

**SCHEDULE "A"  
CONDITIONS OF DRAFT APPROVAL****DRAFT APPROVAL****DATE:** (Day After Last Day for Filing an Appeal if No Appeal has been Filed)**APPLICANT:** Erik Mirtsou, Candevcon Limited**SUBJECT:** Draft Plan of Subdivision  
2185715 Ontario Inc. – Candevcon Limited  
11570 McVean Drive  
City of Brampton  
City File: 21T- 19009B & C08E17.012  
Planner: Tejinder Sidhu

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In accordance with By-law 10-97 the Council of the City of Brampton has made a decision to authorize the draft approval of the above noted draft plan of subdivision subject to the following conditions.

**Approved Plan and Redlines**

1. The final plan shall conform to the draft plan prepared by Candevcon Limited dated September 7, 2020.

**Subdivision Agreement**

2. Prior to registration, the owner shall enter into a Subdivision Agreement and any other agreements deemed necessary by the City of Brampton, Region or any other approval authority.

These agreements shall deal with any matter and include any term or condition which an approval authority may require, where such matters, terms, or conditions, are reasonable in the opinion of the approval authority, having regard to the nature of the development proposed for the subdivision, in accordance with s.51 of the Planning Act. These agreements may address matters including but not limited to the following:

- 2.1 Planning matters such as parkland/open space dedications and development, residential reserves, buffer blocks, tree preservation, trails, site development plan, utilities, architectural control, homebuyers' information map, heritage conservation and landscape plan approvals, phasing/staging of development, warning clauses and notices.

- 2.2 Engineering matters such as municipal services, road widening, construction and reconstruction, transit infrastructure, traffic signals, grading, fencing, well monitoring, septic systems, waste management, pressure testing/chlorination, noise mitigation and warning clauses.
- 2.3 Financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit.
- 2.4 Details regarding all matters and requirements referenced in these conditions of draft approval may be provided by way of Comments and Conditions Memos from approval authorities, or from agencies and departments of the City and/or Region, in response to the circulation of the draft plan of subdivision. The conditions expressly identified in the Comments and Conditions Memos as referenced and/or attached to this draft approval and/or any such additional or amended Comments and Conditions Memos as may be provided to the owner in accordance with this draft approval shall be deemed to be conditions for the purposes of this draft approval. General requirements of the City's Subdivision Manual, Development Design Guidelines, Region's Design Criteria and Material Specification Manual, and Landscape Guidelines, as applicable and as amended or replaced from time to time, shall be implemented through the terms and conditions of the Subdivision Agreement.

### **Fees**

3. Prior to registration, all processing and administrative fees shall be paid. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.

### **Zoning**

4. The Zoning By-law implementing the subject plan shall be approved under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.

### **Easement and Land Dedication within the Plan**

5. Prior to registration of the Plan, the owner shall gratuitously convey and/or dedicate any required road or highway widening, 0.3 m (1 ft.) reserves, walkways, sight triangles, radius roundings, buffer blocks other land required for municipal purposes and utility or drainage easements to the satisfaction of the City, Region, or other authority.
6. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.

### **External Easements and Land Dedications**

7. Prior to registration, the owner shall gratuitously convey all necessary external easements and lands for access, drainage, servicing, utility purposes and for any other municipal purposes, as may be required, to the appropriate municipality, agency or public authority. The owner is advised that no servicing works shall be permitted until the detailed engineering drawings are approved and external easements and lands granted.
8. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.
9. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may reconvey said lands (or any interest therein) to the Owner, gratuitously, provided that the Owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

### **Parkland Dedication**

10. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

### **Studies**

11. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

### **Staging**

12. Development of the plan shall be staged to the satisfaction of the City and the Region in accordance with the approved Growth Management Staging and Sequencing Strategy. In this regard provision shall be made in the subdivision agreement to allow for the registration of this plan in phases, only in accordance with the approved Growth Management Staging and Sequencing Strategy.
13. Where a Growth Management Staging and Sequencing Strategy has not been required by the City, staging shall be based on the timing of essential services that serve the plan

including, but not limited to: servicing capacity, road improvements, school availability, etc. In this regard the owner shall agree to enter into a phasing agreement, the provisions of which may be incorporated into the Subdivision agreement to allow the registration of this plan in phases.

### **Drawings**

14. Prior to registration, the owner shall submit drawings to the satisfaction of the City in consultation with the applicable agency and/or public authority for approval.

### **Servicing**

15. Prior to registration, the recommendations of the approved Functional Servicing Report shall have been incorporated into all engineering plans.

### **Cost-share Agreement**

16. Prior to registration the owner shall sign the Landowners Cost Share Agreement (or other named agreement), and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

### **School Boards**

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

### **Dufferin-Peel Catholic District School Board**

18. The owner shall agree in the subdivision agreement to include the following warning clauses in all offers of purchase and sales of residential lots.
  - 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."

**Peel District School Board**

19. The Peel District School Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any units in the plan, within a period of five years from the date of registration of the Subdivision Agreement.
- a) "Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. 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 children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."

**Canada Post**

Prior to registration of the subdivision, the owner shall:

20. Consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
21. Confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
22. Install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
23. Agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
24. Communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
25. Prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of

all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.

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

### **Enbridge Gas Distribution**

28. Prior to the registration of the subdivision, the owner shall:
  - a) Contact Enbridge Gas Distribution's Customer Connections Department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
  - b) Agree that if the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.
  - c) Agree that any easement(s) that are required to service this development and any future adjacent developments will be provided to Enbridge Gas Distribution at no cost.
  - d) That the Owner shall ensure to grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

### **Rogers Telecommunication**

Prior to registration of the subdivision, the owner shall:

29. 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.

30. 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.”

### **Bell Canada**

Prior to registration of the subdivision, the owner shall:

31. Confirm that sufficient wire-line communication/telecommunication infrastructure is available prior to commencing any work. In the event that such infrastructure is unavailable, the Owner shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.
32. Demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services), If the Owner elects not to pay for the above noted connection.

### **Alectra Utilities**

33. Prior to the registration of the subdivision, the owner shall:

- a) Grant all necessary aerial or underground easements, as may be required. These will be confirmed during the final design of the roads and subdivision.
- b) Enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- c) Be responsible for the costs of the relocation of existing plant to accommodate the new road(s).
- d) Contact Alectra Utilities (Brampton Hydro) Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule.
- e) Consult Alectra Utilities' (Brampton Hydro's) Conditions of Service, as they must adhere to all the conditions.

### **Toronto and Region Conservation Authority**

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

34. The final Plan shall be in general conformity with the draft plan prepared by Candevcon Limited, dated July 9, 2020, prior to a request for clearance for registration of any phase of this plan, to:

- a) Include appropriate blocks that are to be conveyed to the City of Brampton as appropriate to the satisfaction of the City of Brampton and TRCA.
- b) Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of the required studies.
- c) Should the above not be adequately addressed in the Plan, red-line revisions will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.

35. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted lot/block lines, additional lots/blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

#### Prior to Works Commencing

36. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:

a) A detailed engineering that describes in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:

i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.

ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources, including how they relate to terrestrial and aquatic species and their habitat, in addition to natural features and systems, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing



ecological function of all features is to be maintained, consistent with TRCA's guidelines.

iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the TRCA's Erosion and Sediment Control (ESC) guidelines (dated December 2006) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.

iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.

vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.

vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA.

viii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel, where applicable, to the satisfaction of the TRCA.

ix. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) 2003 "Stormwater Management Planning and Design Manual", TRCA's 2012 "Stormwater Management Criteria Document", and TRCA's 2010 "Low Impact Development Stormwater Management Planning and Design Guide", and all applicable Town of Caledon design standards.

b) Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent

to natural feature blocks or associated buffers. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.

c) Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within environmental buffer areas, or proposed environmental protection area lands, beyond those approved by the TRCA.

d) A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements should not be permitted. If identified, refinements and/or revisions to the stormwater management system will be required to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from development must be assessed and mitigated.

e) Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required.

f) Overall Site-Level Water Balance Report that will identify measures that will be implemented during pre and post development that:

- i. Mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable;
- ii. Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site to the satisfaction of the TRCA;
- iii. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
- iv. Maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.

g) An overall monitoring plan for the LIDs and adaptive stormwater management plan, to the satisfaction of the TRCA.

- h) That the applicant obtains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.
- i) That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.
- j) That an extensive enhancement planting plan be provided to the satisfaction of the TRCA for Block 7 (Valleyland Buffer), 8 (Vegetation Enhancement), and 9 (Compensation).

### Subdivision Agreement

37. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:

- a) To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.
- b) To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.
- c) To design and implement on-site erosion and sediment control in accordance with current TRCA standards.
- d) To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.
- e) To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.
- f) To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting natural areas and their buffers.
- g) To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property.
- h) To design a monitoring protocol, obtain approvals, monitor and maintain the site level water balance measures on this site (including LIDs) and to provide for the long-term monitoring of this system for a period as agreed to once the facilities are operational, to the satisfaction of the TRCA.
- i) To provide for the warning clauses and information identified in TRCA's conditions.

- j) That, where required to satisfy TRCA's conditions, development shall be phased within this Plan.
- k) That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.
- l) To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all agreements of purchase and sale agreements, for lots and blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.
- m) To gratuitously dedicate Block 7, 8, 9 and 10 to the City of Brampton or TRCA, in a condition that is satisfactory to the City of Brampton and TRCA.
- n) That all community information maps and promotional sales materials for lots or blocks adjacent to Block 7, 8, 9, and 10 clearly identify the presence of these features, identify limitations to permitted uses within these areas, and restrictions to access.

### Purchase and Sale Agreements

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

### Implementing Zoning By-law

39. That the implementing zoning by-law recognize all-natural heritage features and environmental buffer blocks in suitable zoning category which has the effect of prohibiting

development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.

### **Hydro/Telecommunications**

40. Prior to the release of the plan for registration, the owner must submit in writing, evidence to the Commissioner, Planning and Development Services Department that satisfactory arrangements have been made with the telecommunications and hydro providers for the installation of their plants in the common trench, within the prescribed location in the road allowances.

### **Region of Peel**

#### **Development Charges**

41. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:

- a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
- b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.

42. 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**

43. In respect of the water meter fees:

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

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

#### Drawing – Servicing and 'As Constructed'

44. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
45. 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

46. 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.
47. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
48. 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.
49. 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.
50. 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.

51. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.

52.

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.

53. 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.

54. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:

- a. A copy of the final signed M-Plan
- b. A copy of the final draft R-Plan(s); and
- c. The documents required pursuant to Schedule B of the Subdivision Agreement and all associated documents.

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

### **Administrative – Clearance of Conditions**

55. Prior to the signing of the final plan by the Commissioner, Planning and Development Services Department, or her designate, they shall be advised that the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.



**NOTE 1:**

In accordance with City Council resolution C003-97, draft approval granted under Section 51 of the Planning Act, R.S.O., 1990, c.P.13 is valid until draft approval is either withdrawn, or the plan is registered. The conditions of draft approval will, however, be reviewed initially 3 years after draft approval is granted and subsequently every 2 years to determine if the conditions are appropriate or whether draft approval should be withdrawn.

**NOTE 2:**

In order to expedite the clearance of conditions, we suggest that a copy of the signed Subdivision Agreement be forwarded to the following agencies upon execution:

Canada Post Corporation  
200 - 5210 Bradco Blvd  
Mississauga, Ontario  
L4W 1G7

The Dufferin-Peel Catholic District School Board  
40 Matheson Boulevard West  
Mississauga, Ontario  
L5R 105

Peel District School Board  
5650 Hurontario Street  
Mississauga, Ontario  
L5R 1C6

Enbridge Gas Distribution Inc.  
500 Consumers Road  
North York, Ontario  
M2J 1P8

Alectra Utilities  
175 Sandalwood Parkway West  
Brampton, Ontario  
L7A 1E8

Bell Canada  
100 Commerce Valley Drive West  
Thornhill, Ontario  
L3T 0A1

Rogers Cable Communications Inc.  
3573 Wolfedale Road  
Mississauga, Ontario  
L5C 3T6

Region of Peel  
10 Peel Centre Drive  
Brampton, Ontario  
L6T 4B9

Toronto and Region Conservation Authority  
101 Exchange Avenue,  
Vaughan, Ontario  
L4K5R6

**NOTE 3:**

The costs of any relocations or revisions to Hydro One facilities, which are necessary to accommodate this subdivision, will be borne by the owner, and further any easement rights of Hydro One are to be respected. The owner should contact the local Hydro One Area office to verify if any low voltage distribution lines may be affected by the proposal.

**NOTE 4:**

It is recommended that the owner or their consultant contact the Toronto and Region Conservation Authority to clarify specific requirements prior to preparation of detailed engineering reports.

## Draft Plan of Subdivision Conditions of Draft Approval Comments and Conditions Memo Tracking Sheet

Candevcon Limited - 2185715 Ontario Inc.

File: C08E17.012 & 21T-19009B

Planner: Tejinder Sidhu

Date of Draft Approval:

Department/Divisions/Sections	Memo Date		
	(Initial Draft Approval)	(Revisions)	
		Memo Date	Effective Draft Approval Date
Public Works and Engineering – Environment and Development Engineering	July 9, 2019	November 9, 2020	
Public Works and Engineering –Park Planning	March 18, 2019	November 26, 2020	
Public Works and Engineering – Traffic Operations Section	May 05, 2020	September 14, 2020	
Planning & Development Services – Development Services	November 9, 2020		
Planning & Development Services – Policy Planning	March 11, 2019		
Planning & Development Services – Building Division	April 9, 2020		
Planning & Development Services – Environmental Planning	January 20, 2020		
Planning & Development Services –	March 13,		

Department/Divisions/Sections	Memo Date		
	(Initial Draft Approval)	(Revisions)	
		Memo Date	Effective Draft Approval Date
Urban Design Services	2019		
Region of Peel	July 17, 2017		
Toronto and Region Conservation Authority	March 4, 2020	November 24, 2020	

Note 1:

Any changes to the conditions (including minor amendments and revisions) to the conditions expressly identified in any Comment and Conditions Memo are subject to Section 51 (41) of the Planning Act and the amendment to the draft approval shall be deemed to have been made the day after the appeal period is over (the day after the 20-day appeal period), whether or not notice has been issued).

Accordingly, preparation of any agreement or supplementary agreement (as the case may be), will not occur until the appeal period has passed.

## COMMENTS AND CONDITIONS MEMO

Date: November 9, 2020

File: **C08E17.012 (21T- 19009B)**

From: Tejinder Sidhu

Subject: Requirements for Plan of Subdivision 21T-19009B  
(To permit 17 single detached dwelling lots, six part lots and a restoration/enhancement block with associated buffer blocks)  
**CANDEVCON LIMITED – 2185715 Ontario Inc.**  
11570 McVean Drive  
Ward: 10

Circulation Date: September 7, 2020

Plan: 21T-19009B

Plan Dated: September 7, 2020

Comment Revision #: 1

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The following represents a summation of comments and conditions from the ***Development Services Division of the Planning and Development Services Department*** with respect to matters dealing with Zoning, community information maps, warnings, notices, growth management, other general requirements to be included in the subdivision agreement, among others.

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

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

#### ***Sales Office Homebuyers Information Map***

1. Prior to draft plan approval, the developer shall prepare a preliminary Homebuyers Information Map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the following information and clauses as applicable:
  - a) The proposed land uses within the subdivision based on the latest draft plan.

- b) Where applicable, a statement indicating that church and school sites may be used for residential uses if they are not acquired for their original purpose within the time period specified in the subdivision agreement.
- c) Those lots or blocks that have existing and potential noise environmental problems based on the noise feasibility study. Include all relevant warning clauses on the map.
- d) The immediately surrounding existing and proposed land uses.
- e) The approximate location of noise attenuation walls and berms as well as other types of fencing within the subdivision.
- f) Where parks and open space, storm water management facilities and walkways are located.
- g) The types and locations of parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance (to be confirmed in each case with the Engineering and Development Services Division).
- h) Potential locations of all Canada Post community mail boxes on corner lots (except corner lots at the intersection of an arterial road).
- i) The locations of all Brampton Transit routes through the subdivision.
- j) The following standard notes, using capital letters where noted:

**i. "NOTICE AND ADVICE TO PURCHASERS:**

THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOMEBUYERS MAY HAVE AND THE TELEPHONE NUMBERS AT CITY HALL IF YOU NEED MORE INFORMATION. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY.

PLEASE NOTE:

THIS MAP IS BASED ON INFORMATION AVAILABLE ON MONTH/YEAR AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT"

- ii. "There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
- iii. "Some lots and development blocks will be affected by noise from adjacent roads, the railway, industries or aircraft and warning

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clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”

- iv. “The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- v. “The Natural Heritage System (valleylands) and buffer blocks in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874 – 2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- vi. “Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be directly beside some lots. If you have any questions, please call 1-800-267-1177.”
- vii. “Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- viii. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- ix. “There may be Brampton Transit bus routes on some streets within this subdivision with stops beside some homes. 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 service coverage. If you have any questions, please call (905) 874-2750 or email [transit@brampton.ca](mailto:transit@brampton.ca).”
- x. “Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart and a tree will not necessarily be located in front of every home.”
- xi. “The offer of purchase and sale may contain itemized charges for features covered in the City’s subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as “community

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aesthetics enhancements”. Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”

- xii. “The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.’
- xiii. “Although the developer 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.”
- xiv. “The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City’s discretion, without notification to purchasers. Builders’ sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders’ sales brochures.”
- xv. “This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder regarding the particular situation for the model and lot you intend to purchase.”
- xvi. “Gates are not permitted in fences where lots abut a valleyland, park or buffer block.”
- xvii. “There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area.”
- xviii. “The City of Brampton’s Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.”
- xix. “FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL [PLANNING.DEVELOPMENT@BRAMPTON.CA](mailto:PLANNING.DEVELOPMENT@BRAMPTON.CA).”
- xx. “FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER’S ENGINEERING CONSULTANT.



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- xxi. FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT."

***Growth Management/Staging and Sequencing***

N/A

***Digital Submissions of Plans***

2. Prior to draft plan approval, a digital submission of the current draft plan to be draft-approved, shall be provided to the City, in accordance with the Planning and Development Services Department's digital submission requirements.
3. 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**

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

***Final Homebuyers Information Map***

1. Prior to registration of the plan, the developer shall prepare a detailed Final Homebuyers Information Map, based on the final M-plan, and approved by the City to replace the preliminary Homebuyers Information Map in all affected sales offices. This map shall contain the following information:
  - a) all of the information required on the preliminary map;
  - b) the locations of all sidewalks and walkways;
  - c) the locations of all rear yard catch basins and utilities easements on private property where applicable;
  - d) the locations of all above ground utilities;
  - e) the locations of all bus stops (if known); and,
  - f) the final locations of all Canada Post community mail boxes;
2. The developer shall ensure that each builder selling homes within the subdivision:
  - a) provides prospective purchasers with a notice from the City in the prescribed format that includes all of the notes required on the Homebuyers Information Maps; and,
  - b) attaches a copy of the preliminary Homebuyers Information Map to each offer of purchase and sale agreement.

***Land Notices: Statements and Clauses***

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3. The applicant shall include the following warnings in bold type in all offers of purchase and sale for all lots and blocks within the plan:
- a) A statement indicating that Blocks 1 to 6 will be developed in conjunction with the adjacent properties.
  - b) A statement indicating that Lot 1 to 17 will be developed for single detached residential purposes.
  - c) A statement indicating that notification signage is to be installed and maintained, at the rear of approximately every three (3) lots (facing the residential lot), advising future residents of the following:  
  
“Purchasers are advised that a multi-purpose path will be constructed. For more information, please call the City of Brampton Public Works & Engineering Department at (905) 874-2050.”
  - d) A statement indicating that in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for Natural Heritage System (NHS) buffer (Block 7) and Compensation/restoration enhancement areas (Block 8) that:  
  
“The subject blocks (7 and 8) 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 Public Works & Engineering Department at (905) 874-2050.”
  - e) A statement to the satisfaction of Brampton Transit that 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 service coverage.
  - f) A statement which advises the prospective purchasers that mail delivery will be from a designated Community Mailbox.
  - g) A statement indicating that the City of Brampton’s Zoning By-law regulates the width of driveways and that owners not widen their driveway before inquiring about the permitted driveway width for the lot.
  - h) A statement indicating that this community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.

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- i) A statement indicating that some of the units may have a noise attenuation fence and/or berm located within the side and/or rear yard.
- j) The following specific statements must be included:
- i. "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
  - ii. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."
  - iii. "Although the developer 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."
  - iv. "The design of features on public lands may change. Features shown in the Urban Design Brief may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Urban Design Brief or the as-built drawings. The City has no control over builders' sales brochures."
- k) The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board, until the permanent school for the area has been completed:
- i. "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."
  - ii. "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."

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- l) The following clause to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the plan:
- i. “Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools.”
  - ii. “The purchasers agree that for the purposes of transportation to school the residents of the development shall agree that children will meet the school bus on roads presently in existence or at another designated place convenient to the Board.”
- m) The following clause to be included to the satisfaction of the Toronto and Region Conservation Authority for lots and blocks adjacent to Block 7, 8, 9, and 10 (environmental protection blocks and their associated buffers):
- a. That a natural environmental restoration block is being provided adjacent to the subject property. These blocks are considered to be part of the publicly owned environmental protection area and will remain in a naturalized state. Private uses are not permitted on these lands. Uses such as private picnic; barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private rear yard gates are prohibited.
4. The applicant shall notify purchasers of the exact Community Mailbox locations prior to the closing of any sales.

***Land Notices: Signage***

5. The owner shall erect and maintain signs in the following locations and in the following manner:
- a) Notification signage is to be installed and maintained, at the rear of approximately every three (3) lots (facing the residential lot), advising future residents of the following:

“Purchasers are advised that a multi-purpose path will be constructed. For more information, please call the City of Brampton Public Works & Engineering Department at (905) 874-2050.”

b) Notification signage to be installed that states 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.

### ***Cost Sharing***

6. Prior to registration the owner shall sign the Landowners Cost Share Agreement and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

### ***Telecommunications***

7. The owner shall permit all telecommunications service providers that are a “Canadian carrier” as defined in subsection 2(1) of the Telecommunications Act of a “distribution undertaking” as defined in subsection 2(1) of the Broadcasting Act and have entered into a Municipal Access Agreement with the City (“Telecommunication Providers”) to locate their plant in a common utility trench within any future public highway within the Plan. A list of Telecommunication Providers can be obtained from the City. Within 10 business days of the delivery of the pre-servicing letter, the owner shall notify all Telecommunication Providers of the Plan and request that the Telecommunication Providers contact the owner directly within 10 business days if they intend to locate their plant within any future public highway within the Plan. The owner shall make satisfactory arrangements (financial and otherwise) with the City, Telecommunications Providers and other utilities for the installation of each of their facilities in a common utility trench within the future public highway prior to commencing any work with respect to any future public highway as shown on the draft approved plan of subdivision, and the owner shall provide evidence of same satisfactory to the City. Until such installation is completed, the owner shall not undertake any works that will limit the ability of any Telecommunications Provider to install its plant in a timely and efficient manner. The owner shall install, at its own expense, 100mm diameter ducts at all road crossing for the use of Telecommunications Providers. The exact location and detailed specifications for these ducts shall be shown on the approved drawings. The owner acknowledges and agrees that the City may refuse to accept or assume any or all streets within the plan until the provisions of this section have been complied with.
8. Prior to commencing any work within the plan, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner is hereby advised that they may be required to pay for the connection to and/or extension of the existing

communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the owner shall be required to demonstrate to the telecommunication provider that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services.

### ***Sustainability Score and Summary***

9. The applicant has completed a Sustainability Assessment for the proposal and has provided a summary to measure the sustainability of the development proposal. The proposal achieves an overall sustainability score of 29 points, which satisfies the City's Bronze Threshold for sustainability assessment. Staff will continue to work with the applicant to identify opportunities to further improve the sustainability score of the proposed development.

### **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.***

- N/A

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

Tejinder Sidhu, MCIP, RPP  
Development Planner  
Planning and Development Services  
905-874-2386  
[Tejinder.sidhu@brampton.ca](mailto:Tejinder.sidhu@brampton.ca)

## COMMENTS AND CONDITIONS MEMO

Date: May 05, 2020  
File: **C08E17.012, 21T-** not provided  
To: Cynthia Owusu-Gyimah  
From: Scott McIntyre  
Subject: Requirements for Plan of Subdivision 21T- not provided  
17 Residential Units  
**Applicant CANDEVCON LIMITED**  
**Developer 2185715 ONTARIO INC.**  
Location - 11570 McVean Dr, Brampton, Ontario

Circulation Date: January 2020  
Plan: Dwg PL-1 – Draft Plan of Subdivision  
Plan Dated: Sept 30, 2019 revision  
Comment Revision #: **#01**

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### **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. 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 or meet other satisfactory arrangements as determined by PW&E. The drawing is to include the part blocks and lots within the Crescent, but not necessarily within the limits of this draft plan. **Approved Sept 14, 2020. 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. Intersection daylighting exceeds 6.0 metres in this instance.

2. Curb radii – curb radii and daylighting are to adhere to City standard drawing #245.
3. Road Elbows – Road Elbows must adhere with City standard drawing #215.

### **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. Parking supply is to be as per the City zoning requirements.
5. 0.3m Reserves – Block 94 & 95 (43M-1996) are to be lifted prior to registration of the subdivision.
6. Prior to registration, the applicant shall lift the existing 0.3m reserves (Block '94 & 95' on registered plan 43m-1996), and dedicate all, or portions thereof, as municipal right-of-way.
7. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
8. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
9. Utility clearance of 1.5 metres from residential driveways is required.
10. Identify the community mailbox location that will be affiliated with this proposed development.

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



## COMMENTS AND CONDITIONS MEMO

**Date:** July 9, 2019

**Revised:** November 9, 2020

**File: (C08E17.012 File and 21T- 19009B)**

**To:** Tejinder Sidhu

**From:** Olti Mertiri

**Subject:** Requirements for Plan of Subdivision 21T-19009B

**Owner Name:** 2185715 Ontario Inc.

**Location:** 11570 McVean Drive

**Circulation Date:** July 9, 2019

**Plan Dated:** October 18, 2016, July 9, 2020

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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. .***

**1. ~~Functional Servicing Report (FSR)~~** – Cleared by Environmental Engineering

**2. ~~Feasibility Noise Report~~** – Cleared 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. As part of the first engineering submission, the owner shall prepare and submit a Noise Attenuation Statement. A copy of the final approved Noise Attenuation Statement shall also be provided to the City's Chief Building Official.

1.1.4. 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.

1.2.2. Prior to the initiation of any grading or construction on the site, the owner shall install a snow fence adjacent to the existing residences abutting the plan.

#### **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. Prior to the first engineering submission, the owner shall submit a sidewalk and parking plan.

## **5. Land Dedications and Easements**

5.1. Sufficient right of way for all roads associated with the plan and all 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. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:

7.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,

7.1.2. Any walkways or retaining walls that may evolve on the plan,

7.1.3. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

## **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. 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.

### **2. 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.

### **3. 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.

**4. 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.

**5. 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.

**6. 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.

**7. 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.

**8. 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.

#### **9. 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.

#### **10. 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.

#### **11. 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.

#### **12. 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.

### **13. Acoustical**

At first engineering submission, the owner is to submit a Noise Report prepared by an Acoustical Consultant. The report is to address methods of dealing with acoustical aspects evolving from all the noise sources. The report should also detail the type of noise attenuation that will be implemented for all noise sources.

### **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)



**COMMENTS & CONDITIONS MEMO**

**Date:** November 26, 2020  
**File:** C08E17.012  
**To:** Tejinder Sidhu, Development Services  
**From:** Jaskiran Kaur Bajwa, Park Planning & Development  
**Subject:** **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT  
Proposed Draft Plan of Subdivision**

**UPDATED** (To permit 17 single detached dwelling, 4 part lots, a restoration/enhancement block and buffer blocks).

Comments from the Park Planning, Park Planning & Development Section- to clear 'Prior to Draft Plan' conditions.

**Consultant:** **CANDEVCON LTD.**  
**Owner:** **2185715 ONTARIO INC.**  
**Location:** Suite 200-3550 Langstaff Road, Woodbridge, ON.  
Circulation Date: January 22, 2020  
Ward: 10

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In response to the circulation of the above noted application for Subdivision dated January 22, 2020, the following represents a summation of comments from the Park Planning unit of the **Park Planning and Development Section** in the Environment & Development Engineering Division – Public Works Department.

Please note that as this application was circulated through Accela/Unity and due to the way this software collects and tracks comments, the **Open Space Development Unit** of the **Park Planning & Development Section** will be providing separate comments.

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**A. PRIOR TO DRAFT PLAN APPROVAL**

*NIL*

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

***The Owner is required to address the following prior to the identified milestone, in accordance with City standards, and to the satisfaction of the Environment and Development Engineering Division.***

**a) Prior to 1<sup>st</sup> Engineering Submission:**

*Sustainability – Park and Open Space Requirements:*

1. The Sustainability Score and Summary shall be finalized and approved in conjunction with the Community Design Guideline, to the satisfaction of the Director, Environment & Development Engineering. The Summary shall *comply with the [latest requirements](#)* set out by the City for the development of such documents.

*Hoarding of Natural Features:*

2. The Owner shall erect and maintain in good condition, hoarding along the property boundary where the proposal is along the buffer of the Natural Heritage System (NHS) lands (*valleyland*), and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the Director, Environment & Development Engineering.

*Notification Signage – Pathway Locations:*

3. The Owner is required to install and maintain notification signage, at the rear of approximately every three (3) lots (facing the residential lot, in accordance with City standards), advising future residents of the following:

*“Purchasers are advised that a multi-purpose path will be constructed.*

*For more information, please call the City of Brampton Public Works & Engineering Department at (905) 874-2050.”*

*Notification Signage – Public Lands:*

4. The Owner is required to install and maintain notification signage, to City standards, advising future residents of the future uses of all identified park, open space and stormwater management blocks. The signs will be installed on the subject blocks, along all public 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.

**b) Prior to Registration:**

***The following are requirements that the Owner shall be required to fulfill prior to the release of the plan for registration. Items are listed alphabetically.***

*Conveyance of Public Lands:*

5. The Natural Heritage System (NHS) lands (including associated buffers) shall be conveyed to the City in a form and condition satisfactory to the Director, Environment & Development Engineering.

*Plan Requirements:*

6. *An Urban Design Brief (UDB) shall be submitted and approved, to the satisfaction of the Commissioner, Planning and Development Services, in accordance with City standards. The UDB Shall include:*
  - a) *A Linkage, Connections and Circulation Plan for all active transportation components proposed as part of this plan including: multi-use trails within proposed NHS blocks.*
  - b) *Pursuant to the Linkage, Connections and Circulation Plan, the Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement, for the provision of identified active transportation infrastructure identified for the plan, as shown in Block Plan 50 'Vales of Humber'.*
  - c) *Please investigate the feasibility of the conceptual alignment of the multi-use pathway as shown within the 'Vales of Humber' Block Plan 50, and determine if it may be more suitably positioned on the western portion of the NHS valleyland.*

*All infrastructure shall comply with city standards and include design and full development.*

*Plan Requirements for all Public Lands:*

7. Prior to plan registration, the Owner shall provide detailed working drawings for all identified park blocks, NHS, landscape buffer blocks, streetscape planting, walkways 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 Owner shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Design Brief.

*Tableland Vegetation:*

8. The Tree Evaluation within the 'Scoped Environmental Impact Statement (prepared by Palmer, dated November 12, 2019, project no. 160453) shall be finalized and approved, to the satisfaction of the Director, Environment & Development Engineering.

N.B. The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works & Engineering Departments.

*Community Information Maps:*

9. The Owner shall prepare a detailed Homebuyers' Information Map, based on the final M-plan, to the satisfaction of the City.

*Fencing:*

10. The Owner shall make satisfactory arrangements with the City to provide fencing, at their cost, in accordance with the City Fencing Policy and the approved Community Design Guidelines (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the Director, Environment & Development Engineering.

*Maintenance Fees:*

11. The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the City standard. This may include, but not be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.
12. The Owner shall agree to provide a cash-contribution in accordance with [Council Resolution 181-2014](#) towards the long-term management of all Natural Heritage System (NHS) lands conveyed to the City. The payment shall be calculated at a rate of \$5,000 / hectare of NHS lands conveyed (per the final plan) and shall be documented in Schedule 'G' of the Subdivision Agreement.

*Parkland Dedication:*

13. 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 Owner 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.

To facilitate the calculation of CIL-payable for all lots and blocks identified in the plan, the Owner will be required to commission and submit an Appraisal, in accordance with City standards, and subject to the review and ratification by the City's Realty Services Section.

*Signage for NHS:*

14. Prior to plan registration the Owner shall submit a comprehensive signage package for the Natural Heritage System (NHS) lands, to the satisfaction of the Director, Environment & Development Engineering.

*Streetscape Plans:*

15. Prior to plan registration, the Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement and the landscape drawings' submission, to provide street trees along all internal streets within the subject plan and along immediately abutting street, including the implementation of boulevard and buffer planting, and entry features. The Owner shall comply with the recommendations of the approved Community Design Guidelines (as amended and as applicable).

*Summary Requirements:*

16. Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the City with a detailed summary of all areas of, valleylands, 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 Owner and will become the City's responsibility to maintain.

*Tableland Tree Compensation:*

17. Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the City.

*Warning Clauses – Parks, etc.*

18. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for Natural Heritage System (NHS) buffer - (Block 7) and Compensation/restoration enhancement areas (Block 8) that:

*“The subject blocks (7 and 8) 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’s Public Works & Engineering Department at (905) 874-2050.*

*Warning Clauses – Street Trees*

19. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale indicating that:

*“The Owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in front of some homes. For more information, please call the City of Brampton’s Public Works & Engineering Department at (905) 874-2050.*

**c) Post Registration:**

***The following are requirements that the Owner shall be required to fulfill as a condition of plan registration. Items are listed in typical order of completion:***

*Development of all Public Lands:*

20. The Owner is responsible for the development of all dedicated parks and open space (e.g. Neighbourhood Parklands, valleylands, open space and landscape buffer blocks) in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the Director, Environment & Development Engineering.

*Streetscape Implementation:*

21. The Owner 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 Community Design Guidelines (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

*Reimbursement for Creditable Work:*

22. Following completion of (NHS) development works, the Owner shall invoice the City for the cost of all works completed. The City will inspect the works 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 Owner 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.

*Note: The Owner shall be entitled to compensation for select works in accordance with the approved drawings and cost estimates and 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 twenty-four (24) months from the date of plan registration, unless an extension has been granted in writing by the City or unless a more rapid delivery of the (e.g. park/valleyland) block(s) is required to service existing residents.*

*As-Built Drawings:*

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

**d.) Prior to Assumption:**

*Hazard Removal:*

24. Prior to assumption, any material identified in the Tree Evaluation Report and Woodlot Management Plan as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in a Natural Heritage System (NHS) lands, whether in a woodlot block, or other location as determined by the City, shall be removed at the Owner's expense.

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

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Jaskiran Kaur Bajwa  
Park Planner, Park Planning & Development Section  
Community Services Department  
Tel: (905) 874-3479 Fax: (905) 874-3819  
[Jaskiran.bajwa@brampton.ca](mailto:Jaskiran.bajwa@brampton.ca)

cc. (via email only):  
S. Bodrug, R. da Cunha, W. Kuemmling.

*(Note: A digital copy has also been uploaded to **Accela**.)*



Date: March 13, 2019  
To: Neil Chadda, Development Planner  
From: Nada Almasri, Urban Designer  
Subject: Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision  
**CANDEVCON LIMITED – 2185715 ONTARIO INC.**  
11570 McVean Drive, Ward: 10  
Our File: C08E17.012 & 21T-19009B  
1<sup>st</sup> Urban Design Comments

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Neil,

Urban Design staff reviewed the application drawings dated February 20, 2016. The followings are our Urban Design comments:

1. The proposed Draft Plan of Subdivision shall comply with **Chapter VII Architectural Control Guidelines for Ground-Related Residential** of City's **Development Design Guidelines (Chapter 7 of DDG)**, which can be accessed via the following link:  
<https://www.brampton.ca/EN/Business/planning-development/Documents/CD/UD/UDS/Brampton%20ACGGRRD%20080717%20final.pdf>
2. The proposed Draft Plan of Subdivision shall comply with **Vales of the Humber Block Plan - BP 50**: <http://www.brampton.ca/EN/Business/planning-development/projects-studies/Documents/Approved%20BP%20-%20Vales%20of%20Humber.pdf>,  
as well as **Vales of the Humber Block Plan Areas 50-1 & 50-2 Community Design Guidelines**, which can be accessed via the following link:  
[https://www.brampton.ca/EN/Business/planning-development/policies-master-plans/Documents/ValesofHumber\\_BP50-1\\_50-2\\_CDG.pdf](https://www.brampton.ca/EN/Business/planning-development/policies-master-plans/Documents/ValesofHumber_BP50-1_50-2_CDG.pdf)
3. It is also subject to **Architectural Control Compliance Review Process** which aims to increase in general the quality of new residential development in the City.
4. Attached is the **Comments and Conditions Memo** from the Urban Design section for this application.

Thanks,

**Nada Almasri** | Urban Designer  
City of Brampton | T 905 874 2795  
E [nada.almasri@brampton.ca](mailto:nada.almasri@brampton.ca)

5. After Registration, the owner agrees that the Control Architect provides to the City, during construction, Quarterly Site Monitoring reports;
6. Upon completion of the subdivision , the owner agrees that the Control Architect provides to the City Final Completion Letter.

### **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:

- N/A

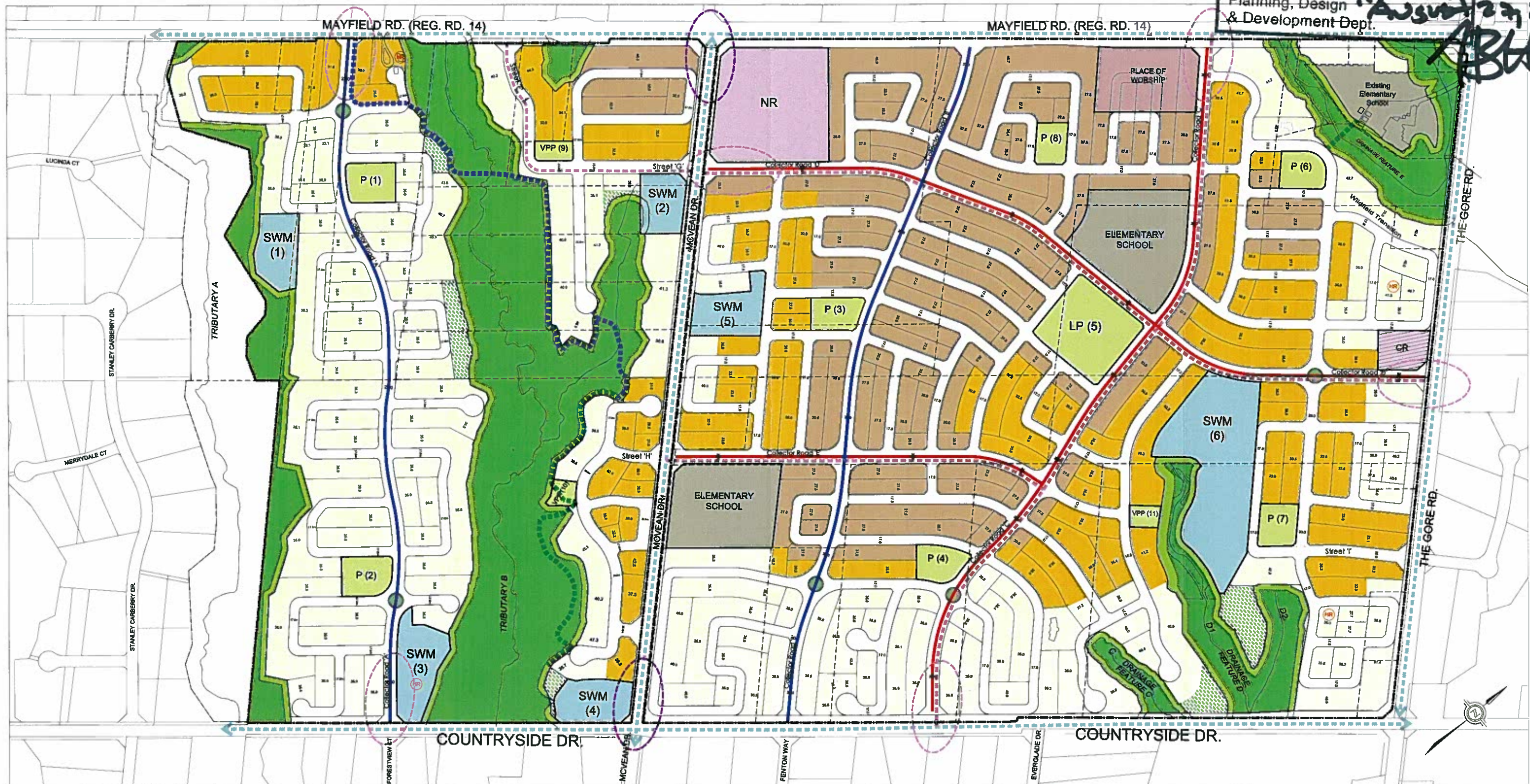
If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Thanks,

**Nada Almasri** | Urban Designer  
City of Brampton | T 905 874 2795  
E [nada.almasri@brampton.ca](mailto:nada.almasri@brampton.ca)

# Block Plan - VALES OF HUMBER -- BP50

John B. Corbett, MCIP, RPP  
 Commissioner, *Approved*  
 Planning, Design & Development Dept.  
*August 27, 2012*  
*ABH*



- |                                  |                                                                                                                          |                                                                 |                       |                                                     |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------|-----------------------------------------------------|
| Low Density Residential          | Neighbourhood Retail                                                                                                     | Natural Heritage System                                         | Local Park            | Roundabout                                          |
| Executive Transition Residential | Convenience Retail                                                                                                       | Buffer                                                          | Parkette              | 24m - Collector Road                                |
| Executive Residential            | Place of Worship                                                                                                         | Restoration / Enhancement Area<br>(Exact area to be determined) | Vest Pocket Park      | 23m - Collector Road                                |
| School                           | Stormwater Management<br><small>The Stormwater Management Ponds are preliminary and may be subject to adjustment</small> | Heritage Resource (Approximate Location)                        | Community Gateway     | Proposed Walkway (Final location to be confirmed)   |
|                                  |                                                                                                                          |                                                                 | Neighbourhood Gateway | Conceptual Walkway (Final location to be confirmed) |
|                                  |                                                                                                                          |                                                                 |                       | Multi-use Pathways in Arterial Road Boulevards      |
|                                  |                                                                                                                          |                                                                 |                       | Sidewalk Paths                                      |

Revised: August 23, 2012  
 Scale = 1 : 3,000 (24x36)



Sorensen Gravelly Lowes  
 Planning Associates Inc.  
 Gatzlos Planning +  
 Development Consultants Inc.

Date: March 11, 2019

**File: C08E17.012 & 21T-19009B**

To: Neil Chadda, Development Planner

From: Shahinaz Eshesh, Assistant Policy Planner

Subject: **Conditions of Draft Approval**  
Requirements for Plan of Subdivision **21T-19009B**  
Draft Plan of Subdivision to permit the development of 17 single detached dwellings  
**CANDEVCON LTD. – 2185715 ONTARIO INC.**  
11570 McVean Drive

Circulation Date: February 20, 2019

Plan: Draft Plan of Subdivision 2185715 Ontario Inc.

Plan Dated: November 30, 2018

Comment Revision #: First

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In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Policy Planning Division with respect to matters dealing with policy planning, growth management and heritage planning:

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

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

1. Prior to Draft Plan Approval, the Owner shall agree to enter into the Vales of Humber Area 50-1 and 50-2 Cost Sharing Agreement.
2. Prior to Draft Plan Approval, the Owner shall provide a written and signed acknowledgement from the Trustee appointed pursuant to the agreement that the Owner has signed the Cost Sharing Agreement.

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.

#### **Sustainability Score and Summary**

No comments.

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

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

1. Prior to registration, the Owner shall demonstrate to the satisfaction of the Planning and Development Services Department that the intent of the requirements of the approved Vales of Humber Area 50-1 and 50-2 Growth Management Staging and Sequencing Strategy Report that apply to the plan of subdivision have been met.
2. Prior to registration, the Owner shall sign the Vales of Humber Area 50-1 and 50-2 Cost Sharing Agreement (or other named agreement), and provide the Planning and Development Services Department with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Owner has signed the agreement and has delivered the deeds or made the payments required by the agreement.
3. Should previously undocumented archeological resources be discovered, there may be a new archeological site and therefore subject to *Section 41 (1) 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 (1) of the Ontario Heritage Act*, and also contact City of Brampton 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 archaeological clearance provided in an email dated February 25, 2019. 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.

## **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.***

The Planning Justification Report (PJR), prepared by Candevcon Ltd., dated November 30, 2018 has been reviewed. Staff are not satisfied with the submission of

the Planning Justification Report as it fails to provide a justification and analysis to the relevant policies. The PJR is also missing an author signature. A resubmission of the PJR is required.

The Vales of Humber Area 50-1 and 50-2 Growth Management Staging and Sequencing Strategy Implementation Conditions Clearance table attached herein shall be completed fully in conjunction with satisfying Draft Plan Approval Condition 1.

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

---

Shahinaz Eshesh  
Assistant Policy Planner, Policy Planning  
Planning and Development Services  
Tel: (905) 874-3390  
[shahinaz.eshesh@brampton.ca](mailto:shahinaz.eshesh@brampton.ca)

c: Pam Cooper, Manager of Policy Planning  
Bashar Al-Hussaini, Senior Planner, Policy Planning  
Erin Smith, Assistant Heritage Planner

Attachments (2) 1. Growth Management Staging and Sequencing Strategy  
Implementation Conditions Clearance table  
2. Heritage Planning – Archaeological Clearance (email)

November 24, 2020

CFN 61066

**BY EMAIL: [tejinder.sidhu@brampton.ca](mailto:tejinder.sidhu@brampton.ca)**

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

Dear Ms. Sidhu:

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

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

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

**Purpose of the Application**

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

**O. Reg. 166/06**

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

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

**Recommendation**

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

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

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

Yours truly,



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

cc: Erik Mirtsou, Candevcon Limited: [erik@candevcon.com](mailto:erik@candevcon.com)  
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Althaf Farouque, Region of Peel: [althaf.farouque@peelregion.ca](mailto:althaf.farouque@peelregion.ca)



## **APPENDIX I: TRCA Staff Conditions of Draft Plan Approval**

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

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

1. The final Plan shall be in general conformity with the draft plan prepared by Candevcon Limited, dated July 9, 2020, prior to a request for clearance for registration of any phase of this plan, to:
  - a) Include appropriate blocks that are to be conveyed to the City of Brampton as appropriate to the satisfaction of the City of Brampton and TRCA.
  - b) Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of the required studies.
  - c) Should the above not be adequately addressed in the Plan, red-line revisions will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.
2. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted lot/block lines, additional lots/blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

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

3. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
  - a) A detailed engineering that describes in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:
    - i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.
    - ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources, including how they relate to terrestrial and aquatic species and their habitat, in addition to natural features and systems, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing ecological function of all features is to be maintained, consistent with TRCA's guidelines.
    - iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the TRCA's Erosion and Sediment Control (ESC) guidelines (dated December 2006) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.

- iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.
  - v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.
  - vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.
  - vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA.
  - viii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel, where applicable, to the satisfaction of the TRCA.
  - ix. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) 2003 "Stormwater Management Planning and Design Manual", TRCA's 2012 "Stormwater Management Criteria Document", and TRCA's 2010 "Low Impact Development Stormwater Management Planning and Design Guide", and all applicable Town of Caledon design standards.
- b) Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated buffers. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.
  - c) Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within environmental buffer areas, or proposed environmental protection area lands, beyond those approved by the TRCA.
  - d) A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements should not be permitted. If identified, refinements and/or revisions to the stormwater management system will be required to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from development must be assessed and mitigated.
  - e) Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration

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

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

#### **Subdivision Agreement**

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

- h) To design a monitoring protocol, obtain approvals, monitor and maintain the site level water balance measures on this site (including LIDs) and to provide for the long-term monitoring of this system for a period as agreed to once the facilities are operational, to the satisfaction of the TRCA.
- i) To provide for the warning clauses and information identified in TRCA's conditions.
- j) That, where required to satisfy TRCA's conditions, development shall be phased within this Plan.
- k) That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.
- l) To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all agreements of purchase and sale agreements, for lots and blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.
- m) To gratuitously dedicate Block 7, 8, 9, and 10 to the City of Brampton or TRCA, in a condition that is satisfactory to the City of Brampton and TRCA.
- n) That all community information maps and promotional sales materials for lots or blocks adjacent to Block 7, 8, 9, and 10 clearly identify the presence of these features, identify limitations to permitted uses within these areas, and restrictions to access.

#### **Purchase and Sale Agreements**

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

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

- 6. That the implementing zoning by-law recognize all-natural heritage features and environmental buffer blocks in suitable zoning category which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.

March 27th 2019

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

## Public Works

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

peelregion.ca

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

Dear Mr. Chadda,

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

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

### **REGION OF PEEL CONDITIONS OF DRAFT APPROVAL**

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

### **GENERAL COMMENTS**

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

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

#### **Sanitary Sewer Facilities**

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

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### Water Facilities

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

### Regional Roads

- Regional Roads are not adversely affected.

### Development Charges

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

### Capital Budget

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

### Functional Servicing Report

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

### Waste Management

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

### **CONDITIONS OF DRAFT APPROVAL**

**The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval.**

#### Development Charges

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
  - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
  - b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's

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Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.

2. Provision shall be made in the Subdivision Agreement with respect to:
    - a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
    - b) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks);
- pursuant to the Region's Development Charges By-law, as amended from time to time.

### Water Meter Fees

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

### Drawings – Servicing and “As Constructed”

4. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
5. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit “As Constructed” drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region “Development Procedure Manual”. A clause shall be included in the Subdivision Agreement in respect of same.

### General Conditions

6. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer

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

7. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
8. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
9. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
10. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
11. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
12.
  - a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
  - b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
  - c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:



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

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

13. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer
14. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
  - a. A copy of the final signed M-Plan
  - b. A copy of the final draft R-Plan(s); and
  - c. The documents required pursuant to Schedule B of the Subdivision Agreement and all associated documents.

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

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

Yours truly,



Sarah Powell  
Planner  
Development Services, Region of Peel