

**Results of Application Circulation**

**Archived:** 2020/12/07 1:00:32 PM

**From:** [LaRota, Claudia](#)

**Sent:** 2020/06/09 5:05:40 PM

**To:** [Mahmood, Nasir](#)

**Subject:** FW: RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

**Response requested:** No

**Sensitivity:** Normal

---

Good afternoon Nasir, as indicated in your email below, the subject site was considered as part of the City's Municipal Comprehensive Review (MCR) initiated in 2014. On April 26, 2017, Council adopted OP2006-128 (OPA 128) approving the employment conversion to permit residential uses, and deleting Special Land Use Policy Area 13 from the Official Plan. OPA 128 was subsequently appealed and although a motion to dismiss the appeal was heard in July 2018, (a decision on the motion was issued in August 2019) the motion was refused and the appeals are still outstanding. A hearing is scheduled to commence by the second week of November 2020.

Planning staff has been in discussions with the applicant regarding the possibility of Council submitting a request to the Minister of Municipal Affairs and Housing to issue a Minister's Zoning Order, which would facilitate the development of the proposed residential uses. The issuance of a MZO would render the appeal to OPA 128 invalid.

Policy Planning staff has no issues with the request for a MZO to permit the townhouse and live/work development, as this is consistent with Council's direction to approve OPA 128.

It is noted however, that notwithstanding the issuance of a MZO, the property would remain designated Mixed Commercial/Industrial in the Bram East Secondary Plan. Policy Planning requests that a draft OPA be submitted for our review, to ensure that the draft ZBL is consistent with the proposed secondary plan designation.

In reviewing the draft ZBL, it is noted that lands Zoned R3E-6.0 Section 2374 propose to permit a range of commercial uses in addition to live-work and townhouse dwellings. It is unclear whether the proposed commercial uses are intended to be permitted as stand-alone uses, or only as the "work" component of the live-work units. Please clarify the intent.

Regards,

**Claudia LaRota, MCIP, RPP**

Policy Planner III, Policy Planning Division

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street W | Brampton ON L6Y 4R2

T 905.874.3844 | F 905.874.2099 | E [claudia.larota@brampton.ca](mailto:claudia.larota@brampton.ca)



---

**From:** Mahmood, Nasir <[Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca)>

**Sent:** 2020/06/04 4:40 PM

**To:** Yeung, Yvonne <[Yvonne.Yeung@brampton.ca](mailto:Yvonne.Yeung@brampton.ca)>; Almasri, Nada <[Nada.Almasri@brampton.ca](mailto:Nada.Almasri@brampton.ca)>; Magnone, Anthony <[Anthony.Magnone@brampton.ca](mailto:Anthony.Magnone@brampton.ca)>; Mertiri, Olti <[Olti.Mertiri@brampton.ca](mailto:Olti.Mertiri@brampton.ca)>; Bjerke, Bob <[Bob.Bjerke@brampton.ca](mailto:Bob.Bjerke@brampton.ca)>; Kuemmling, Werner <[Werner.Kuemmling@brampton.ca](mailto:Werner.Kuemmling@brampton.ca)>; Heike, Christopher <[Christopher.Heike@brampton.ca](mailto:Christopher.Heike@brampton.ca)>; Allison, Bill <[Bill.Allison@brampton.ca](mailto:Bill.Allison@brampton.ca)>; Corazzola, Elizabeth <[Elizabeth.Corazzola@brampton.ca](mailto:Elizabeth.Corazzola@brampton.ca)>; da Cunha, Roger <[Roger.daCunha@brampton.ca](mailto:Roger.daCunha@brampton.ca)>; Rieger, Doug <[Doug.Rieger@brampton.ca](mailto:Doug.Rieger@brampton.ca)>; Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>; FarouqueAlthaf <[althaf.farouque@peelregion.ca](mailto:althaf.farouque@peelregion.ca)>; Doucet, Pascal

<[Pascal.Doucet@brampton.ca](mailto:Pascal.Doucet@brampton.ca)>; Heralall, Michael <[Michael.Heralall@brampton.ca](mailto:Michael.Heralall@brampton.ca)>; Adam Miller <[Adam.Miller@trca.ca](mailto:Adam.Miller@trca.ca)>; Tang, Daniel <[Daniel.Tang@brampton.ca](mailto:Daniel.Tang@brampton.ca)>; Eshesh, Shahinaz <[Shahinaz.Eshesh@brampton.ca](mailto:Shahinaz.Eshesh@brampton.ca)>; Kassaris, Stavroula <[Stavroula.Kassaris@brampton.ca](mailto:Stavroula.Kassaris@brampton.ca)>; Henry Gamboa <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca); Kocialek, Tim <[Tim.Kocialek@brampton.ca](mailto:Tim.Kocialek@brampton.ca)>; Koops, Krystina <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; Hanson, Nicole <[nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)>; GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; FEARON, Christopher <[christopher.fearon@canadapost.postescanada.ca](mailto:christopher.fearon@canadapost.postescanada.ca)>

**Cc:** Parsons, Allan <[Allan.Parsons@brampton.ca](mailto:Allan.Parsons@brampton.ca)>; Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>

**Subject:** RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

**Importance:** High

Hello Folks,

The subject Application to Amend the Official Plan and Zoning By-law, and the proposed Draft Plan of Subdivision was submitted to the City in January 2013 to develop the property with 71 block townhouses. The property is located north of Fogal Road, east of Nexus Avenue. The application went to the Public Meeting on May 05, 2014. Afterwards, the application went through a number of revisions, and then became inactive. Meanwhile, Heritage Heights appealed to the OMB/LPAT the City initiated OPA 2006-128 to implement the MCR that Council approved to re-designate the subject lands from "Business Corridor" designation to "Residential" designation to facilitate residential development. A motion to dismiss the appeal was heard by OMB in July 2018, but the decision has not yet been released. In case the appeal is not dismissed, the appeal process will begin and a prehearing date will be notified By OMB. The applicant had indicated that the LPAT hearing is expected to be scheduled in Nov 2020.

Meanwhile, the applicant has indicated that they would like Planning to take a Recommendation Report to Council for approval to facilitate a Minister's Zoning Order for this application. In order for Planning staff to determine if the application is currently ready for a Recommendation Report, we need to identify the issues identified by staff/agencies that have been addressed, technical studies approved, clearances issued, and the issues that still need to be addressed. Please see the attached summary of the application process provided by the applicant, and Dropbox link to some of the related documents provided by the applicant. The City staff can also find the related information in ACCELA. In view of my lack of access to the physical file in the current COVID-19 situation, I don't have access to your comments/clearances that you may have provided in the past.

Kindly review the development proposal along with your record of its review and advise as soon as possible, preferably by June 19, of your up to date comments/conditions, approvals, and clearances to facilitate processing of this application possibly for a Recommendation Report. Please note that the Planner for this application previously was Nathaniel Baker (no longer with the City) from who I have inherited the file from.

Please let me know if you have any questions. In case you need to contact the applicant, they can be contacted at the below email addresses.

Gaetano Franco [gaetano.franco@castlepointinvestments.ca](mailto:gaetano.franco@castlepointinvestments.ca)

Dave Matthews [mattplan@pathcom.com](mailto:mattplan@pathcom.com)

Regards,

Nasir Mahmood MCIP, RPP

Planner III, Planning, Building & Economic Development Services

City of Brampton, 2 Wellington St. W., ON L6Y 4R2

T: 905-874-2094 | TTY 905-874-2130

[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



**To:** Nathaniel Baker, Development Planner

**From:** Yuri Mantsvetov, Policy Planner

**Date:** August 25, 2017

**File:** C10E05.019

**Type:** Initial Review

**Subject:** Policy Planning Comments  
**J.H. STEVENS, PLANNING & DEVELOPMENT CONSULTANTS – Ouray Developments Incorporated**  
Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision to permit the development of block townhouse dwellings

Address: Nexus Avenue

---

Policy Planning has reviewed the application submitted for the lands located at Nexus Avenue and provide the following comments:

Heritage (comments from Cassandra Jasinski, Heritage Planner)

- The subject lands exhibit high archaeological potential because they are within 300 of known archaeological sites, and present/past water sources.
- The Owner must provide an Archaeological Assessment(s) for all lands within the subject application, and shall mitigate adverse impacts to any significant archaeological resources found, to the satisfaction of the City and the Ministry of Tourism, Culture and Sport (MTCS) prior to the enactment of the Zoning By-law. No grading, filling, or any form of soil disturbances shall take place on the subject property prior to the acceptance of the Archaeological Assessment(s) by the City and the MTCS indicating that all archaeological resource concerns have met licensing and resource conservation requirements.
- Should a cemetery be discovered during any phase of the Archaeological Assessment(s), topsoil stripping, grading or construction, the Owner shall, at their expense, undertake mitigation measures to the satisfaction of applicable provincial agencies and the Commissioner, Planning and Development Services.
- If the lands were subject to a previous Archaeological Assessment that was accepted by the Ministry of Tourism, Culture and Sport (MTCS) and City Heritage staff, the applicant must provide a copy of the report(s) and associated correspondence from the MTCS and Heritage staff confirming that all archaeological resource concerns have met licensing and resource conservation requirements.



Policy Planning (comments from Yuri Mantsvetov, Policy Planner)*Official Plan*

As indicated in the Initial Review, this property was subject to a Municipal Comprehensive Review, whereby staff supported the site to be re-designated *Residential*.

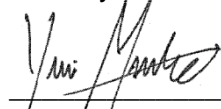
*Secondary Plan*

The property is designated "Mixed Commercial / Industrial" in the Bram East Secondary Plan. A Secondary Plan Amendment is required in order to bring the property into conformity with the Official Plan.

*Other*

The applicant will need to demonstrate that they have signed onto the Bram East Phase 1 Cost Sharing Agreement.

Thank you,



Yuri Mantsvetov, MCIP, RPP  
Policy Planner

**Archived:** 2020/12/07 1:01:40 PM

**From:** [Lui, Michelle](#)

**Sent:** 2020/06/15 4:49:51 PM

**To:** [Mahmood, Nasir](#)

**Cc:** [Rieger, Doug](#); [Stowe, David](#); [Lafleur, Chris](#); [Charles, Andrew](#)

**Subject:** RE: RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

**Sensitivity:** Normal

---

Hi Nasir,

Brampton Transit has reviewed the Draft Plan of Subdivision, dated September 22, 2014, for the subject line application. Please note that parts of the above referenced development will be beyond Brampton Transit standards for service coverage. Some dwelling units within this development will be outside the 400 metre walk distance standard to transit. There may be Brampton Transit routes on streets fronting and/or adjacent to this development, including bus stops and related infrastructure. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective transit service coverage.

Kindest Regards,

**Michelle Lui**

Planning Coordinator, Transit | City of Brampton  
905 874 2750 x 62397

---

**From:** Mahmood, Nasir <[Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca)>

**Sent:** 2020/06/04 4:40 PM

**To:** Yeung, Yvonne <[Yvonne.Yeung@brampton.ca](mailto:Yvonne.Yeung@brampton.ca)>; Almasri, Nada <[Nada.Almasri@brampton.ca](mailto:Nada.Almasri@brampton.ca)>; Magnone, Anthony <[Anthony.Magnone@brampton.ca](mailto:Anthony.Magnone@brampton.ca)>; Mertiri, Olti <[Olti.Mertiri@brampton.ca](mailto:Olti.Mertiri@brampton.ca)>; Bjerke, Bob <[Bob.Bjerke@brampton.ca](mailto:Bob.Bjerke@brampton.ca)>; Kuemmling, Werner <[Werner.Kuemmling@brampton.ca](mailto:Werner.Kuemmling@brampton.ca)>; Heike, Christopher <[Christopher.Heike@brampton.ca](mailto:Christopher.Heike@brampton.ca)>; Allison, Bill <[Bill.Allison@brampton.ca](mailto:Bill.Allison@brampton.ca)>; Corazzola, Elizabeth <[Elizabeth.Corazzola@brampton.ca](mailto:Elizabeth.Corazzola@brampton.ca)>; da Cunha, Roger <[Roger.daCunha@brampton.ca](mailto:Roger.daCunha@brampton.ca)>; Rieger, Doug <[Doug.Rieger@brampton.ca](mailto:Doug.Rieger@brampton.ca)>; Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>; FarouqueAlthaf <[althaf.farouque@peelregion.ca](mailto:althaf.farouque@peelregion.ca)>; Doucet, Pascal <[Pascal.Doucet@brampton.ca](mailto:Pascal.Doucet@brampton.ca)>; Heralall, Michael <[Michael.Heralall@brampton.ca](mailto:Michael.Heralall@brampton.ca)>; Adam Miller <[Adam.Miller@trca.ca](mailto:Adam.Miller@trca.ca)>; Tang, Daniel <[Daniel.Tang@brampton.ca](mailto:Daniel.Tang@brampton.ca)>; Eshesh, Shahinaz <[Shahinaz.Eshesh@brampton.ca](mailto:Shahinaz.Eshesh@brampton.ca)>; Kassaris, Stavroula <[Stavroula.Kassaris@brampton.ca](mailto:Stavroula.Kassaris@brampton.ca)>; Henry Gamboa <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca); Kocialek, Tim <[Tim.Kocialek@brampton.ca](mailto:Tim.Kocialek@brampton.ca)>; Koops, Krystina <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; Hanson, Nicole <[nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)>; GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; FEARON, Christopher <[christopher.fearon@canadapost.postescanada.ca](mailto:christopher.fearon@canadapost.postescanada.ca)>

**Cc:** Parsons, Allan <[Allan.Parsons@brampton.ca](mailto:Allan.Parsons@brampton.ca)>; Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>

**Subject:** RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

**Importance:** High

Hello Folks,

The subject Application to Amend the Official Plan and Zoning By-law, and the proposed Draft Plan of Subdivision was submitted to the City in January 2013 to develop the property with 71 block townhouses. The property is located north of Fogal Road, east of Nexus Avenue. The application went to the Public Meeting on May 05, 2014. Afterwards, the application went through a number of revisions, and then became inactive. Meanwhile, Heritage Heights appealed to the OMB/LPAT the City initiated OPA 2006-128 to implement the MCR that Council approved to re-designate the subject lands from "Business Corridor" designation to "Residential" designation to facilitate residential development. A motion to dismiss the appeal was

heard by OMB in July 2018, but the decision has not yet been released. In case the appeal is not dismissed, the appeal process will begin and a prehearing date will be notified By OMB. The applicant had indicated that the LPAT hearing is expected to be scheduled in Nov 2020.

Meanwhile, the applicant has indicated that they would like Planning to take a Recommendation Report to Council for approval to facilitate a Minister's Zoning Order for this application. In order for Planning staff to determine if the application is currently ready for a Recommendation Report, we need to identify the issues identified by staff/agencies that have been addressed, technical studies approved, clearances issued, and the issues that still need to be addressed. Please see the attached summary of the application process provided by the applicant, and Dropbox link to some of the related documents provided by the applicant. The City staff can also find the related information in ACCELA. In view of my lack of access to the physical file in the current COVID-19 situation, I don't have access to your comments/clearances that you may have provided in the past.

Kindly review the development proposal along with your record of its review and advise as soon as possible, preferably by June 19, of your up to date comments/conditions, approvals, and clearances to facilitate processing of this application possibly for a Recommendation Report. Please note that the Planner for this application previously was Nathaniel Baker (no longer with the City) from who I have inherited the file from.

Please let me know if you have any questions. In case you need to contact the applicant, they can be contacted at the below email addresses.

Gaetano Franco [gaetano.franco@castlepointinvestments.ca](mailto:gaetano.franco@castlepointinvestments.ca)

Dave Matthews [mattplan@pathcom.com](mailto:mattplan@pathcom.com)

Regards,

Nasir Mahmood MCIP, RPP  
Planner III, Planning, Building & Economic Development Services  
City of Brampton, 2 Wellington St. W., ON L6Y 4R2  
T: 905-874-2094 | TTY 905-874-2130  
[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



DATE: July 10, 2020

TO: Nasir Mahmood, Development Services

FROM: Pascal Doucet, Heritage Planner

**SUBJECT: Archaeology Comments for Part of Lot 5, Concession 10, Northern Division, (Former Gore of Toronto Township) City of Brampton, Regional Municipality of Peel, Ontario (City file application number: C10E05.019 & 21T-14001B)**

---

Heritage staff received the following archaeological assessments and the accompanying letters of acceptance into the Ontario Public Register of Archaeological Reports:

- The **Stage 1 and 2 Archaeological Assessment of Part of Lot 5, Concession 10, Northern Division, (Former Gore of Toronto Township) City of Brampton, Regional Municipality of Peel, Ontario**, dated September 2000, prepared by **Archeologists Services Inc.** and registered under Project Information Form Number (C.I.F.) 2000-016-108; and
- The letter from the Ministry of Tourism, Culture and Recreation (now the Ministry of Heritage, Sport, Tourism, Culture Industries) dated 29 October, 2001 and titled: **RE: Recommendation for Clearance of Archaeological Resource Concerns, Property Under Application for Official Plan Amendment and Zoning By-law Amendment, Located to the Southwest of Ebenezer Road and Highway 50, Part of Lot 5, Concession 10 N.D. (formerly Township of Toronto Gore), City of Brampton, Regional Municipality of Peel, Archaeological Services Inc. File #: 00PS-02 and 00PS-03, MTCR File 21SB218.**

Heritage staff is satisfied that all Archeological Assessment requirements have been met for the development property subject to City File application C10E05.019 & 21T-14001B. There might be further archaeological assessment requirements if any expansions to the external boundaries of the development property are proposed.

Should previously undocumented archeological resources be discovered, they may be a new archeological site and therefore subject to Section 48 of the Ontario Heritage Act. The proponent/person discovering the archaeological resources must immediately cease alteration of the site, engage a licensed consultant archaeologist to carry out the archaeological field

work, in compliance with Section 48 of the Ontario Heritage Act, and also contact City Heritage staff.

The Funeral, Burial and Cremation Services Act requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

In no way will the City of Brampton be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this clearance. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

If you have any question or require further clarification with respect to these archaeology comments, please contact: Pascal Doucet, MCIP, RPP, Heritage Planner, Policy Planning, Planning, Building and Economic Development, [pascal.doucet@brampton.ca](mailto:pascal.doucet@brampton.ca)

## **COMMENTS AND CONDITIONS MEMO**

Date: June 5, 2020

File: **C10E05.019 and 21T-14001B**

To: Nasir Mahmood

From: Anthony Magnone

Subject: Requirements for  
Ouray Development

---

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the **BUILDING DIVISION** with respect to the above matter.

### **A. PRIOR TO DRAFT PLAN APPROVAL**

*The following shall be addressed prior to the release of the application for draft plan approval.*

- Not Applicable

### **B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

*The following comments / requirements are applicable as a condition of draft plan approval.*

- Not Applicable

### **C. GENERAL COMMENTS**

*The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.*

- **Prior to registration of the Plan, or any phase thereof, provide a final version of the detailed soils investigation of the site prepared, signed and sealed by a qualified Geotechnical Engineer.**

## Building Removal

- Prior to registration, the applicant shall remove any existing buildings on the site.

## Exposed Basements

- Where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.

## Fire Break Lots

- For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.

## Foundations

- Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.

## Noise Abatement

- **Prior to registration**, site plan approval, and prior to the applicant entering into any purchase and sale agreements, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.
- The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton. (and Region of Peel as required )
- **Prior to registration** and site plan approval the applicant shall prepare a Noise Attenuation Statement, a copy of which shall be provided to the City's Chief Building Official.
- **Prior to the issuance of any building permits**, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.

## Municipal Addressing

- **Prior to registration**, the applicant shall forward the proposed plan of subdivision to be registered in digital format (Autocad) to the Digital Innovation & Information Technology department for uploading to the City's GIS system.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.



Anthony D. Magnone  
Regulatory Co-ordinator  
Tel: (905) 874-2415 Fax: (905) 874-2499  
anthony.magnone@brampton.ca



## COMMENTS AND CONDITIONS MEMO

Date: November 24, 2020  
File: **(C10E05.019 and 21T- 14001B)**  
To: Nasir Mahmood  
From: Olti Mertiri  
Subject: **Requirements for Plan of Subdivision 21T- 14001B**  
Developer: Ouray Developments Incorporated  
Location: Ward 8  
Circulation Date: November 2020  
Plan: Draft Plan of Subdivision  
Plan Dated: June 18, 2013, Revised October 9, 2020

---

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Engineering and Development Services/Development Approvals (Engineering & Environmental) with respect to matters dealing with development and environmental engineering.

### **A. PRIOR TO DRAFT PLAN APPROVAL**

***The following shall be addressed prior to the release of the application for draft plan approval.***

- The following studies shall be approved in support of servicing for this development.
  1. **~~Functional Servicing Report (FSR)~~** – Approved by Environmental Engineering
  2. **~~Feasibility Noise Report~~** – Approved by Development Engineering
  3. **~~Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required.~~** – Added Condition 8

## **B. DRAFT PLAN APPROVAL REQUIREMENTS**

*The following comments / requirements are applicable as a condition of draft plan approval.*

### **1. Environmental Engineering**

#### **1.1. Acoustic**

- 1.1.1. As part of the first engineering submission, the owner's consultant shall submit a detailed noise report prepared by a qualified acoustical consultant recommending noise control measures satisfactory to the Engineering and Development Services Division, in consultation with the Region of Peel as necessary. A copy of the report shall also be provided to the City's Chief Building Official.
- 1.1.2. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering Division.
- 1.1.3. The owner will include the following clause in the Noise Schedule of the Subdivision Agreement: "Prior to the issuance of any Building Permits, the owner agrees to provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved noise report and the approved plans.

#### **1.2. Environmental**

- 1.2.1. Prior to the initiation of any grading or construction on the site the owner shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton and Toronto Regional Conservation Authority. These measures shall remain in place until all grading and construction on the site are completed.

#### **1.3. Stormwater Management**

- 1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide a Stormwater Management Report which describes the existing and proposed stormwater drainage systems for the proposed development.

### **2. Road Reconstruction/Cash Contributions**

#### **2.1. N/A**

### **3. Financial Impact**

- 3.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.

3.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

**4. Sidewalks**

4.1. N/A

**5. Land Dedications and Easements**

5.1. Sufficient right of way for all roads associated with the plan, land dedications and easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.

**6. 0.3 Metre Reserves/Reserve Block(s)**

6.1. The 0.3 m reserves and reserve blocks are to be deeded gratuitously to the City.

**7. Warning Clauses**

7.1. N/A

**8. Soil**

8.1. Prior to the registration of this plan or any phase thereof, the owner shall provide a copy of a Record of Site Condition and confirmation of the filing of the Record of site Condition in the Environmental Site Registry.

## **C. GENERAL COMMENTS**

*The following general comments are provided to assist the owner in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.*

### **1. Acoustic**

Warning clauses that deal with any noise control features required to meet the noise level objectives of the City with respect to all noise sources, are to be included in the Agreements of Purchase and Sale and will be part of the Site Plan approvals for Block 1.

### **2. Subdivision Agreement**

The owner will be required to enter into a Subdivision Agreement with the City for the construction of municipal services associated with these lands. The underground and aboveground municipal services are to be constructed in accordance with the latest O.P.S. and/or City standards and requirements, as applicable. Development of the lands shall be staged to the satisfaction of the City.

The owner will be required to provide the City with comprehensive insurance coverage, a financial guarantee for the installation of municipal works and maintain the municipal works in accordance with Clauses 27 Insurance, 24 Financial and 17 Maintenance Periods respectively, of the applicable standard Subdivision Agreement.

### **3. Site Grading/Erosion and Sediment Control By-law**

The owner will be responsible for the proper drainage of all lands abutting the plan. An overall lot/block grading plan must be prepared by the owner's Engineering Consultant to form part of the Subdivision Agreement.

Draft Plans which are within 30 metres of the watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the Fill By-law No.143-95, as amended. The owner will be required to apply for and obtain a Fill Permit prior to undertaking any land stripping or regrading activities within these lands. An irrevocable letter of credit is required to cover 100% of the estimated cost of site control measures plus 10% allowance for contingencies, as per Schedule 'A' to the By-law.

### **4. Storm Drainage**

Storm sewer works including connections to each lot and building block shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner Public Works & Engineering.

As a part of detailed processing of servicing submissions, the owner's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct

drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Public Works & Engineering.

## **5. Sanitary and Water Service**

Prior to servicing or registration of the plan, the Region of Peel is to confirm that all portions of this plan will be provided with adequate water and sanitary servicing.

## **6. Soil Conditions**

The owner is required to retain a Geotechnical Consultant to prepare a detailed Soils Report. At first engineering submission, the Soils Report will be reviewed by the City and Ministry of Environment and Energy if necessary. Prior to the registration or servicing of this plan, the approved procedures are to be incorporated into the Subdivision Agreement.

## **7. Streetlighting**

Streetlighting is to be provided by the owner in accordance with the City's latest standards and requirements. In addition to streetlighting within the plan, the facilities at the intersections of the proposed road(s) with the boundary roads are to be examined and if necessary, upgraded.

## **8. Signs**

All street and traffic signs required for this plan are to be supplied, erected and maintained in accordance with the provisions of the Subdivision Agreement by and at the expense of the owner.

## **9. Utilities**

Prior to preservicing and/or execution of the Subdivision Agreement, the owner shall name his/her telecommunication provider. In addition, as part of the first engineering submission, the City will also request telecommunications providers that have entered into a Letter of Understanding or a Municipal Access Agreement with the City whether they intend to install their plant within the streets of the proposed subdivision.

The owner covenants and agrees that it shall permit the telecommunication providers named by the City to locate their plants within the streets of the proposed development.

The owner, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to execution of the Subdivision Agreement, the owner must submit in writing evidence to the Commissioner of Public Works & Engineering that satisfactory arrangements have

been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

Any utility relocations necessary in support of the development of the Draft Plan of Subdivision shall be carried out by and at the expense of the owner.

#### **10. Removal of Existing Buildings**

The Security & Payment Statement of the Subdivision Agreement is to include sufficient securities to guarantee the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.

#### **11. City Road Maintenance/Construction Access**

The owner will be responsible for maintaining City Roadways within and in the vicinity of this development in a state satisfactory to the Commissioner of Public Works & Engineering until all construction and building activity is complete. Securities shall be included in the Security & Payment Statement of the Subdivision Agreement.

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Commissioner of Public Works & Engineering.

#### **12. Road Design**

All internal roads shall be constructed by the owner and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest O.P.S and /or City standards and requirements, as applicable.

The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern may be required to accommodate intersection alignments and locations specified for bus bays and loading platforms.

All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

#### **13. Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands**

All portions of road allowance not covered by roads, sidewalks, splash pads, etc. shall be placed with 150 mm of topsoil and sodded with number 1 nursery sod.

The owner is to provide the City with securities to ensure that each of the lots will be sodded and topsoiled to City standards with driveways being provided. A security is to be established at time of detailed processing and is to be maintained with the City until substantial completion of the lots, and the securities reduced at the discretion of the Commissioner of Public Works & Engineering.

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Public Works & Engineering, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

#### **14. Community Postal Boxes**

Community Postal Delivery Box locations are to be shown on the servicing drawings in locations approved by Canada Post and are to be installed to City & Canada Post requirements by the owner when required by Canada Post or when constructing aboveground works, whichever is appropriate.

#### **15. Preservicing**

Preservicing will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Public Works & Engineering for the necessary outlets for the municipal services and adequate access roads to service the lands. In addition, preservicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Local Planning Appeal Tribunal.

Any external land dedications or easements required to service the property must be obtained by the owner and conveyed gratuitously to the City or the Region prior to the commencement of Preservicing of the lands.

Regards,



Olti Mertiri, P.Eng.  
Supervisor, Development Approvals  
Engineering Division  
Public Works and Engineering Department  
Tel.(905) 874-5 273 Fax (905) 874-3369  
[olti.mertiri@brampton.ca](mailto:olti.mertiri@brampton.ca)

Cc: Plantrak  
Frank Mazzotta (Manager, Development Engineering)

**Date:** November 24, 2020 **WITHOUT PREJUDICE**

**To:** Olti Mertiri, Supervisor, Development Approvals

**From:** Donna Kozar, Engineering Technologist

**Subject:** Functional Servicing Report  
J.H. STEVENS, PLANNING & DEVELOPMENT CONSULTANTS – Ouray  
Developments Incorporated  
Nexus Avenue & Fogal Road

**File:** C10E05.019

---

**Submission:**

- REVISED Functional Servicing Report for Ouray Developments Incorporated prepared by Schaeffers Consulting Engineers dated October 2020, and received November 4, 2020

**Comments:**

We have reviewed the REVISED Functional Servicing Report as noted above, in support of the Application to Amend the Zoning By-Law, and confirm that we are satisfied that the site can achieve the grading, storm servicing, and Stormwater Management proposed therein.

Please have the applicant submit a hard copy of the final Functional Servicing Report for our records.

cc. Maggie Liu  
Nasir Mahmood



**COMMENTS & CONDITIONS MEMO**

**Date:** December 3, 2017

**File:** C10E05.019 & 21T-14001B

**To:** Nae ÁÁ æ@ [ [ áÉDevelopment Services

**From:** Ræ\ áæ\ Áæ\ Áæ\ æPæ\ Á|æ } á \* ÁÖ^ç^[[ { ^} c

**Subject:** **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**  
**Application to Amend the Official Plan, Zoning By-Law and**  
**Proposed Draft Plan of Subdivision**  
WÜÖÖ/ÖÖÁTo permit the development of block townhouse dwellings  
Comments from Parks & Facility Planning and Open Space Development  
Sections

**Consultant:** **J.H. STEVENS, PLANNING & DEVELOPMENT CONSULTANTS**

**Applicant:** **OURAY DEVELOPMENTS INC.**

**Location:** Nexus Avenue  
Circulation Date: August 11, 2017  
Ward: 8

---

In response to the circulation of the above noted Official Plan and Zoning By-Law Amendment and Proposed Draft Plan of Subdivision dated August 11, 2017, the following represents a summation of conditions from the Park Planning and Development Section in the Parks Maintenance & Forestry Division - Community Services Department.

---

**A. PRIOR TO DRAFT PLAN APPROVAL**

***The following should be addressed prior to the release of the application for draft plan approval.***

NIL

## **B. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS**

***The following Conditions of Draft Plan Approval shall be addressed to the satisfaction of the Development Engineering Division (Open Space Development Section) and Policy Planning Division (Parks Planning Section) prior to the release of the plan for registration.***

***(Items are listed Alphabetically by Subject Matter)***

### **Community Information Maps:**

1. Prior to registration of the plan, the Applicant shall prepare a detailed Community Information Map, based on the final M-plan and to the satisfaction of the City.

### **Fencing:**

2. The Applicant shall make satisfactory arrangements with the City, through the Subdivision Agreement, to erect fencing at their expense, in accordance with the City Fencing Policy, the approved Urban Design Brief (as applicable) for the area, and any other Conditions of Draft Approval for the development that apply to fencing.

### **Hazard Removal:**

3. Prior to assumption, any material identified as hazardous or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in a natural area, whether in a NHS- Buffer block or other location as determined by the City, shall be removed at the Applicant's expense.

### **Hoarding of Natural Features:**

4. The Applicant shall erect hoarding along the limit of development (outer limits of Block 18) to the satisfaction of the Open Space Development Section, Public Works Department.

***N.B. The hoarding is to be supplied, erected and maintained in good condition by the Applicant at their cost prior to the pre-servicing or any construction on the site and shall remain in place throughout all phases of the servicing and construction of the site.***

Lands to be Dedicated Gratuitously to the City for Open Space Purposes:

5. All identified Natural Heritage (NHS) lands within the subject application including lands associated with NHS Environmental Buffer Block 18 shall be conveyed to the City gratuitously and in a condition satisfactory to the City. No parkland dedication credit will be provided for the block in question. The Applicant will landscape the subject blocks, in accordance with the approved plans and will be eligible for development charges credit against work performed, where applicable and in accordance with City standards and the 2014 DC Background Study. Payments would be subject to be subject to funding for such works being allocated in the City's Capital Budget.

Maintenance Fees:

6. Prior to plan registration, the Applicant shall pay a maintenance fee for any landscape item deemed necessary by the Applicant, but which exceeds the City standard. This may include, but not be limited to acoustical walls and architectural landscape elements located on public property.
7. Prior to registration the Applicant shall make arrangements to pay a perpetual maintenance fee for natural features restoration. This payment shall be based on a rate of \$ 5,000.00 per hectare of gross natural feature land area.

Notification Signage:

8. In conjunction with the first engineering submission, the Applicant shall be required to install and maintain signage, indicating the future use of NHS- NHS Buffer blocks. The signs will be installed on the subject blocks, along all road frontages, and will state the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed. Signage will be in accordance with the latest City of Brampton standards.

Parkland Dedication:

9. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended.

The City will not require the conveyance of parkland dedication (parkland or cash-in-lieu of parkland) as a condition of subdivision draft approval for this Plan as authorized by Section 51.1 of the Planning Act R.S.O. 1990, c.P. 13 as amended.

The Applicant is put on notice that City By-laws and policies as amended require the payment of cash-in-lieu of parkland for this application pursuant to Section 42(6) of the Planning Act, as a condition of development of the land, and payable prior to the issuance of building permits.

Plan Requirements for all Public Lands:

10. In conjunction with the first engineering submission, the Applicant shall provide detailed working drawings for all identified open space blocks, landscape buffer blocks, streetscape planting and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners.

The Applicant shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Urban Design Brief (as applicable).

11. Prior to issuance of final acceptance of all landscape works the Applicant shall provide as-built drawings in the form of digital files for all dedicated open space, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

NHS Development:

12. In conjunction with plan registration, the Applicant is responsible for the development of all dedicated open space (e.g. NHS and landscape buffer blocks) in accordance with the approved plans.

*N.B The Applicant shall be entitled to compensation for select works in accordance with the most recently approved Development Charge Background Study document. Where applicable, arrangements for development charge credits/compensation select works will be concluded upon in conjunction with the development of the block. The identified works shall be completed within twelve (12) months of the first building permit being issued for any lot or block in the plan of subdivision, unless an extension has been granted in writing by the City or unless a more rapid delivery of the Multi-use Path within the Environmental Buffer Blocks are required to service existing residents.*

13. Following completion of NHS development works, the Applicant shall be requested to invoice the City for the cost of all works completed, at which time the City will inspect for completion, and issue payment in accordance with the approved cost estimates. Notwithstanding the date upon which works are completed, no payment shall be made to the Applicant as compensation payable for the design and construction of identified works until after completion and sign off by the City and approval of the funding for such works in the City's Capital Budget.

Streetscape:

14. The Applicant shall make satisfactory arrangements with the City, through the Subdivision Agreement, to provide street trees along all internal streets within the subject plan and along immediately abutting streets including the implementation of boulevard and buffer planting. The Applicant shall comply with the recommendations of the approved Urban Design Brief (as applicable), to the satisfaction of the City.
15. Prior to registration the Applicant agrees to provide the City with the final landscape submission, a detailed summary of all areas of buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Applicant in the subdivision agreement and will be owned by the City at assumption of the subdivision plan.
16. The Applicant shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Urban Design Brief (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

Summary Requirements:

17. The Applicant agrees to provide the City, with the final landscape submission, a detailed summary of all areas of open space and buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Applicant in the subdivision agreement and will be owned by the City at assumption of the subdivision plan.

Warning Clauses:

18. A warning clause shall be entered into all offers of Purchase and Sale, as well as into the Subdivision Agreement, for all Lots or Blocks advising potential purchasers that lands designated for open space blocks may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton Planning and Development Services, at (905) 874-2050.
19. Prior to registration a warning clause shall be entered into the Subdivision Agreement and into all offers of Purchase and Sale, indicating that although the Applicant is required to provide trees at regular intervals on the public boulevards within this subdivision. Local site conditions may not allow for a tree to be planted in front of some homes. For more information, please call the City of Brampton Planning and Development Services, at (905) 874-2050.

### Pathway System

20. The Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement, for the development, including signage, of the following bicycle and or multi-use pathway, in accordance with approved City standards:
- A Class 1 Pathway will be provided in conjunction with Block 18 NHS Buffer, connecting through the City owned NHS to the existing trail system within Block 17 of the adjacent plan of 43M-2021.

### Pathway Plan

21. In conjunction with the submission of the first engineering submission, the Owner shall provide detailed working drawings for the development of a Class 1 Pathway within Block 18 NHS Buffer. The Owner shall comply with the City of Brampton's Pathways Master Plan (as amended) and the recommendations of the approved Countryside Villages Community Design Guidelines for Bram East Secondary Plan Area 41.

**The Applicant will be compensated by the City for all the relevant costs, as per a cost estimate approved by the City, that are identified as DC eligible within the most recent Development Charge Background Study.**

## **C. GENERAL COMMENTS**

***The following General Comments are provided to assist the Applicant shall be addressed prior to the release of the plan for registration. These comments shall be read in conjunction with the Draft Plan conditions (Section B).***

22. Parks Ú|æ } ð \* Á [ ¢•ÁÓ [ & ÁÍ Áæ áÁÍ Á ðÁ [ , Á^Á•^áÁÍ ÁÚq { ÁÚ!çæð \* Á~! [ ¢•ÁÖ Þ [ ¢Á [ Á^ááÁ ðÁÁ^Á ð^} ÁÍ , æá•Á æ \ æ áÁ^áication for these blocks- refer to Draft Plan dated July 23, 2020

If you have any questions or require further clarification with respect to the Park Planning & Development comments, please contact the undersigned .

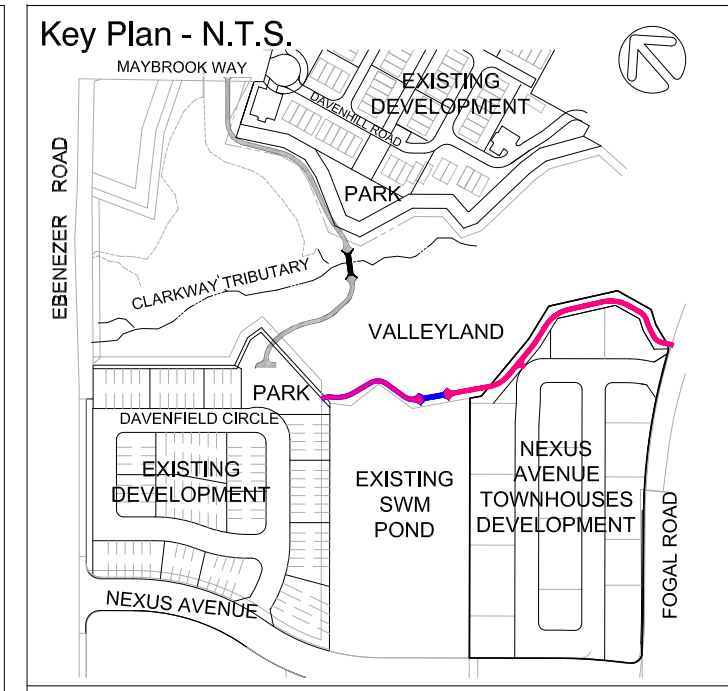
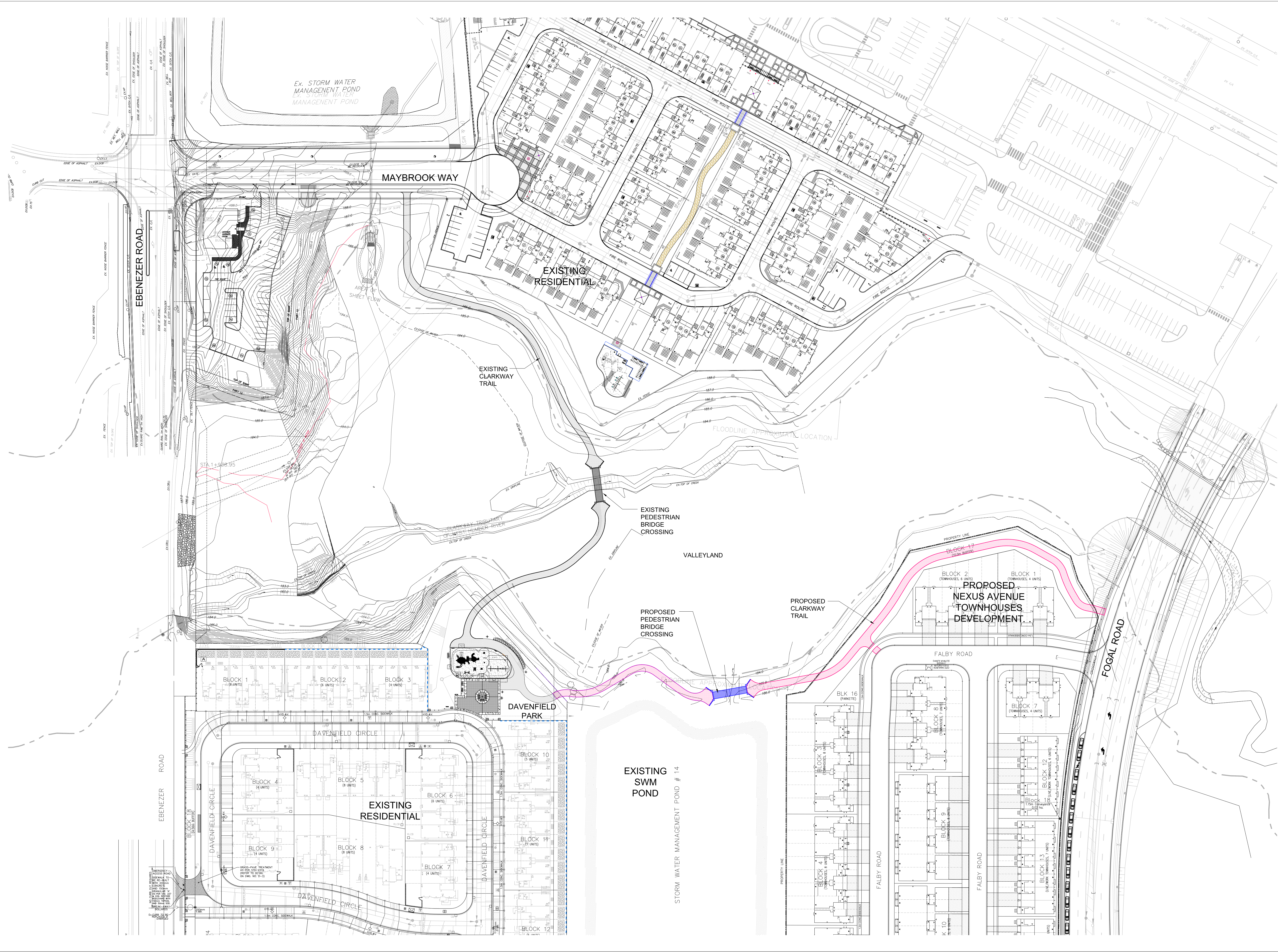
Re\ äæ Áæ! Áæ æ  
Parks Plann^! ÁÚæ ÁÚæ } ð \* ÁÖ^ç^ [ ] { ^} ¢Ú^&ç }  
Pæ\ • Á æ ¢ } æ & ÁÁÍ! ^•d^ Áæáá }  
Ó [ { { } æ Services Department  
Tel: (905) 874-HÍ J Fax: (905) 874-3819  
[Re\ äæ Áæ æ@brampton.ca](mailto:Re\ äæ Áæ æ@brampton.ca)

cc. (via email only):

SEÖ[ á!~ \* , W. Kuemmling , ÜÖÖÖ } @ÖÖÖÚ^!æç^ ÁÚSæ • æá ÁÖÖÖÖæ




C:\Users\EA\Desktop\207072\_Oquary\11-26-2020\_conceptual trail alignment plan\207072\_10-1.dwg Nov. 27, 2020 1:10:41pm



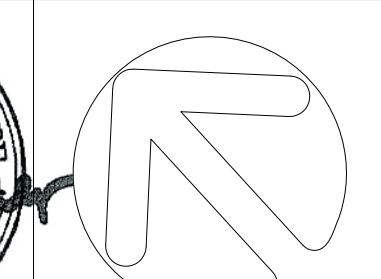
Legend

1.	Nov 27, 20	Issued for Review	EYL
No	Date	Revisions	By

This drawing, as an instrument of service, is provided by, and is the property of The MBTW Group. The contractor shall check and verify all dimensions and report all errors and omissions to the Landscape Architect whose seal is affixed to this drawing before proceeding with the work. This drawing is not to be scaled.



Designed By



North Arrow



the mbtw group  
landscape architecture | urban design | design solutions | architecture | civil design | interior design  
250 Woodbine Ave., Unit 101, Toronto, Ontario, Canada M4B 1Y8  
T: (416) 448-7787 | F: (416) 448-1033 | www.mbtw-vc.com

Project Name:  
**Clarkway Trail**

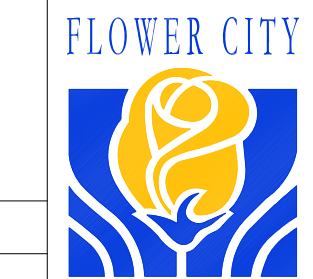
for Ouary Development Inc.

Draft Plan No.:

City File:

Municipality: City of Brampton

Sheet Title:



BRAMPTON.CA

Clarkway Trail  
Conceptual Alignment Plan

Designed EYL	Drawn EYL	Scale: 1:750	Drawing No.: TR-I
Date of Drawing: NOVEMBER 2020	Job No.: CT1073		





**Date:** Thursday, July 22, 2020  
**To:** Nasir Mahmood, Development Planner  
**From:** Dalia Bahy, Urban Designer  
**Subject:** Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision  
To permit the development of block townhouse dwellings  
OURAY DEVELOPMENTS INCORPORATED  
Nexus Avenue  
Ward: 8  
**File:** C10E05.019 & 21T-14001B

---

UD has the following comments on the above noted application

**A. GENERAL COMMENTS**

- This application should conform to Architectural Control Guidelines for Ground Related Residential Development- Chapter 7 of the Development Design Guidelines (DDG), and subject to Architectural Control Compliance Review process. Also, it should conform to the Transit-Supportive Townhouse Design Guidelines.

**B. CONDITIONS OF DRAFT PLAN APPROVAL**

In accordance with the "Architectural Control Guidelines for Ground Related Residential Development", Chapter 7 of the "Development Design Guidelines", and to adhere to and implement the Architectural Control Protocol Summary (Appendix 2 - Architectural Control Report), as per By-Law 177-2008, the owner shall agree to the following:

1. Select an approved Control Architect from the short list of firms established by the City;
2. The approval of the Urban Design Brief, to the satisfaction of the City;
3. That, the Control Architect shall organize an information meeting with builders, designers, key stakeholders and City staff to identify the City's expectations, key issues, the Architectural Control Compliance process and milestones. Written confirmation of the participants' attendance and their understanding of the entire process will be provided to the City;
4. That, the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models;
5. To pay all associated fees to the City as per By-law 110-2010;
6. After Registration, the owner agrees that the Control Architect provides to the City, during construction, Quarterly Site Monitoring reports;



7. Upon completion of the subdivision, the owner agrees that the Control Architect provides to the City Final Completion Letter.

If you have any questions or require further clarification, please contact the undersigned or those indicated above as the comment providers.

Best regards,

**Dalia Bahy** | Ph.D., MCIP, RPP, LEED AP. BD+C

Urban Designer

Planning, Building and Economic Development | City of Brampton

Tel: 905-874-2483 | E-Mail: [dalia.bahy@brampton.ca](mailto:dalia.bahy@brampton.ca)

Brampton City Hall, 3<sup>rd</sup> Floor, 2 Wellington St W, Brampton, ON L6Y 4R2

[Brampton 2040 Vision](#) | [City of Opportunities](#) | [Mosaic](#) | [Green City](#) | [Healthy and Safe City](#) | [Well-run City](#)

**COMMENTS AND CONDITIONS MEMO**

## Transportation Development Engineering

Date: Nov 19, 2020  
File: **C10E05.019 and 21T-14001B**  
To: Nasir Mahmood  
From: Scott McIntyre (Transportation Development Engineering)  
Subject: Requirements for Plan of Subdivision 21T-14001B  
Live-Work Townhouse development  
**J.H. Stevens Planning development Consultants**  
**Ouray developments**  
NE corner Fogal & Nexus

Circulation Date: Nov 02, 2020  
Plan: Draft Plan of Subdivision  
Plan Dated: Oct 09, 2020  
Comment Revision #: **#3**

---

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Transportation Development Engineering section with respect to matters dealing with traffic engineering.

**A. PRIOR TO DRAFT PLAN APPROVAL**

Designs are to adhere to the City subdivision requirements as found within the Corporation of The City of Brampton Subdivision Design Manual. To that end, prior to draft plan approval, the applicant will be required to demonstrate that Transportation Development Engineering requirements have been achieved. In this regard, the following is a list of some of the respective design requirements that will need to be demonstrated prior to draft approval being issued. Lot layout must accommodate all the following conditions.

1. The following study(studies) shall obtain approval status:
  - a. Traffic Impact Study (TIS). (completed by a recognized traffic engineering consultant) **Nov 09, 2020 – Cleared. SM**
  - b. Parking Justification study if the plan does not supply parking as per City requirements. (completed by a recognized traffic engineering consultant) **Nov 19, 2020 – Cleared. SM**
2. A separate drawing is to be submitted depicting the layby parking that is required on Nexus Avenue. The layby parking is a requirement that was established in 2013 for the live-work units. **Nov 19, 2020 – Cleared, w/Layby approved on Fogal Rd. SM**
3. A separate drawing is to be submitted depicting sidewalks, intersection daylighting dimensions, intersection curb radii and driveway locations. Daylighting, curb radii, and driveway locations will be required to meet the current City standards. **Nov 19, 2020 – Cleared. SM**

4. Driveways must measure a minimum of 6.0 metres from garage to property line. **Nov 19, 2020 – Cleared. SM**
  - Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

## **B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

1. Driveways shall not to encroach within intersection daylighting (rounded or triangles), and/or all driveway locations shall adhere to Section 10.12 of the residential zoning bylaw, which states “The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6.0 metres.” Where intersection daylighting exceeds 6.0 metres, driveways locations will not be permitted to encroach within intersection daylighting.
2. Curb radii – curb radii are to adhere to City standard drawing #245. This includes laneways where the minimum allowable curb radius is 7.5 metres.
3. Laneways are to be ‘straight-runs’ as per City standard drawing #219.
4. Road Elbows – Road Elbows must adhere with City standard drawing #215.
5. The applicant shall ensure that lot frontages and dwelling layouts are such that no driveway will intersect, including any portion within the road allowance.

## **C. GENERAL COMMENTS**

1. Vertical curves – grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of Public Works.
2. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
3. ROW – Minimum 17.0 metre, 20.0 metre, 23.0 metre, etc. right-of-way, as per City standard drawings are required.
4. 0.3m Reserve is required along the Nexus Avenue property line.
5. The emergency access will be required to adhere with the sample drawing attached to these comments. Curb cuts at the emergency access are not permitted.
6. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
7. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
8. Utility clearance of 1.5 metres from residential driveways is required.
9. Identify the community mailbox location that will be affiliated with this proposed development.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Regards,



**Scott McIntyre**

Transportation Engineering | Engineering Division | Public Works & Engineering Dept | City of Brampton  
T: 905.874.2540 | F: 905-874-2599 | 2 Wellington Street West | ON L6S 6E5

**Archived:** 2020/12/07 12:58:06 PM

**From:** [Tang, Daniel](#)

**Sent:** 2020/09/22 11:08:22 AM

**To:** [Gaetano Franco](#)

**Cc:** [Mahmood, Nasir](#); [Seema Nagaraj](#); [Sam Du](#)

**Subject:** Re: [EXTERNAL]RE: RE: Ouray Developments - Nexus South Subdivision 21T-14001B

**Sensitivity:** Normal

---

Good Morning Nasir,

I have reviewed an addendum letter dated Aug 28, 2020 prepared by Valcoustics Canada for the above noted application and found it capable of supporting ZBL and Draft approval.

Seema & Sam,

During detail engineering stage, I would like to see if we can reduce the retaining wall height, to reduce the maintenance cost for homeowner by targeting 59.99dBA on Block 1.

Regards,

Daniel Tang

Environmental Technologist – Noise

City of Brampton

Engineering Division / Public Works & Engineering Department

---

**From:** Gaetano Franco <gaetano.franco@castlepointinvestments.ca>

**Sent:** Monday, September 21, 2020 10:34 AM

**To:** Tang, Daniel <Daniel.Tang@brampton.ca>

**Cc:** Mahmood, Nasir <Nasir.Mahmood@brampton.ca>; Seema Nagaraj <seema@valcoustics.com>; Sam Du <sam@valcoustics.com>

**Subject:** [EXTERNAL]RE: RE: Ouray Developments - Nexus South Subdivision 21T-14001B

Hi Daniel,

Hope you are doing well.

I wanted to follow up with you on our submission of August 28, 2020 (email below) to see if your approval of the Noise Report along with your draft plan approval conditions can be provided to Nasir Mahmood now.

Please let me know, thank-you.

---

**From:** Gaetano Franco

**Sent:** August 28, 2020 3:19 PM

**To:** Daniel.Tang@brampton.ca

**Cc:** Mahmood, Nasir (Nasir.Mahmood@brampton.ca) <Nasir.Mahmood@brampton.ca>; Seema Nagaraj <seema@valcoustics.com>; Sam Du <sam@valcoustics.com>

**Subject:** RE: Ouray Developments - Nexus South Subdivision 21T-14001B

Hi Daniel,

Further to your comments on the Noise Report dated June 23 2020 and our subsequent conference call with Valcoustics, we are attaching the Noise Report Addendum letter dated August 28, 2020 for the above noted project to satisfy your comments.

I am attaching to this email the following items:

1. Original Environmental Noise Assessment Report dated June 23, 2020
2. Your comment email dated July 3 2020
3. Noise Report Addendum letter dated August 28, 2020

I trust that everything will now be acceptable and satisfactory according to your comments and our conference call discussions.

At this time we require your approval of the Noise Report along with your draft plan approval conditions to be provided to Nasir Mahmood.

If you have any questions or require nay clarifications please reach out to me by email.

Thank-you for your help and have a nice weekend.

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800  
[peelregion.ca](http://peelregion.ca)

October 27, 2020

Nasir Mahmood  
Planner III  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca)

**RE: Draft Plan of Subdivision  
Nexus Avenue at Fogal Road  
Ouray Developments Inc.  
Brampton  
City File: C10E05.019 and 21T-14001  
Region File: 21T-14001B**

Dear Mr. Mahmood,

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

### **Region of Peel Conditions of Draft Approval**

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-14001B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

### **General Comments**

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

#### **Sanitary Sewer Facilities**

- Municipal sanitary sewer facilities consist of a 300mm diameter sewer on Nexus Avenue, a 250mm diameter sewer on Fogal Road, and a 750mm and 1350mm sanitary sewer trunk on Ebenezer Road.
  - External easements and construction will be required.

#### **Water Facilities**

- The subject lands are located within Water Pressure Zone 4.
- Existing infrastructure consists of a 300mm diameter watermain located on Nexus Avenue, 300mm diameter watermain on Fogal Road, and 400mm watermain on Ebenezer Road.
  - External easements and construction will be required.

## Public Works

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

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

### Functional Servicing Report

- The Region is in receipt of the functional servicing and stormwater management report (dated September 11, 2020) prepared by Schaeffer & Associates Ltd. The Report is satisfactory.

### 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 Region of Peel will provide curbside waste collection provided that future submissions satisfy the requirements outlined in sections 2.0 and 3.0 of the Waste Collection Design Standards Manual.
- For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

### Public Health Recommendations

- Through ROPA 27, the Region of Peel is in the process of implementing the Healthy Development Framework, a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking. In Brampton, the Sustainability Assessment integrates healthy design standards, while also incorporating other components of sustainability within a single, streamlined tool.
- A key policy of ROPA 27 is to inform decision-makers of the health promoting potential of planning applications. As such, the Region and the City of Brampton are working collaboratively to ensure health is considered as part of the review of development applications, and where warranted, communicated to local Council.
- In order to achieve closer alignment with the vision of a pedestrian friendly mixed-use community, there is an opportunity to integrate design features that facilitate pedestrian circulation, connectivity and minimize impact on the environment.
  - A 2m wide sidewalk along Fogal Road and a 2m wide sidewalk on both sides of Street A.
  - A midblock connection through Block 13 and Blocks 9 & 10 to encourage pedestrian activity.
  - Pedestrian scaled lighting
  - A trail connection to valley lands to the north of the property.

## Public Works

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

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

### 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.
  - 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.
  - 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. A provision shall be made in the subdivision agreement that:
  - a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
    - i. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.



- b. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

#### **Traffic/Development Engineering Conditions**

5.
  - a. The Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way.

#### **Drawings – Servicing and “As Constructed”**

6. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
7. 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**

8. 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.
9. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
10. 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.
11. 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.
12. 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.

13. 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.

#### **Public Works**

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

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

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.

14.

## Public Works

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

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

- a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
- b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
- c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
  - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
    - a) Bacteriological Analysis - Total coliform and E-coli counts
    - 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.

15. 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

## Public Works

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

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

16. 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.

## Waste Management

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

If you have any questions or concerns, please contact me ([Alex.Martino@peelregion.ca](mailto:Alex.Martino@peelregion.ca) 905.791.7800 x4645) at your earliest convenience.

Yours truly,



Alex Martino  
Planner, Development Services  
Region of Peel

**Archived:** 2020/12/07 1:06:49 PM

**From:** [Adam Miller](#)

**Sent:** 2020/08/24 12:38:41 PM

**To:** [Mahmood, Nasir](#)

**Subject:** [EXTERNAL]FW: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

**Sensitivity:** Normal

**Attachments:**

[TRCA DP Approval Conditions.pdf](#)  [150101 TOPSOIL STRIPPING.pdf](#)  [Response to TRCA FSR Comments.pdf](#) 

---

Hi Nasir,

Further to my email below, based on the attached October 8, 2014 response, I confirm that TRCA is satisfied with the Functional Servicing Report (FSR) in support of the Zoning By-law Amendment and Draft Plan of Subdivision. Also, any further comments relating to servicing/grading can be adequately addressed through the detailed design review and permitting process.

Thank you,

Adam

*Please note that TRCA's Offices are presently closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that development planning and permit applications and materials be submitted digitally in PDF format. Paper submissions are discouraged and may result in extended timeframes for review.*

*All digital submissions and documents can be submitted to the following e-mail addresses:*

*Enquiries/ applications within Peel Region municipalities – [peelplan@trca.ca](mailto:peelplan@trca.ca)*

*Enquiries/ applications within York Region municipalities – [yorkplan@trca.ca](mailto:yorkplan@trca.ca)*

*We thank you for your cooperation as we respond to the current situation.*

**Adam Miller, BES, MCIP, RPP**

Senior Manager

Development Planning and Permits | Development and Engineering Services

T: [\(416\) 661-6600](tel:(416)661-6600) ext. 5244

E: [adam.miller@trca.ca](mailto:adam.miller@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



---

**From:** Adam Miller

**Sent:** Monday, June 8, 2020 1:34 PM

**To:** 'Mahmood, Nasir' <Nasir.Mahmood@brampton.ca>; Yeung, Yvonne <Yvonne.Yeung@brampton.ca>; Almasri, Nada <Nada.Almasri@brampton.ca>; Magnone, Anthony <Anthony.Magnone@brampton.ca>; Mertiri, Olti <Olti.Mertiri@brampton.ca>; Bjerke, Bob <Bob.Bjerke@brampton.ca>; Kuemmling, Werner <Werner.Kuemmling@brampton.ca>; Heike, Christopher <Christopher.Heike@brampton.ca>; Allison, Bill

<Bill.Allison@brampton.ca>; Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>; da Cunha, Roger <Roger.daCunha@brampton.ca>; Rieger, Doug <Doug.Rieger@brampton.ca>; Monaghan, David <David.Monaghan@brampton.ca>; FarouqueAlthaf <althaf.farouque@peelregion.ca>; Doucet, Pascal <Pascal.Doucet@brampton.ca>; Heralall, Michael <michael.heralall@brampton.ca>; Tang, Daniel <Daniel.Tang@brampton.ca>; Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>; Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>; Henry Gamboa <henry.gamboa@alecrautilities.com>; planninganddevelopment@bell.ca; Kocialek, Tim <Tim.Kocialek@brampton.ca>; Koops, Krystina <krystina.koops@dpcdsb.org>; Municipal Planning <municipalplanning@enbridge.com>; Hanson, Nicole <nicole.hanson@peelsb.com>; GTAW New Area <gtaw.newarea@rci.rogers.com>; FEARON, Christopher <christopher.fearon@canadapost.postescanada.ca>  
**Cc:** Parsons, Allan <Allan.Parsons@brampton.ca>; Caruso, Carmen <Carmen.Caruso@brampton.ca>  
**Subject:** RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

Hi Nasir,

Hope you're keeping well.

TRCA has no issue with the applicant's request. As noted in the attached documents, TRCA has provided our conditions of draft plan approval. Further, we've issued a TRCA permit for topsoil stripping works. At this point, we don't require anything further in support of the zoning amendment. Our outstanding requirements, as noted in the draft plan conditions, can be adequately addressed when the applicant is seeking registration of the draft plan.

Thank you,

Adam

*Please note that TRCA's Offices are presently closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that development planning and permit applications and materials be submitted digitally in PDF format. Paper submissions are discouraged and may result in extended timeframes for review.*

*All digital submissions and documents can be submitted to the following e-mail addresses:*

*Enquiries/ applications within Peel Region municipalities – [peelplan@trca.ca](mailto:peelplan@trca.ca)*

*Enquiries/ applications within York Region municipalities – [yorkplan@trca.ca](mailto:yorkplan@trca.ca)*

*We thank you for your cooperation as we respond to the current situation.*

**Adam Miller, BES, MCIP, RPP**

Acting Senior Manager

Development Planning and Permits | Development and Engineering Services

T: [\(416\) 661-6600](tel:(416)661-6600) ext. 5244

E: [adam.miller@trca.ca](mailto:adam.miller@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



---

**From:** Mahmood, Nasir <[Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca)>

**Sent:** Thursday, June 4, 2020 4:40 PM

**To:** Yeung, Yvonne <[Yvonne.Yeung@brampton.ca](mailto:Yvonne.Yeung@brampton.ca)>; Almasri, Nada <[Nada.Almasri@brampton.ca](mailto:Nada.Almasri@brampton.ca)>; Magnone, Anthony <[Anthony.Magnone@brampton.ca](mailto:Anthony.Magnone@brampton.ca)>; Mertiri, Olti <[Olti.Mertiri@brampton.ca](mailto:Olti.Mertiri@brampton.ca)>; Bjerke, Bob <[Bob.Bjerke@brampton.ca](mailto:Bob.Bjerke@brampton.ca)>; Kuemmling, Werner <[Werner.Kuemmling@brampton.ca](mailto:Werner.Kuemmling@brampton.ca)>; Heike, Christopher <[Christopher.Heike@brampton.ca](mailto:Christopher.Heike@brampton.ca)>; Allison,

Bill <[Bill.Allison@brampton.ca](mailto:Bill.Allison@brampton.ca)>; Corazzola, Elizabeth <[Elizabeth.Corazzola@brampton.ca](mailto:Elizabeth.Corazzola@brampton.ca)>; da Cunha, Roger <[Roger.daCunha@brampton.ca](mailto:Roger.daCunha@brampton.ca)>; Rieger, Doug <[Doug.Rieger@brampton.ca](mailto:Doug.Rieger@brampton.ca)>; Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>; FarouqueAlthaf <[althaf.farouque@peelregion.ca](mailto:althaf.farouque@peelregion.ca)>; Doucet, Pascal <[Pascal.Doucet@brampton.ca](mailto:Pascal.Doucet@brampton.ca)>; Heralall, Michael <[michael.heralall@brampton.ca](mailto:michael.heralall@brampton.ca)>; Adam Miller <[Adam.Miller@trca.ca](mailto:Adam.Miller@trca.ca)>; Tang, Daniel <[Daniel.Tang@brampton.ca](mailto:Daniel.Tang@brampton.ca)>; Eshesh, Shahinaz <[Shahinaz.Eshesh@brampton.ca](mailto:Shahinaz.Eshesh@brampton.ca)>; Kassaris, Stavroula <[Stavroula.Kassaris@brampton.ca](mailto:Stavroula.Kassaris@brampton.ca)>; Henry Gamboa <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca); Kocialek, Tim <[Tim.Kocialek@brampton.ca](mailto:Tim.Kocialek@brampton.ca)>; Koops, Krystina <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; Hanson, Nicole <[nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)>; GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; FEARON, Christopher <[christopher.fearon@canadapost.postescanada.ca](mailto:christopher.fearon@canadapost.postescanada.ca)>  
**Cc:** Parsons, Allan <[Allan.Parsons@brampton.ca](mailto:Allan.Parsons@brampton.ca)>; Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>  
**Subject:** RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments  
**Importance:** High

Hello Folks,

The subject Application to Amend the Official Plan and Zoning By-law, and the proposed Draft Plan of Subdivision was submitted to the City in January 2013 to develop the property with 71 block townhouses. The property is located north of Fogal Road, east of Nexus Avenue. The application went to the Public Meeting on May 05, 2014. Afterwards, the application went through a number of revisions, and then became inactive. Meanwhile, Heritage Heights appealed to the OMB/LPAT the City initiated OPA 2006-128 to implement the MCR that Council approved to re-designate the subject lands from "Business Corridor" designation to "Residential" designation to facilitate residential development. A motion to dismiss the appeal was heard by OMB in July 2018, but the decision has not yet been released. In case the appeal is not dismissed, the appeal process will begin and a prehearing date will be notified By OMB. The applicant had indicated that the LPAT hearing is expected to be scheduled in Nov 2020.

Meanwhile, the applicant has indicated that they would like Planning to take a Recommendation Report to Council for approval to facilitate a Minister's Zoning Order for this application. In order for Planning staff to determine if the application is currently ready for a Recommendation Report, we need to identify the issues identified by staff/agencies that have been addressed, technical studies approved, clearances issued, and the issues that still need to be addressed. Please see the attached summary of the application process provided by the applicant, and Dropbox link to some of the related documents provided by the applicant. The City staff can also find the related information in ACCELA. In view of my lack of access to the physical file in the current COVID-19 situation, I don't have access to your comments/clearances that you may have provided in the past.

Kindly review the development proposal along with your record of its review and advise as soon as possible, preferably by June 19, of your up to date comments/conditions, approvals, and clearances to facilitate processing of this application possibly for a Recommendation Report. Please note that the Planner for this application previously was Nathaniel Baker (no longer with the City) from who I have inherited the file from.

Please let me know if you have any questions. In case you need to contact the applicant, they can be contacted at the below email addresses.

Gaetano Franco [gaetano.franco@castlepointinvestments.ca](mailto:gaetano.franco@castlepointinvestments.ca)  
Dave Matthews [mattplan@pathcom.com](mailto:mattplan@pathcom.com)

Regards,

Nasir Mahmood MCIP, RPP  
Planner III, Planning, Building & Economic Development Services  
City of Brampton, 2 Wellington St. W., ON L6Y 4R2  
T: 905-874-2094 | TTY 905-874-2130  
[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

June 4, 2014

CFN 50701

**BY EMAIL AND MAIL: michelle.gervais@brampton.ca**

Ms. Michelle Gervais, Development Planner  
Development Services Division, Planning & Infrastructure Services Department  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Dear Ms. Gervais:

**Re: TRCA Conditions for Draft Plan of Subdivision, Official Plan & Zoning By-law Amendment Applications - 21T-14001B & C10E05.019  
Nexus Avenue  
Part Lot 5, Concession 10, N.D.  
City of Brampton  
Ouray Developments Incorporated (Agent: J.H. Stevens Planning & Development Consultants)**

This letter will acknowledge receipt of the above noted applications (received April 25, 2014). Toronto and Region Conservation Authority (TRCA) provides the following comments and conditions 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, 2014*; TRCA's Regulatory Authority under Ontario Regulation 166/06, *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.

#### **Background**

The 3.07 ha (7.5 ac) property is located at the northeast corner of Fogal Road and Nexus Avenue, within the Bram East Secondary Plan (SPA 42). The eastern portion of the subject property is located adjacent to the Clarkway Tributary valley corridor of the Humber River Watershed. As such, a portion of the subject lands are regulated by the TRCA. The applicant proposes:

- 71 townhouse units;
- 26 live-work townhouse units;
- 2 proposed local streets;
- 1 buffer block (10 m) at the eastern portion of the site adjacent to the valley corridor; and,
- 1 parkette block.

The site drains into the Clarkway Tributary via overland flow or to the existing stormwater management pond, which is located to the north of the site. Based on the stormwater management report, the pond is designed to receive runoff from a cumulative area of 46.62 ha, which includes the subject site.



**Purpose**

City staff and the proponent have requested TRCA's Conditions of Draft Plan of Subdivision Approval for 21T-14001B. TRCA staff has reviewed your recent circulation, including the technical studies, which are identified in Appendix I. Comments on these studies are also enclosed in Appendix I, and TRCA's Conditions of Draft Plan of Subdivision Approval are enclosed as Appendix II.

**Ont. Reg. 166/06 Permits**

A portion of the subject lands are within the TRCA Regulated Area of the Humber River Watershed. Therefore, permits will be required from the TRCA for works within the regulated area, including overall earthworks (i.e., topsoil stripping, site grading, temporary stormwater management, etc.) and the installation of servicing. TRCA staff will discuss permit fees and requirements with the proponent when permits are required to facilitate the development.

**Recommendation**

TRCA staff are amenable to providing Conditions of Draft Plan Approval that must be completed to the satisfaction of the TRCA and the City. TRCA's Conditions of Draft Plan Approval are included in Appendix II. Also, TRCA will work closely with City staff, the proponent and their consultants to ensure that the recommendations and outstanding concerns noted in Appendix I are addressed through the future stages of the planning process.

**Clearance of TRCA Conditions**

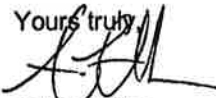
Please note that a copy of the most current Conditions of Draft Approval and draft plan of subdivision, the Executed Subdivision Agreement, the implementing Zoning By-law, and TRCA's Clearance Fees must be provided to the TRCA with any request for clearance of conditions that identifies how the conditions have been fulfilled, when available, in order to assist the clearance of Conditions of Draft Approval.

The clearance fee under the January 31, 2014 Administrative Fee Schedule is \$5,460.00, which is due at the time of requesting clearance of TRCA Conditions of Draft Approval. Please note that TRCA reserves the right to request additional fees or adjust fees should the review require a substantially greater level of effort, for development application scenarios not captured in the 2014 Administrative Fee Schedule, or the reflect new planning or regulatory legislative requirements.

**Fees**

By copy of this letter, please advise the applicant that the TRCA has implemented a fee schedule for our development and planning review services. This application is subject to a \$24,360.00 (\$18,900.00 application fee + \$5,460.00 clearance fee) review fee (Draft Plan of Subdivision – 5 ha or less – Standard). TRCA is in receipt of \$18,000.00, provided with the initial circulation. Please advise the applicant to forward the outstanding application fee balance of \$900.00 to this office as soon as possible.

I trust these comments are of assistance. Should you have any further questions or comments, do not hesitate to contact the undersigned.

Yours truly  


Adam Miller  
Planner II  
Planning and Development  
Extension 5244  
/am

Encl: *Appendix I: TRCA Comments*  
*Appendix II: TRCA Conditions of Draft Approval*

cc: Maurice Stevens, Ouray Development Inc.: mstevens90@hotmail.com  
Gaetano Franco, Castlepoint Investments Inc.: gaetano.franco@castlepointinvestments.ca

**APPENDIX I: TRCA Comments**

The following materials were received by the TRCA:

- Functional Servicing Report, dated February 2014, prepared by Schaeffers Consulting Engineers;
- Preliminary Grading Plan, Drawing No. GR-1, dated January 2014, prepared by Schaeffers Consulting Engineers;
- Preliminary Servicing Plan, Drawing No. SS-1, dated January 2014, prepared by Schaeffers Consulting Engineers;
- Erosion and Sediment Control Plan, Sheet No. SC-1, dated January 2013, prepared by Schaeffers Consulting Engineers;
- Erosion and Sediment Control Plan, Sheet No. SC-2, dated January 2013, prepared by Schaeffers Consulting Engineers;

**Functional Servicing Report**

1. No Hydrogeology or geotechnical related information was provided for our review. The Functional Servicing Report (FSR) indicates that geotechnical studies were conducted for the proposed development. Please provide the same for our review.
2. As noted in Section 2.4; Water Balance of the above noted engineering report, Low Impact Development (LIDs) are proposed to meet the site water balance requirements. The FSR should identify the water balance criteria (5mm retention from impervious surfaces) and highlight the design requirements (i.e., reference the LID manual). Please advise the applicant to revise the report accordingly and ensure that best efforts are applied to meet the criteria.
3. As referenced in the FSR, and indicated on Drawing SS-1, a 3<sup>rd</sup> pipe foundation drain system may be required to be implemented on the subject site. If required, please advise the applicant to consult Appendix E2 of TRCA's Stormwater Management Criteria document for the FDC outfall design guidance.

**Erosion & Sediment Controls**

4. Please advise the applicant to submit an Erosion and Sediment Control Report at the detailed design stage. The report must include items such as inspection and stabilization for the erosion and sediment controls, comprehensive construction sequencing details, identification of critical/high risk areas, contingency measures for unanticipated sediment release, erosion and sediment control monitoring plan, maintenance and cleanout schedule of control measures, etc. For assistance, please advise the applicant to refer to Section 6.1 of TRCA's Erosion and Sediment Control Guideline for Urban Construction.
5. It is TRCA's experience that sediment traps/scour pools do not effectively treat fine silts and clay and may become overloaded resulting in sediment spills into the valley corridor. At the detailed design stage, it is our expectation that an augmented erosion and sediment control plan for areas that are proposed to discharge to the natural system will be provided.
6. Please advise the applicant to temporarily stabilize the rear of the proposed residential lots and open space areas where servicing will not occur to the extent possible and as early as possible in the construction phasing to further assist in erosion control. At minimum, the proposed rear yards and parkette block adjacent to the valley corridor should be graded and stabilized prior to grading the rest of the site. This will add to the overall vegetative buffer between construction activities and the feature to ensure better protection of the sensitive feature.

**Planning Ecology**

7. At the detailed design stage, a comprehensive restoration and enhancement planting plan for the buffer area will be required. For assistance, please advise the applicant to refer to TRCA's Post-Construction Restoration Guideline.

**APPENDIX II: TRCA Conditions of Draft Plan of Subdivision Approval****Red-line Revisions:**

1. The final Plan shall be in general conformity with the draft plan prepared by Malone Given Parsons Limited, last revised January 22, 2014, 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 as appropriate to the satisfaction of the City of Brampton.
  - 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 technical studies.
2. Prior to registration of the Plan of Subdivision, revise the M-Plan to show the adjusted lot lines, additional blocks and any other required revisions to the satisfaction of the City and the TRCA.

**Prior to Works Commencing**

3. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
  - a. A detailed engineering report that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, and how it will comply with the related Functional Servicing Report (FSR) and TRCA requirements. This report shall include:
    - i. Plans illustrating how this drainage system will tie into surrounding drainage systems and stormwater management techniques which may be 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 the post-development.
    - ii. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources, including how it relates to terrestrial and aquatic species and their habitat, in addition to natural features and systems.
    - 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 current Erosion and Sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.
    - iv. Location and description of all outlets and other facilities, grading, site alterations, development, infrastructure (including water and wastewater sewer mains), 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*, with all supporting technical information.
    - 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. Preliminary plans illustrating ESC measures including construction staging and phasing.
  - 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 the natural feature block or associated buffer.
  - 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 the environmental buffer areas.
  - 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 must be identified, with refinements and/or revisions made as necessary to the stormwater management system 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 the development must be assessed and mitigated.
  - e. Information detailing all anticipated temporary dewatering that may be required during the construction phase, 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 review is required.
4. Prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof:
- a. The applicant shall submit and receive approval for a FSR. The report shall include but not be limited to the following:
    - i. Overall site-level Water Balance Report that will identify measures that will be implemented during pre and post development that:
      - 1) Mimic the pre-development surface and groundwater balance for the overall site to the greatest extent achievable;
      - 2) Maintain pre-development flow regimes and hydroperiods (e.g. quality, volume, rate, duration, timing, frequency and spatial distribution of water) to significant natural features;
      - 3) Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site, including best efforts for infiltration measures (or demonstrated best efforts to achieve the greatest amount technically feasible) to the satisfaction of the TRCA;

- 4) Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
  - 5) This study must provide detailed design of the system(s), and implementation information and measures.
- ii. Identification of specific LID measures and their conceptual locations as appropriate to address site water balance deficits to maintain the groundwater system. LID measures should consider sustainable building design elements.
  - iii. Preliminary plans illustrating ESC measures including construction staging and phasing.
  - iv. An overall monitoring plan that outlines short, medium and long-term monitoring activities and responsibilities.
- b. Confirmation be provided with respect to whether permits and/or permissions are required from the Ministry of Natural Resources under the Endangered Species Act. And, that the applicant commit to attaining all necessary approvals and permissions from the Ministry of Natural Resources that may be required for this development, its servicing, or any component thereof.
  - c. That the applicant attain all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required, and those related to any associated infrastructure or stormwater management works required to support this development that may be located off of the subject property, prior to request for registration of this Plan or any phase thereof.
  - d. That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA and the City of Brampton. 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 the subdivision which are currently proposed for development.

**Subdivision Agreement**

5. That the owner agree 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, in addition to all permits and approvals from the Ministry of Natural Resources;
  - 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 in the water balance study that is to be completed for the subject property;

- h. To design a monitoring protocol and provide the requisite funding and permissions for the construction and long-term monitoring and maintenance of the site level water balance and infiltration measures on this site (including LIDs) and to provide the requisite funding for the long-term monitoring of this system (3 years once the facility is operational) to the satisfaction of the TRCA;
- i. To provide for planting, and enhancement of all natural feature buffer areas in accordance with the drawings approved by the TRCA. And, that monitoring and replanting of these areas be completed for a minimum 3 year period – to a maximum of 5 years, to the satisfaction of the TRCA, with sufficient funds being secured through a letter of credit in favour of the City of Brampton, or other appropriate measure;
- j. To provide for the warning clauses and information identified in TRCA's conditions;
- 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, for lots or blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify to owners responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.

**Implementing Zoning By-law**

- 6. That the implementing zoning by-law recognize all natural 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.

**Purchase of Sale Agreement**

- 7. That a warning clause be included in all agreements of purchase and sale for lots or blocks adjacent to the valley corridor and the associated buffer block, which identifies the following:
  - a. That a vegetated buffer block is being provided between the rear/side lot line and the adjacent environmental protection lands. This buffer block is considered to be part of the publicly owned environmental protection area and will be maintained in a naturalized state. 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 gates is prohibited.

June 30, 2020

Nasir Mahmood, MCIP, RPP  
Planner III  
Planning, Building & Economic Development Services  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Nasir,

Re: Draft Plan of Subdivision, Zoning By-law Amendment  
Ouray Developments Inc.  
North of Fogal Road, east of Nexus Avenue  
City of Brampton  
File No.: 21T-14001B, C10E05-019

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

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

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

Sincerely,

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

**Alice Coleman**  
Municipal Planning Analyst  
Long Range Distribution Planning

**ENBRIDGE GAS INC.**  
TEL: 416-495-5386  
[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)  
500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)  
**Safety. Integrity. Respect.**



December 2nd, 2020

City of Brampton  
Planning and Development Services  
2 Wellington Street West  
Brampton, ON

Attn: Mahmood Nasir

Re: Comment Letter

File Number: 21T-14001B

Dear Mahmood,

We have reviewed the circulation regarding the above noted application at 1908 Southern. The following paragraph is to be included as a condition of approval:

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

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

The Owner is advised to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the *Bell Canada Act*, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Should you have any questions, please contact the undersigned.

Ryan Courville  
Access Network Provisioning Manager  
Planning and Development  
Phone: 416-570-6726  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)



**Archived:** 2020/12/07 1:03:28 PM

**From:** [GTAW New Area](#)

**Sent:** 2020/08/06 5:14:52 PM

**To:** [Mahmood, Nasir](#)

**Cc:** [GTAW New Area Caruso, Carmen](#)

**Subject:** [EXTERNAL]RE: RE: URGENT - C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application)

Ouray Developments

**Sensitivity:** Normal

**Attachments:**

[EXTERNAL]Gaetano Franco shared \_Ouray Development Nexus South Subdivision\_ with you.msg [EXTERNAL]FW\_Ouray Developments Inc. Historic Summary (Subdivision 21T-14001B & Zoning C10E05.019).msg DD Report April 2014.pdf Draft Zoning By-Law.pdf

---

Hi Nasir

Rogers has no objections.

*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.*

Thank you

**Debbie Purves**  
**System Planner**

Outside Plant Engineering  
3573 Wolfedale Rd  
Mississauga, ON L5C 3T6

[Debbie.purves@rci.rogers.com](mailto:Debbie.purves@rci.rogers.com)  
416-305-0466



---

**From:** Mahmood, Nasir [mailto:Nasir.Mahmood@brampton.ca]

**Sent:** Tuesday, July 07, 2020 12:24 PM

**To:** Kuemmling, Werner <Werner.Kuemmling@brampton.ca>; Monaghan, David <David.Monaghan@brampton.ca>; Heralall, Michael <Michael.Heralall@brampton.ca>; Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>; GTAW New Area <gtaw.newarea@rci.rogers.com>; LaRota, Claudia <Claudia.LaRota@brampton.ca>; Kozar, Donna <Donna.Kozar@brampton.ca>; McIntyre, Scott <Scott.McIntyre@brampton.ca>  
**Cc:** Caruso, Carmen <Carmen.Caruso@brampton.ca>; Gaetano Franco <gaetano.franco@castlepointinvestments.ca>  
**Subject:** RE: RE: URGENT - C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments  
**Importance:** High

Hello Folks,

May I invite your kind attention to our email of June 04 followed by reminder dated June 29 to request your comments/conditions or clearances for the subject application. While we have heard back from most staff/agencies, we are still without a response from you. Staff needs to have your feedback as soon as possible to help determine where the application sits with reference to a Recommendation Report. Kindly expedite your review and provide your comments no later than July 09/Thursday.

Regards,

Nasir Mahmood MCIP, RPP  
Planner III, Planning, Building & Economic Development Services  
City of Brampton, 2 Wellington St. W., ON L6Y 4R2  
T: 905-874-2094 | TTY 905-874-2130  
[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



---

**From:** Mahmood, Nasir  
**Sent:** 2020/06/29 5:02 PM  
**To:** Mertiri, Olti <[Olti.Mertiri@brampton.ca](mailto:Olti.Mertiri@brampton.ca)>; Kuemmling, Werner <[Werner.Kuemmling@brampton.ca](mailto:Werner.Kuemmling@brampton.ca)>; Allison, Bill <[Bill.Allison@brampton.ca](mailto:Bill.Allison@brampton.ca)>; Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>; Doucet, Pascal <[Pascal.Doucet@brampton.ca](mailto:Pascal.Doucet@brampton.ca)>; Heralall, Michael <[Michael.Heralall@brampton.ca](mailto:Michael.Heralall@brampton.ca)>; Tang, Daniel <[Daniel.Tang@brampton.ca](mailto:Daniel.Tang@brampton.ca)>; Eshesh, Shahinaz <[Shahinaz.Eshesh@brampton.ca](mailto:Shahinaz.Eshesh@brampton.ca)>; Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>; GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; LaRota, Claudia <[Claudia.LaRota@brampton.ca](mailto:Claudia.LaRota@brampton.ca)>  
**Cc:** Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>; Gaetano Franco <[gaetano.franco@castlepointinvestments.ca](mailto:gaetano.franco@castlepointinvestments.ca)>  
**Subject:** RE: RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments  
**Importance:** High

Hello Folks,

Please refer to our below request dated June 04 for your updated comments/conditions for the subject Official Plan/Zoning By-law Amendment, and draft Plan of Subdivision application. As we are still awaiting your comments/conditions and clearances for the supporting studies, please expedite your review and advise of your response as soon as possible, preferably by July 03/Friday to facilitate a Recommendation Report to Council.

Regards,

Nasir Mahmood MCIP, RPP  
Planner III, Planning, Building & Economic Development Services  
City of Brampton, 2 Wellington St. W., ON L6Y 4R2  
T: 905-874-2094 | TTY 905-874-2130  
[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



---

**From:** Mahmood, Nasir

**Sent:** 2020/06/06 8:34 PM

**To:** Yeung, Yvonne <[Yvonne.Yeung@brampton.ca](mailto:Yvonne.Yeung@brampton.ca)>; Almasri, Nada <[Nada.Almasri@brampton.ca](mailto:Nada.Almasri@brampton.ca)>; Magnone, Anthony <[Anthony.Magnone@brampton.ca](mailto:Anthony.Magnone@brampton.ca)>; Mertiri, Olti <[Olti.Mertiri@brampton.ca](mailto:Olti.Mertiri@brampton.ca)>; Bjerke, Bob <[Bob.Bjerke@brampton.ca](mailto:Bob.Bjerke@brampton.ca)>; Kuemmling, Werner <[Werner.Kuemmling@brampton.ca](mailto:Werner.Kuemmling@brampton.ca)>; Heike, Christopher <[Christopher.Heike@brampton.ca](mailto:Christopher.Heike@brampton.ca)>; Allison, Bill <[Bill.Allison@brampton.ca](mailto:Bill.Allison@brampton.ca)>; Corazzola, Elizabeth <[Elizabeth.Corazzola@brampton.ca](mailto:Elizabeth.Corazzola@brampton.ca)>; da Cunha, Roger <[Roger.DaCunha@brampton.ca](mailto:Roger.DaCunha@brampton.ca)>; Rieger, Doug <[Doug.Rieger@brampton.ca](mailto:Doug.Rieger@brampton.ca)>; Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>; FarouqueAlthaf; Doucet, Pascal <[Pascal.Doucet@brampton.ca](mailto:Pascal.Doucet@brampton.ca)>; Heralall, Michael <[Michael.Heralall@brampton.ca](mailto:Michael.Heralall@brampton.ca)>; Adam Miller <[Adam.Miller@trca.ca](mailto:Adam.Miller@trca.ca)>; Tang, Daniel <[Daniel.Tang@brampton.ca](mailto:Daniel.Tang@brampton.ca)>; Eshesh, Shahinaz <[Shahinaz.Eshesh@brampton.ca](mailto:Shahinaz.Eshesh@brampton.ca)>; Kassaris, Stavroula <[Stavroula.Kassaris@brampton.ca](mailto:Stavroula.Kassaris@brampton.ca)>; Henry Gamboa <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca); Kocialek, Tim <[Tim.Kocialek@brampton.ca](mailto:Tim.Kocialek@brampton.ca)>; Koops, Krystina <[Krystina.Koops@dpcdsb.org](mailto:Krystina.Koops@dpcdsb.org)>; Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>; Hanson, Nicole <[nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)>; GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; FEARON, Christopher <[christopher.fearon@canadapost.postescanada.ca](mailto:christopher.fearon@canadapost.postescanada.ca)>

**Cc:** Parsons, Allan <[Allan.Parsons@brampton.ca](mailto:Allan.Parsons@brampton.ca)>; Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>

**Subject:** RE: RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

Sorry, for some reason the system is not allowing me to include the link to Development Repository for the City staff. Please go to Our Brampton, SharePoint, Development Repository, Development Applications, and search for the subject file.

Thanks,

Nasir Mahmood MCIP, RPP

Planner III, Planning, Building & Economic Development Services

City of Brampton, 2 Wellington St. W., ON L6Y 4R2

T: 905-874-2094 | TTY 905-874-2130

[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



---

**From:** Mahmood, Nasir

**Sent:** 2020/06/05 4:55 PM

**To:** Yeung, Yvonne <[Yvonne.Yeung@brampton.ca](mailto:Yvonne.Yeung@brampton.ca)>; Almasri, Nada <[Nada.Almasri@brampton.ca](mailto:Nada.Almasri@brampton.ca)>; Magnone, Anthony <[Anthony.Magnone@brampton.ca](mailto:Anthony.Magnone@brampton.ca)>; Mertiri, Olti <[Olti.Mertiri@brampton.ca](mailto:Olti.Mertiri@brampton.ca)>; Bjerke, Bob <[Bob.Bjerke@brampton.ca](mailto:Bob.Bjerke@brampton.ca)>; Kuemmling, Werner <[Werner.Kuemmling@brampton.ca](mailto:Werner.Kuemmling@brampton.ca)>; Heike, Christopher <[Christopher.Heike@brampton.ca](mailto:Christopher.Heike@brampton.ca)>; Allison, Bill <[Bill.Allison@brampton.ca](mailto:Bill.Allison@brampton.ca)>; Corazzola, Elizabeth <[Elizabeth.Corazzola@brampton.ca](mailto:Elizabeth.Corazzola@brampton.ca)>; da Cunha, Roger <[Roger.DaCunha@brampton.ca](mailto:Roger.DaCunha@brampton.ca)>; Rieger, Doug <[Doug.Rieger@brampton.ca](mailto:Doug.Rieger@brampton.ca)>; Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>; FarouqueAlthaf; Doucet, Pascal <[Pascal.Doucet@brampton.ca](mailto:Pascal.Doucet@brampton.ca)>; Heralall, Michael <[Michael.Heralall@brampton.ca](mailto:Michael.Heralall@brampton.ca)>; Adam Miller <[Adam.Miller@trca.ca](mailto:Adam.Miller@trca.ca)>; Tang, Daniel <[Daniel.Tang@brampton.ca](mailto:Daniel.Tang@brampton.ca)>; Eshesh, Shahinaz <[Shahinaz.Eshesh@brampton.ca](mailto:Shahinaz.Eshesh@brampton.ca)>; Kassaris, Stavroula <[Stavroula.Kassaris@brampton.ca](mailto:Stavroula.Kassaris@brampton.ca)>; Henry Gamboa <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca); Kocialek, Tim <[Tim.Kocialek@brampton.ca](mailto:Tim.Kocialek@brampton.ca)>; Koops, Krystina <[Krystina.Koops@dpcdsb.org](mailto:Krystina.Koops@dpcdsb.org)>; Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>; Hanson, Nicole <[nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)>; GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; FEARON, Christopher <[christopher.fearon@canadapost.postescanada.ca](mailto:christopher.fearon@canadapost.postescanada.ca)>

**Cc:** Parsons, Allan <[Allan.Parsons@brampton.ca](mailto:Allan.Parsons@brampton.ca)>; Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>

**Subject:** RE: RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

Hi Folks,

In addition to the Dropbox which should now be accessible to all, the related information for the City staff has also been uploaded to Sharepoint/Repository which can be found through the following link:

Thanks.

Nasir Mahmood MCIP, RPP  
Planner III, Planning, Building & Economic Development Services  
City of Brampton, 2 Wellington St. W., ON L6Y 4R2  
T: 905-874-2094 | TTY 905-874-2130  
[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



**From:** Mahmood, Nasir

**Sent:** 2020/06/04 4:40 PM

**To:** Yeung, Yvonne <[Yvonne.Yeung@brampton.ca](mailto:Yvonne.Yeung@brampton.ca)>; Almasri, Nada <[Nada.Almasri@brampton.ca](mailto:Nada.Almasri@brampton.ca)>; Magnone, Anthony <[Anthony.Magnone@brampton.ca](mailto:Anthony.Magnone@brampton.ca)>; Mertiri, Olti <[Olti.Mertiri@brampton.ca](mailto:Olti.Mertiri@brampton.ca)>; Bjerke, Bob <[Bob.Bjerke@brampton.ca](mailto:Bob.Bjerke@brampton.ca)>; Kuemmling, Werner <[Werner.Kuemmling@brampton.ca](mailto:Werner.Kuemmling@brampton.ca)>; Heike, Christopher <[Christopher.Heike@brampton.ca](mailto:Christopher.Heike@brampton.ca)>; Allison, Bill <[Bill.Allison@brampton.ca](mailto:Bill.Allison@brampton.ca)>; Corazzola, Elizabeth <[Elizabeth.Corazzola@brampton.ca](mailto:Elizabeth.Corazzola@brampton.ca)>; da Cunha, Roger <[Roger.daCunha@brampton.ca](mailto:Roger.daCunha@brampton.ca)>; Rieger, Doug <[Doug.Rieger@brampton.ca](mailto:Doug.Rieger@brampton.ca)>; Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>; FarouqueAlthaf; Doucet, Pascal <[Pascal.Doucet@brampton.ca](mailto:Pascal.Doucet@brampton.ca)>; Heralall, Michael <[Michael.Heralall@brampton.ca](mailto:Michael.Heralall@brampton.ca)>; Adam Miller <[Adam.Miller@trca.ca](mailto:Adam.Miller@trca.ca)>; Tang, Daniel <[Daniel.Tang@brampton.ca](mailto:Daniel.Tang@brampton.ca)>; Eshesh, Shahinaz <[Shahinaz.Eshesh@brampton.ca](mailto:Shahinaz.Eshesh@brampton.ca)>; Kassaris, Stavroula <[Stavroula.Kassaris@brampton.ca](mailto:Stavroula.Kassaris@brampton.ca)>; Henry Gamboa <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca); Kocialek, Tim <[Tim.Kocialek@brampton.ca](mailto:Tim.Kocialek@brampton.ca)>; Koops, Krystina <[Krystina.Koops@dpccsb.org](mailto:Krystina.Koops@dpccsb.org)>; Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>; Hanson, Nicole <[nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)>; GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; FEARON, Christopher <[christopher.fearon@canadapost.postescanada.ca](mailto:christopher.fearon@canadapost.postescanada.ca)>

**Cc:** Parsons, Allan <[Allan.Parsons@brampton.ca](mailto:Allan.Parsons@brampton.ca)>; Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>

**Subject:** RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

**Importance:** High

Hello Folks,

The subject Application to Amend the Official Plan and Zoning By-law, and the proposed Draft Plan of Subdivision was submitted to the City in January 2013 to develop the property with 71 block townhouses. The property is located north of Fogal Road, east of Nexus Avenue. The application went to the Public Meeting on May 05, 2014. Afterwards, the application went through a number of revisions, and then became inactive. Meanwhile, Heritage Heights appealed to the OMB/LPAT the City initiated OPA 2006-128 to implement the MCR that Council approved to re-designate the subject lands from "Business Corridor" designation to "Residential" designation to facilitate residential development. A motion to dismiss the appeal was heard by OMB in July 2018, but the decision has not yet been released. In case the appeal is not dismissed, the appeal process will begin and a prehearing date will be notified By OMB. The applicant had indicated that the LPAT hearing is expected to be scheduled in Nov 2020.

Meanwhile, the applicant has indicated that they would like Planning to take a Recommendation Report to Council for approval to facilitate a Minister's Zoning Order for this application. In order for Planning staff to determine if the application is currently ready for a Recommendation Report, we need to identify the issues identified by staff/agencies that have been addressed, technical studies approved, clearances issued, and the issues that still need to be addressed. Please see the attached summary of the application process provided by the applicant, and Dropbox link to some of the related documents provided by the applicant. The City staff can also find the related information in ACCELA. In view of my lack of access to the physical file in the current COVID-19 situation, I don't have access to your comments/clearances that you may have provided in the past.

Kindly review the development proposal along with your record of its review and advise as soon as possible, preferably by June 19, of your up to date comments/conditions, approvals, and clearances to facilitate processing of this application possibly for a Recommendation Report. Please note that the Planner for this application previously was Nathaniel Baker (no longer with the City) from who I have inherited the file from.

Please let me know if you have any questions. In case you need to contact the applicant, they can be contacted at the below

email addresses.

Gaetano Franco [gaetano.franco@castlepointinvestments.ca](mailto:gaetano.franco@castlepointinvestments.ca)

Dave Matthews [mattplan@pathcom.com](mailto:mattplan@pathcom.com)

Regards,

Nasir Mahmood MCIP, RPP

Planner III, Planning, Building & Economic Development Services

City of Brampton, 2 Wellington St. W., ON L6Y 4R2

T: 905-874-2094 | TTY 905-874-2130

[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

---

This communication is confidential. We only send and receive email on the basis of the terms set out at [www.rogers.com/web/content/emailnotice](http://www.rogers.com/web/content/emailnotice)

Ce message est confidentiel. Notre transmission et réception de courriels se fait strictement suivant les modalités énoncées dans l'avis publié à [www.rogers.com/aviscourriel](http://www.rogers.com/aviscourriel)

---



CANADA POST  
2701 RIVERSIDE DRIVE SUITE N0820  
OTTAWA ON K1A 0B1

[CANADAPOST.CA](http://CANADAPOST.CA)

POSTES CANADA  
2701 PROM RIVERSIDE BUREAU N0820  
OTTAWA ON K1A 0B1

[POSTESCANADA.CA](http://POSTESCANADA.CA)

December 2, 2020

**Nasir Mahmood**

Development Planner  
The City of Brampton  
Planning & Development Services  
2 Wellington St W  
Brampton ON L6Y 4R2

Reference: **Notice of Application and Request for Comments**  
Application to Amend the Official Plan, the Zoning By-Law  
and Proposed Draft Plan of Subdivision  
**J. H. STEVENS, PLANNING & DEVELOPMENT CONSULTANTS**  
**OURAY DEVELOPMENTS INCORPORATED**  
Northeast corner of Nexus Ave and Fogal Rd  
City File Number: **C10E05.019**  
Subdivision File Number: **21T-14001B**

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:

This **residential** development will be serviced by **Community Mailbox (CMB)**. In order to provide mail service to the proposed **95 +/-** residential and live work units, 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 CMBs and to indicate these locations on appropriate servicing plans;
- ⇒ The owner/developer will install a concrete pad at each CMB location as well as any required walkway across the boulevard and any required curb depression 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 CMB location. This location will be in a safe area away from construction activity so the CMB may be installed to service addresses that have occupied prior to the pouring of the permanent CMB pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of the Canada Post CMB site location, as approved by Canada Post and the Town of Caledon;
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated CMB, and to include the exact location thereof; and further, advise any affected homeowners of any established easements granted to Canada Post;

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Regards,

Christopher Fearon  
Delivery Services Officer | Delivery Planning  
200-5210 Bradco Blvd  
Mississauga ON L4W 1G7  
416-433-6271  
[christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca)

June 30, 2020

Nasir Mahmood, MCIP, RPP  
Planner III  
Planning, Building & Economic Development Services  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Nasir,

Re: Draft Plan of Subdivision, Zoning By-law Amendment  
Ouray Developments Inc.  
North of Fogal Road, east of Nexus Avenue  
City of Brampton  
File No.: 21T-14001B, C10E05-019

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

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

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

Sincerely,

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

**Alice Coleman**  
Municipal Planning Analyst  
Long Range Distribution Planning

**ENBRIDGE GAS INC.**  
TEL: 416-495-5386  
[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)  
500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)  
**Safety. Integrity. Respect.**



June 18<sup>th</sup>, 2020

Nasir Mahmood  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Mahmood:

RE: **Revised Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – 21T-14001B / C10E05.019**  
**J. H. Stevens Planning Consultants – Ouray Developments Incorporated**  
**Northeast corner of Fogal Road and Nexus Avenue**  
**City of Brampton (Ward 8)**

---

The Peel District School Board has reviewed the above-noted revised application (97 townhouse units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows: 36 K-8  
11 9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Thorndale P.S.	573	769	0
Castlebrooke S.S.	1,894	1,533	6

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

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

**Trustees**

Brad MacDonald, Chair  
David Green, Vice-Chair  
Carrie Andrews  
Susan Benjamin  
Stan Cameron  
Robert Crocker

Nokha Dakroub  
Will Davies  
Sue Lawton  
John Marchant  
Kathy McDonald  
Balbir Sohi

**Director of Education and Secretary**

Peter Joshua

**Associate Director, Instructional & Equity Support Services**

Poleen Grewal

**Associate Director, Operational Support Services**

Jaspal Gill

**Associate Director, School Support Services**

Mark Haarmann



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, 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 Peel District School Board.”
3. The developer shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchases that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Board’s Transportation Policy.

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

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

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

Yours truly,

*Nicole N. Hanson*

Nicole N. Hanson, MES(Pl.), RPP, MCIP  
Planning Officer - Development  
Planning and Accommodation Dept.

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

Nathaniel Baker  
Development Planner  
Planning, Design and Development  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Baker:

**Re: Notice of Application and Request for Comments**  
**Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision**  
**J.H STEVENS, PLANNING & DEVELOPMENT CONSULTANTS – OURAY DEVELOPMENTS**  
**INCORPORATED**  
**File: 21T-14001B (C10E05.019)**  
**Nexus Avenue**  
**City of Brampton – Ward 8**

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

The applicant proposes the development of 71 townhouse and 26 live-work units which are anticipated to yield:

- 12 Junior Kindergarten to Grade 8 Students; and
- 8 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 Andre Bessette	693	556	8
Secondary School	Cardinal Ambrozic	1335	1236	7

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

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.

2. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
  - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
  - (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each Education Service Area on a regular basis and will provide updated comments if necessary.

Yours sincerely,



Keith Hamilton  
Planner  
Dufferin-Peel Catholic District School Board  
(905) 890-0708, ext. 24224  
keith.hamilton@dpcdsb.org

c: B. Vidovic, Peel District School Board (via email)