31 PM
To: circulations@mmm.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Dennis De Rango <landuseplanning@hydroone.com>; GTAW New Area

November 24, 2020

CFN 61066

BY EMAIL: tejinder.sidhu@brampton.ca

Ms. Tejinder Sidhu, Development Planner
Planning and Development Services
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Dear Ms. Sidhu:

**Re: Draft Plan of Subdivision Application – 21T-19009B
Zoning By-law Amendment Application – C08E17.012
11570 McVean Drive
Lot 17, Concession 8, N.D.
City of Brampton
Royal Pine Homes (Agent: Candevcon Limited)**

Further to our letter dated March 4, 2020, this letter will acknowledge receipt of the applicant's revised draft plan dated July 9, 2020. We understand the draft plan has been revised to include a significant portion of the Tributary "B" valley corridor natural heritage system (NHS) (Block 10).

As per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), staff provides the following comments as part of TRCA's commenting role under the *Planning Act*, the Authority's delegated responsibility of representing the Provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement (PPS, 2020); TRCA's Regulatory Authority under O. Reg. 166/06 (as amended), *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

Purpose of the Application

It is our understanding that the purpose of the above noted applications is to permit a residential development consisting of seventeen (17) new residential dwelling lots, four (4) part lots, two (2) open space compensation blocks, a valley land buffer block, a vegetation enhancement block and a NHS block. We understand the property is zoned "Residential Estate Holding" (REH) and that the zone permits a single detached dwelling. However, the proposed lot size and lot width do not meet the zoning requirements for the "REH" zone. As such, a Zoning By-law Amendment (ZBLA) is required for the proposed development to rezone the property to site-specific Residential Single Detached (R1E0 zones, Open Space (OS) zone, and a Floodplain (F) zone.

O. Reg. 166/06

The subject lands are bisected by converging tributaries of Tributary B, and a valley corridor of the Humber River Watershed. Also, an unevaluated wetland feature is identified in the valley corridor. As such, a significant portion of the site is regulated by TRCA under O. Reg. 166/06, and are subject to the policies of TRCA's LCP. A TRCA permit will be required prior to any works commencing within the Regulated Area of the Humber River Watershed. Based on our review, the proposed development will require a TRCA permit.

TRCA staff will discuss permit fees and requirements with the proponent at such time that the review and approvals have advanced and TRCA permits are required to facilitate the proposed development.

Recommendation

Given the supplementary documents and constructive discussions to date, the key priority issues that were identified in our previous letters, have in-principle been adequately addressed for this stage of the planning process. As such, TRCA has **no objection** to the Draft Plan of Subdivision (draft plan dated July 9, 2020), and ZBLA as currently submitted and TRCA staff are in position to provide Conditions of Draft Plan Approval that are attached as Appendix I.

Please note that when the applicant requests clearance of our conditions, a copy of the most recent Conditions of Draft Plan Approval and draft plan, the Executed Subdivision Agreement, the implementing Zoning By-law and supporting documentation must be provided to the TRCA with a cover letter that identifies how the conditions have been fulfilled.

We thank you for the opportunity to review the Draft Plan of Subdivision and ZBLA applications and provide our comments as per our commenting, regulatory, delegated authority and technical advisory roles. Further, we trust these comments are of assistance.

Yours truly,



Adam Miller, BES, MCIP, RPP
Senior Manager
Development Planning & Permits
Extension 5244
/am

cc: Erik Mirtsou, Candevcon Limited: erik@candevcon.com
Diarmuid Horgan, Candevcon Limited: dhorgan@candevcon.com
Marco Marcante, Royal Pine Homes: marco@royalpinehomes.com
Stav Kassaria, City of Brampton: stavroula.kassaridis@brampton.ca
Cynthia Owusu-Cyimah, City of Brampton: cynthia.owusugyimah@brampton.ca
Althaf Farouque, Region of Peel: althaf.farouque@peelregion.ca

APPENDIX I: TRCA Staff Conditions of Draft Plan Approval

TRCA Conditions of Draft Plan Approval

Red-line Revisions

1. The final Plan shall be in general conformity with the draft plan prepared by Candevcon Limited, dated July 9, 2020, prior to a request for clearance for registration of any phase of this plan, to:
 - a) Include appropriate blocks that are to be conveyed to the City of Brampton as appropriate to the satisfaction of the City of Brampton and TRCA.
 - b) Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of the required studies.
 - c) Should the above not be adequately addressed in the Plan, red-line revisions 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 lot/block lines, additional lots/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 that describes in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:
 - i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.
 - ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources, including how they relate to terrestrial and aquatic species and their habitat, in addition to natural features and systems, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing ecological function of all features 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 December 2006) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.

- iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.
 - v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.
 - vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.
 - vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, 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, 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 Manual", TRCA's 2012 "Stormwater Management Criteria Document", and TRCA's 2010 "Low Impact Development Stormwater Management Planning and Design Guide", and all applicable Town of Caledon design standards.
- b) Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated buffers. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.
 - c) Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within environmental buffer areas, or proposed environmental protection area lands, beyond those approved by the TRCA.
 - d) A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements should not be permitted. If identified, refinements and/or revisions to the stormwater management system will be required to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from development must be assessed and mitigated.
 - e) Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration

media – as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required.

- f) Overall Site-Level Water Balance Report that will identify measures that will be implemented during pre and post development that:
 - i. Mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable;
 - ii. Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site to the satisfaction of the TRCA;
 - iii. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
 - iv. Maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.
- g) An overall monitoring plan for the LIDs and adaptive stormwater management plan, to the satisfaction of the TRCA.
- h) That the applicant obtains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.
- i) That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the 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.
- j) That an extensive enhancement planting plan be provided to the satisfaction of the TRCA for Block 7 (Valleyland Buffer), 8 (Vegetation Enhancement), and 9 (Compensation).

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 control in accordance with current TRCA standards.
 - d) To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.
 - e) To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.
 - f) To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting natural areas and their buffers.
 - g) To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property.

- h) To design a monitoring protocol, obtain approvals, monitor and maintain the site level water balance measures on this site (including LIDs) and to provide for the long-term monitoring of this system for a period as agreed to once the facilities are operational, to the satisfaction of the TRCA.
- 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 and 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 dedicate Block 7, 8, 9, and 10 to the City of Brampton or TRCA, in a condition that is satisfactory to the City of Brampton and TRCA.
- n) That all community information maps and promotional sales materials for lots or blocks adjacent to Block 7, 8, 9, and 10 clearly identify the presence of these features, identify limitations to permitted uses within these areas, and restrictions to access.

Purchase and Sale Agreements

- 5. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for lots and blocks adjacent to Block 7, 8, 9, and 10 (environmental protection blocks and their associated buffers), which identifies the following:
 - a) That a natural environmental restoration block is being provided adjacent to the subject property. These blocks are considered to be part of the publicly owned environmental protection area and will remain in a naturalized state. Private uses are not permitted on these lands. Uses such as private picnic; barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private rear yard gates are prohibited.

Implementing Zoning By-law

- 6. That the implementing zoning by-law recognize all-natural heritage features and environmental buffer blocks in 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.