

Dela Pena, Samantha

From: PrimeCities <WSP.PrimeCities@wspdigitalfactory.com>
Sent: 2024/12/19 2:17 AM
To: Dela Pena, Samantha
Subject: [EXTERNAL]Draft Plan of Subdivision, ZBLA ,OPA Application (OZS-2024-0065), 10350 The Gore Rd., Brampton

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12/19/2024
Samantha Dela Pena

Brampton
Brampton (City)

Attention: Samantha Dela Pena

**Re: Draft Plan of Subdivision, ZBLA ,OPA Application (OZS-2024-0065), 10350 The Gore Rd.,
Brampton; Your File No. OZS-2024-0065**
Our File No. DTS: 40128 / Circ: 45551

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

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

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

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

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

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

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca.

December 18, 2024

Samantha Dela Pena
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Samantha:

**Re: Notice of Application and Request for Comments
Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision
West side of The Gore Rd, north of Castlemore Rd
File: 21T-24010B (OZS 2024-0065)
City of Brampton**

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

The applicant proposes the development of 539 apartment and 252 townhouse units, which are anticipated to yield:

- 56 Junior Kindergarten to Grade 8 Students; and
- 25 Grade 9 to Grade 12 Students

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

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Patrick	215	383	0
Secondary School	Cardinal Ambrozic	1518	1245	12

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

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.

- (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

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

Sincerely,



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

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

December 17, 2024

Samantha Dela Pena
Development Planner
Planning, Building & Economic Development Services
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Samantha,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-law Amendment
West Humber River Developments Inc. c/o Royal Pine Homes (Frank Carogioiello)
10350 The Gore Rd
City of Brampton
File No.: 21T-24010B, OZS-2024-0065

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

This development is in the vicinity of a Vital Main. Please refer to the Third-Party Requirements Document:
<Third-Party-Requirements-in-the-Vicinity-of-Natural-Gas-Facilities.ashx> ([enbridgegas.com](https://www.enbridgegas.com))

Please be advised TC Energy may have infrastructure in the vicinity. Please ensure you circulate to TC Energy.

The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

Sincerely,



Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

December 17, 2024

Sam Delapena
Senior Planner
City of Brampton
1 Wellington Street
Brampton, ON L5B 3C1

Dear Sam,

RE: **Draft Plan of Subdivision, OPA and Zoning By-law amendment
KLM Planning
10350 The Gore Rd
OZ2-2024-0065
City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of 539 apartment units and 252 townhouse units located at the above-noted address. PDSB has the following comments based on its School Accommodation Criteria:

The anticipated student yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to 12
192	44

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

Public School	School Enrolment	School Capacity	Number of Occupied Portables
Treeline P.S.	601	923	0
Sandalwood Heights S.S.	945	1,482	0

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

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

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

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

3. PDSB requests that the developer agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school accommodation pressures, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board's Transportation Policy. These signs shall be to the School Board's specifications and at locations determined by the Board.

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

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

Thank you,

Zachary Tessaro

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

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



Dec 26, 2024

Mr./ Ms.

Shawntelle Trdoslavic
Planning Department
City of **Brampton**,
Ontario

Re: OZS-2024-0065 and 21T-24010B
Rogers Reference #: M24BP95A01

Dear **Shawntelle Trdoslavic**,

Thank you for your letter. Rogers Communications appreciates the opportunity to review and comment on future development within the City of **Brampton**.

We have reviewed the proposed area and do not have any comments or concerns at this time.

Rogers currently has existing communications within this area. Please contact Rogers at gtaw.newarea@rci.rogers.com prior to the commencement of construction.

Should you have any questions or require further information, please do not hesitate to contact GTAW New Area, Outside Plant Engineering.

Sincerely,

Anuradha P

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

December 20, 2024

Samantha Dela Pena, Planner III
Planning, Building and Growth Management

City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Via email: Samantha.DelaPena@brampton.ca
Planningcomments@brampton.ca

Dear Samantha Dela Pena:

**RE: Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision
10350 The Gore Road, Brampton**

West Humber River Developments Inc. c/o KLM Planning Partners
Municipal File: OZS-2024-0065 and 21T-24010B
MHBC File: PAR 50268

MacNaughton Hermsen Britton Clarkson (MHBC) are the planning consultants for TransCanada PipeLines Limited (TCPL). This letter is in response to a notification and request for comments for the above-noted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications for the lands identified as 10350 The Gore Road in the City of Brampton (the "Subject Lands"). TCPL has one (1) high-pressure natural gas pipeline contained within its easements ("TCPL Pipeline Right-of-Way") crossing the Subject Lands. TCPL also operates an above ground enclosed facility north of the Subject Lands.

TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER) – formerly the National Energy Board (NEB). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at www.cer-rec.gc.ca.

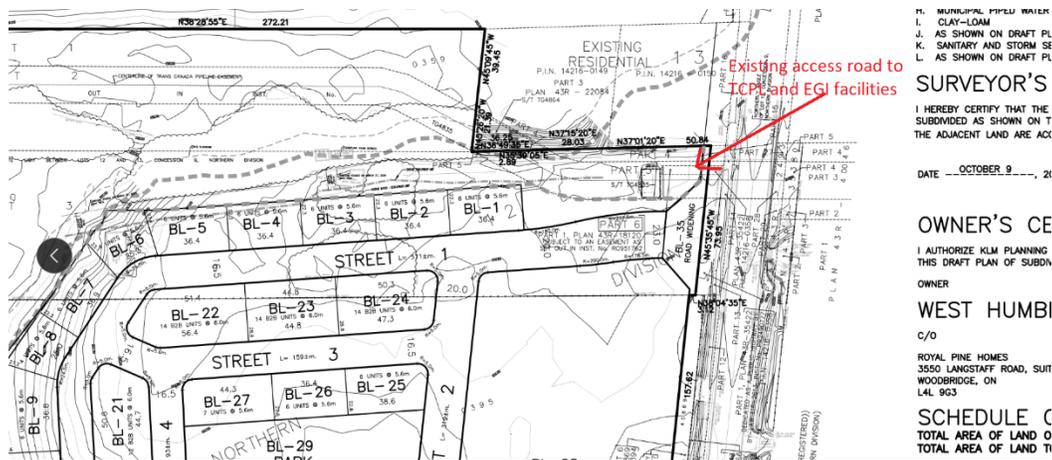
Increased population density associated with new development may also require TCPL to replace its pipeline to comply with CSA Code Z662. This "Class Assessment Area" includes lands within 200 metres of the pipeline.

Based upon our initial review of the Draft Plan of Subdivision and supporting technical reports, we are providing the following comments and are requesting that the noted development and regulatory requirements be included as conditions in the Draft Plan approval and Subdivision Agreement between the Municipality and the Proponent. TCPL may submit additional requirements to be included in the Subdivision Agreement.

General Comments:

1. All aspects of Street '1' shall maintain a minimum setback of 7 metres from the edge of the TCPL Pipeline Right-of-Way.

2. Grading activities on the TCPL Pipeline Right-of-Way shall be kept to a minimum. Plans for grading activities within 30 metres of TCPL’s pipeline must be approved by TCPL.
3. The Conceptual Master Plan identifies the potential widening of The Gore Road, including a dedicated turning lane into the proposed development. In addition to the setback requirements identified herein, mitigations to the pipeline may be required to accommodate road widenings. TCPL is required by the CER to prepare a detailed engineering analysis of all loads expected during construction and operation of the road widening and will provide designs for appropriate mitigation. The cost of this engineering assessment, analysis and design work, the costs of any required mitigation, and any pipe modification required due to the development, if incurred will be 100% the responsibility of the Proponent. Pipeline mitigations may take several years to execute, and the Proponents is encouraged to engage TCPL early on in their process.
4. There is an existing critical access road leading to above ground facilities owned and operated by TCPL from The Gore Road which must not be removed or blocked as part of the subject development and any proposed future road widening of The Gore Road. TCPL must retain unobstructed access at all times at this location. If, however, the City requires this access closed, then an alternative permanent access from Street 1 must be designed and built by the Proponent to the TCPL Pipeline Right-of-Way to the satisfaction of TCPL. This shall include the Proponent granting an unfettered access easement to TCPL:



Draft Conditions:

1. The TCPL Pipeline Right-of-Way shall be dedicated to the municipality as passive open space or parkland subject to TCPL’s easement rights. The TCPL Pipeline Right-of-Way shall be identified on all municipal plans and schedules as a pipeline/utility corridor.
2. A crossing and encroachment permit/agreement must be approved by TCPL for ongoing activities such as mowing or maintenance of the TCPL Pipeline Right-of-Way on public lands.
3. The municipality shall circulate TCPL on the future Site Plan Applications for Blocks located within 30 metres of the centreline of the pipe (the “Prescribed Area”).
4. The conditions, restrictions or covenants specified by TCPL shall be included in a separate agreement between TCPL and the Proponent, and the Proponent shall register notice of such agreement against

title to the Subject Lands prior to registration of the subdivision plan by way of application to register notice, pursuant to the Land Titles Act, or any amendments thereto.

Subdivision Agreement:

1. No buildings or structures shall be installed anywhere on the TCPL Pipeline Right-of-Way. Permanent buildings and structures are to be located a minimum of 7 metres from the edge of the TCPL Pipeline Right-of-Way. Temporary, moveable, or accessory structures, that are not affixed to the ground, are to be located a minimum of 3 metres from the edge of the TCPL Pipeline Right-of-Way.
2. A minimum setback of 7 metres from the nearest portion of the TCPL Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway. The 7-metre setback applies to any turning lanes from major roadways and associated signalling infrastructure.
3. Written consent must be obtained from TCPL prior to undertaking the following activities:
 - a. Constructing or installing a Facility across, on, along or under a TCPL Pipeline Right-of-Way. A Facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts ("Facility");
 - b. Conducting a ground disturbance (excavation or digging) on the TCPL Pipeline Right-of-Way or within 30 metres of the centreline of the pipe (the "Prescribed Area");
 - c. Driving a vehicle, mobile equipment or machinery across a TCPL Pipeline Right-of-Way outside the travelled portion of a highway or public road;
 - d. Using any explosives within 300 metres of a TCPL Pipeline Right-of-Way; and
 - e. Use of the TCPL Prescribed Area for storage purposes.

How to apply for written consent:

- Determine the location of your work relative to a TCPL Pipeline Right-of-Way.
 - When planning, and before any work or activities, listed above, can begin, a request for written consent must be submitted to TCPL through its online application form
 - Location of the work is required, along with the proximity to a TCPL Pipeline Right-of-Way
 - This information can be obtained through survey plans, or through a locate request
 - Make a locate request online to the One-Call Centre: ClickBeforeYouDig.com or ontarioonecall.ca
 - The One-Call Centre will notify owners of buried utilities in your area, who will send representatives to mark these facilities with flags, paint or other marks, helping you avoid damaging them. Often written consent for minor activities can be obtained directly from a regional TCPL representative through a locate request.
 - **Apply for written consent** using TCPL's online application form: writtenconsent.tcenergy.com or call 1-877-872-5177.
 - Application assessment and consent: Once your information has been assessed and potential impacts have been evaluated, TCPL may:
 - Grant consent without any conditions
 - Grant consent that requires certain conditions to be met to assure safety, or
 - Not grant consent
4. During construction of the site, temporary fencing must be erected and maintained along the limits of the TCPL Pipeline Right-of-Way by the Proponent to prevent unauthorized access by heavy machinery. The fence erected must meet TCPL's specifications concerning type, height and location. The Proponent

is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction.

5. Permanent fencing is required along the limits of the TCPL Pipeline Right-of-Way. The fence erected must meet TCPL's and the municipality's specifications concerning type, location, and height. Any excavations for fence posts on, or within 30 metres of the pipeline must be done by hand or hydro vac. There shall be no augers operated on the right-of-way. The Proponent shall notify TCPL 3 business days prior to any excavation for fence posts located on or within 30 metres of the pipeline. All fences made of metallic materials must be approved by TCPL prior to being erected on or within 30 metres of the pipeline.
6. Storage of materials and/or equipment on the TCPL Pipeline Right-of-Way is not permitted.
7. Facilities shall be constructed to ensure that drainage is directed away from the TCPL Pipeline Right-of-Way so that erosion that would adversely affect the depth of cover over the pipeline(s) does not occur. Catchment basins, drainage swales or berms are not permitted within the TCPL Pipeline Right-of-Way. All infrastructure associated with site servicing, grading, and stormwater management (e.g. subdrains, manholes, catch basins, retention walls, storm ponds, culverts/riprap) shall be setback a minimum of 7 meters from the edge of the TCPL Pipeline Right-of-Way.
8. Planting and Vegetation Plans will minimize vegetation on the TCPL Pipeline Right-of-Way and ensure:
 - a. A 5 metre wide, continuous access way is provided on each side of the pipeline within the TCPL Pipeline Right-of-Way;
 - b. The TCPL Pipeline Right-of-Way is seeded with Canada #1 seed;
 - c. No portion of a tree or shrub (including the canopy) at the time of maturity encroaches within 5 metres of the edge of TCPL's facilities;
 - d. No trees or shrubs that will reach a height greater than 4 metres are planted within the TCPL Pipeline Right-of-Way;
 - e. Tree roots do not interfere with or cause damage to the pipeline.
 - f. A minimum 10 metre separation is established between all groups of trees/shrubs. A group may consist of no more than 5 trees/shrubs; and
 - g. Where high-pressure gas is contained within an enclosed building (such as a metre station or building housing a compressor plant), trees and shrubs should be separated from the building by a minimum of 30 metres.
9. Sidewalks/Pathways may be permitted within the TCPL Pipeline Right-of-Way but must:
 - a. Not exceed 3 metres in width;
 - b. Maintain a minimum separation of 5 metres from the edge of the facility at all points where the pathway travels along the same direction (i.e. paralleling) as the facility within the TCPL Pipeline Right-of-Way;
 - c. Cross TCPL's pipeline as close to 90 degrees as possible, but no less than 45 degrees;
 - d. Limit crossings to 1 per city block (approx. 200 metres)
 - e. Use company supplied signage for crossings installed by a Third Party; and
 - f. Have expansion joints installed 3 metres on either side of TCPL's pipeline(s) if the pathway is cement or asphalt.
10. Where TCPL consents to any ground disturbances in proximity to any TCPL pipeline, the original depth of cover over the pipelines within the TCPL Pipeline Right-of-Way shall be restored after construction. This depth of cover over the pipelines shall not be compromised due to rutting, erosion or other means.

11. Facilities shall be constructed to ensure that drainage is directed away from the TCPL Pipeline Right-of-Way so that erosion that would adversely affect the depth of cover over the pipelines does not occur. Catchment basins, drainage swales or berms are not permitted within the TCPL Pipeline Right-of-Way. All infrastructure associated with site servicing, grading, and stormwater management (e.g. subdrains, manholes, catchbasins, retention walls, storm ponds, culverts/riprap) shall be setback a minimum of 7 meters from the edge of the TCPL Pipeline Right-of-Way.
12. Should pooling of water or erosion occur on the TCPL Pipeline Right-of-Way as a result of any facility installation or landscaping, the Proponent will be responsible for the remediation to TCPL's satisfaction.
13. Any large-scale excavation adjacent to the TCPL Pipeline Right-of-Way, which is deeper than the bottom of the pipe, must incorporate an appropriate setback from the TCPL Right-of-Way and must maintain a slope of 3:1 away from the edge of the TCPL Pipeline Right-of-Way.
14. Mechanical excavation within 5 metres of the edge of TCPL's pipeline is prohibited. Hand or hydrovac excavation must be utilized within this distance.
15. In no event shall TCPL be held liable to the Proponent respecting any loss of or damage to the Proponent's Facility, which the Proponent may suffer or incur as a result of the operations of TCPL. The Proponent shall be responsible for all costs involved in replacing the Proponent's Facility damaged or removed during TCPL's operations and shall indemnify and save harmless TCPL from all actions, proceedings, claims, demands and costs brought against or incurred by TCPL as a result of the presence of or damage to the Proponent's Facility on the TCPL Pipeline Right-of-Way.
16. All display plans in the lot/home sales office shall identify the TCPL Pipeline Right-of-Way corridor within the proposed linear park block(s).
17. The Proponent shall include notice of the following in all offers of purchase and sale:
 - a. Notice of the easement within or in proximity to the property which may be affected by development activities on the property;
 - b. Notice of the 30 metre Prescribed Area as regulated by the CER Act;
 - c. The number of high-pressure natural gas pipelines within the easement and the location of the easement in relation to the development;
 - d. The setback for all permanent structures and excavations from the limits of the TCPL Pipeline Right-of-Way; and,
 - e. The One Call number 1-800-400-2255 and website ClickBeforeYouDig.com or ontarioonecall.ca
18. If TCPL's pipelines experience contact damage or other damage as a result of construction, stop work immediately and notify TCPL at once.
19. All associated work, signage or any other engineering protection measures must be completed by TCPL or its qualified contractors at the sole expense of the Proponent. The complete scope of work that may be required is subject to other conditions that may be necessary related to a finalized design that is approved by TCPL. Additionally, prior to TCPL or its contractors conducting any associated work, TCPL and the Proponent must execute a reimbursement agreement, including financial assurances, which provides that the entire cost of conducting this associated work is 100% reimbursable to TCPL.
20. The Proponent shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

Zoning By-law Amendment:

We request that the following provisions be included in the Zoning By-law Amendment:

- a. A minimum setback of 7.0 m shall be required from any part of a building or structure from the edge of the TCPL Pipeline Right-of-Way.*
- b. A minimum setback of 7.0 m from the nearest portion of a TCPL Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway.*

Thank you for the opportunity to provide comments. Kindly forward a copy of the draft conditions for review prior to any decision to the undersigned by mail or by email to TCEnergy@mhbcplan.com. If you have any questions, please do not hesitate to contact our office.

Sincerely,

MHBC



Kaitlin Webber, MA
Planner | MHBC Planning

on behalf of TransCanada PipeLines Limited

Public Works

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

peelregion.ca

April 25, 2025

Samantha Dela Pena
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
samantha.delapena@brampton.ca

**RE: Region of Peel Comments
Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law
Amendment Applications
10350 and 10398 The Gore Road
KLM Planning on behalf of West Humber River Developments Inc. c/o
Royal Pine Homes
City File Number: OZS-2024-0065B and 21T-24010
Regional File Number: OZ-24-065B and 21T-24010B**

Dear Samantha,

Region of Peel staff have reviewed the first and second submission materials for the above-noted Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment Applications most recently received on April 7, 2025 and April 11, 2025.

The Official Plan Amendment proposes the creation of The Gore Meadows East Precinct Plan, on the west side of The Gore Road, north of Castlemore Road. The Draft Plan of Subdivision seeks to establish townhouse blocks, a high-density residential block, as well as blocks for a park, natural heritage system and open space, grading, stormwater management and road widenings. Two roads are proposed to intersect with The Gore Road.

Overall, all three development applications will facilitate the development of approximately 122 3-storey street townhouses, 66 back-to-back street townhouses (on separate townhouse blocks) and a high-density mixed block consisting of a mixed-use building with two towers ranging from 20 to 22 storeys in height atop a shared podium with approximately 600 dwelling units and 7,500 square metres of commercial at-grade, two 4-storey apartment buildings, back-to-back and townhouse blocks as well as a private shared amenity space.

The Zoning By-law Amendment proposes to rezone the lands from Agricultural (A-1520) to Residential (R3B-AAAA), Residential Commercial (CRC-BBBB) and Open Space (OS) zones to facilitate the development.

The following comments are provided on that basis.

Summary

Staff understand that the City is looking to advance this project by bringing forward the Official Plan Amendment and Zoning By-law Amendment with a recommendation report to Planning and Development Committee and Council. Regional staff also understand that draft approval of the proposed subdivision will follow at a later date.

In the second submission, the Region received a Precinct Plan document titled “Gore Meadows West Precinct Plan” dated April 2025. This document identifies the entire Gore Meadows Area, including the west, east and south areas as described in the Planning Justification Report. The materials included, circulated and reviewed as part of these applications do not include supporting materials for the areas identified as “Gore Meadows West Development Boundary” and “City of Brampton Owned Lands” on this document. The Region understands that the lands subject to these applications are only those identified as “Gore Meadows East Development Boundary” on this Precinct Plan document. Prior to any approval of this Precinct Plan document, the Region will require the submission of supporting documents for review and approval.

The following matters are to be addressed prior to the Region providing clearance for the proposed Official Plan Amendment and Zoning By-law Amendment:

- Receipt of the payment of the Completeness Review Fee in the amount of \$1,500.00.
- Review and inclusion of policies as outlined within this comment letter.
- Review and inclusion of the zone standards as outlined within this comment letter.

The following matters are to be addressed prior to the Region providing final draft plan conditions and clearance for draft approval of the proposed Subdivision:

- Receipt of a satisfactory revised Traffic Impact Study, Functional Design and Conceptual Site Plan
- Receipt of a satisfactory revised Draft Plan of Subdivision.

File History - Completeness Review Comments – PRE-2023-0142

On November 20, 2024, the Region provided comments in response to the circulation request for a Completeness Review for the associated Pre-Consultation application (PRE-2023-0142). The Region identified that the following outstanding matters were to be addressed prior to the application being deemed complete:

- Confirmation of the Property Addresses Throughout the Application Submission Material
- Payment of the required application fees in the amount of \$31,968.13
- Submission of a Waste Management Plan, Staging and Sequencing (Phasing) Plan (or Alternative Update to the Precinct Plan) and Housing Assessment (within Planning Justification Report)
- Updating of the following studies to meet Regional standards: Draft Plan of Subdivision, Conceptual Site Plan, Traffic Impact Study, Stormwater Management (Component of the Functional Servicing Report)

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

On December 12, 2024, the City circulated a Notice of Application for the Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment despite the above-noted comments/concerns outstanding from a Regional perspective.

ACTION REQUIRED: Outstanding Application Fee

In the December 1, 2023 Region Pre-Consultation Checklist, it was identified that the following fees would be required:

- Local Official Plan Amendment Processing Fee
- Subdivision Processing Fee
- Zoning By-law Amendment Processing Fee

Since that date, the Region has passed a new Fee By-law (By-law 50-2023), and on November 20, 2024 the City and applicant were advised that the following fees are required prior to the applications being deemed complete:

- Completeness Review Fee in the amount of \$1,500.00
- Official Plan Amendment Fee in the amount of \$9,455.63 (which includes Zoning By-law Amendment review)
- Plan of Subdivision Fee in the amount of \$21,012.50

The Region has not yet received the required Completeness Review Fee in the amount of \$1,500.00. The Region will not be in a position to provide any clearance on the application until such time that all outstanding fees are paid.

The Region of Peel is currently accepting all payments in the form of Electronic Funds Transfer (EFT). Please email zzg-eftadvice@peelregion.ca to arrange setup of the EFT process. Kindly insert and complete the application information found below into your email request.

Name of Individual/Company Making Payment: **[Insert]**

Address: **[Insert]**

Dollar Amount of Payment: \$1,500.00

Region of Peel File Number: PRE-23-142B

Development Services

- The Region acknowledges receipt of the required Official Plan Amendment Fee (which includes Zoning By-law Amendment review) and the Plan of Subdivision Fee on January 27, 2025.
- There does not appear to be any Regional easements on the property.
- The Region will be a party to any future Development Agreement and/or Subdivision Agreement. Prior to execution of the Subdivision Agreement, all required external easements shall be conveyed to the Region, all hard service Development Charges shall be paid and any other required fees/securities shall be paid.

In the second submission, the Region received a Precinct Plan document titled “Gore Meadows West Precinct Plan” dated April 2025. This document identifies the entire Gore Meadows Area, including the west, east and south areas as described in the Planning Justification Report. The materials included, circulated and reviewed as part of these

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applications do not include supporting materials for the areas identified as “Gore Meadows West Development Boundary” and “City of Brampton Owned Lands” on this document. The Region understands that the lands subject to these applications are only those identified as “Gore Meadows East Development Boundary” on this Precinct Plan document. Prior to any approval of this Precinct Plan document, the Region will require the submission of supporting documents for review and approval.

- **Action Required:** In reviewing the proposed Official Plan Amendment, the Region offers the following comments:
 - The Region would appreciate the inclusion of the language noted in bold below into section 2.2:
 - “The community is to be substantially self contained being surrounded by valley lands to the north and west, and adjacent to the Gore Meadow Community Centre to the south. Access to the plan area will be provided from The Gore Road, however it is intended that access points will be limited to ensure this arterial road continues to function at acceptable levels **and will be in accordance with Regional policies and standards**. A new, compact, internal network of public roads is intended to provide primary circulation through the site, and private roads are also envisaged to supplement circulation within higher density areas of the plan.”
 - As the service provider, the Region encourages the applicant and City to incorporate housing policies which supports achieving the Peel-wide affordable housing target and encourages a contribution of land or units to the Region and/or a non-profit housing provider to be used for affordable housing. Policies may also include the encouragement to incorporate universal accessibility and design features and unit types (i.e. rough-ins, size or configuration).
- **Action Required:** In reviewing the proposed Zoning By-law Amendment, the Region offers the following comments:
 - The Region supports the inclusion of the “day nursery” in the permitted uses of the CRC-BBB zone.
 - Due to the changing nature of housing/lotting design, the Region has noticed that there is an increase in the number of conflicts arising between the water shut off valves and buildings, structures, stairs, retaining walls, landscaping etc. The water shut off valves are located on the private side of the lot line adjacent to the street (often the front lot line). The area where the water shut off valve is located should remain free and clear of buildings, structures, stairs, retaining walls, landscaping, etc. which may impede the use of the shut-off valve.

To reduce the conflict associated with the water shut off valve, the Region is requesting warning clauses be included in all purchases of sale and/or lease for all residential properties, advising that the area where the water shut off valve is located should remain free and clear of buildings, structures, stairs, retaining walls, landscaping, etc. which may impede the use of the shut-off valve.

In addition, the Region has reviewed the draft Zoning By-law Amendment and has identified that there are number of zoning provisions which permit encroachments or nil setbacks which may impede the use of the water shut-off valve. The Developer should

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consider the locations of the water shut-off valve together with the standards of the Zoning By-law to reduce conflicts as much as possible.

The Region recommends that the following language (in bold) be inserted in the R3B-AAAA zone in the following sections: AAAA.2 (4)iii, (5)v, (6)iii, (7)ii:

“No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads, **excluding water shut-off valves.**”

The Region recommends that the following language (in bold) be inserted in the CRC-BBBB zone in the following sections: BBBB.2 (5)ii, (6)ii, (7)ii and (8)ii:

“No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads, **excluding water shut-off valves.**”

- A noise assessment is required to demonstrate that the plan meets the sound level objectives of the Region of Peel, the City of Brampton and the Ministry of the Environment, Conservation and Parks.
 - In reviewing the Draft Plan, Block 28 on the draft plan (High-Density Residential) is adjacent to The Gore Road (being a Regional Road. As such, the Region will defer the review of a noise assessment to prior to Site Plan Approval.
 - Please note that in accordance with Regional requirements, this may necessitate noise mitigation be provided in the forms of acoustical fences on buffer blocks to be conveyed to the Region as part of the Site Plan application process.
 - The Region has included a draft plan condition to this effect.
- The Region has received the Phase One Environmental Site Assessment for the larger Gore Meadows site and a Phase One Environmental Site Assessment specifically for 10300 The Gore Road. The following comments are specific to the ESA for 10300 The Gore Road.
 - The Phase One ESA identified multiple potentially contaminating activities (PCAs) contributing to areas of potential environmental concern (APEC). Of those identified, from a Regional perspective, the following require further investigation:
 - PCA-1 – Gasoline and Associated Products Storage in Fixed Tanks (APEC-1)
 - PCA-5 – Importation of Fill Material of Unknown Quality (APEC-3)
 - PCA-6 – Gasoline Spill (APEC-4)
 - PCA-7 – Gasoline and Associated Products Storage in Fixed Tanks (APEC-5)
 - The Phase One ESA concluded that further investigation in the form of a Phase Two ESA would be required to meet the requirements of O. Reg. 153/04, specifically the filing of a record of site condition (RSC).
 - In the event that a RSC is not being filed with the MECP, the Region of Peel still requires that the APECs, especially those with the potential to impact the Region’s right-of-way, be investigated through soil and groundwater sampling and analysis.
 - In conclusion, given the APECs identified at the site, the Region of Peel requires a Phase Two ESA that includes soil and groundwater sampling on land being dedicated to the Region of Peel. The Region has requested this be addressed as a condition of draft approval.

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Development Engineering

- **Sanitary Sewer Facilities**
 - Municipal sanitary sewer facilities consists of a 750 mm diameter sanitary sewer on The Gore Road. Individual services connection to sanitary sewer trunk are not permitted.
 - A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development and provision for the adjacent land, if any, is required for review and approval by the Region prior to the engineering submission.
 - The Region acknowledges receiving the Functional Servicing Report in support of Plan of Subdivision prepared by Schaeffers Consulting Engineers, dated September 2024.
 - There are no concerns regarding water and sanitary servicing.
 - External easements and construction will be required.

- **Water Facilities**
 - The lands are in Water Pressure Zone 5 supply system.
 - Existing infrastructure consists of 400 mm and 200 mm diameter watermains on The Gore Road.
 - A Functional Servicing Report (FSR) showing proposed water servicing plans for the development and provision for the adjacent land, if any, is required for review and approval by the Region prior to the engineering submission.
 - The Region acknowledges receiving the Functional Servicing Report in support of Plan of Subdivision prepared by Schaeffers Consulting Engineers, dated September 2024.
 - There are no concerns regarding water and sanitary servicing.
 - External easements and construction will be required.

- **Regional Roads**
 - The proposed development abuts The Gore Road (Regional Road #8).
 - The Region of Peel will not permit any changes to grading within The Gore Road right-of-way along the frontage of the proposed development.
 - No lots or blocks shall have direct access to The Gore Road. Any future access shall be in accordance with the Region's Access Control By-law.
 - The Region's storm sewers are designed to convey run-off from the right-of-way of Regional Roads only. Under no circumstance shall the flow of stormwater from the Plan be diverted to or along The Gore Road's right-of-way (by pipe or channel) without prior approval from the Region.

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

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

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Transportation Development

- ***Action Required: Access/Study Requirements***
 - A Traffic Impact Study (TIS) dated October 7, 2024 was received as part of this submission. A revised TIS is required to address the comments below:
 - An auxiliary right-turn and left-turn lane is warranted for the proposed northern full moves access as well as a required right-turn lane for the proposed southern access, as a part of the Trip Generation rates proposed by the TIS. Please provide a functional design for the intersection with storage and taper lengths included (as per TAC standards) for our review and comment.
 - The proposed right-turn lane storage is substandard, please revise to be a minimum of 30 metres. Taper must be as per TAC standards.
 - Please include the proposed storage and taper lengths of the left-turn lane into the functional drawing.
 - Additional comments/requirements may apply after receipt and review of a subsequent functional plan submission. Please submit the functional design separately from the comment matrix.
 - The Region shall generally support the northern full moves access as an interim access (based on the submitted precinct plan).
 - Once access is achieved through the proposed east-west arterial, the interim full moves access is to be closed, and the boulevard restored and reinstated to the Region's satisfaction.
 - The ultimate northerly access configuration via the proposed east-west arterial is required, please revise.
 - The Region shall generally support a right-in/right-out southern access, to be physically restricted with a directional island, in accordance with the Road Characterization Study (RCS) comment detailed below, please revise.
 - Additional detailed comments/requirements may apply after receipt and review of a subsequent submission.
 - The Road Characterization Study (RCS) defines our various road classifications as well as the minimum spacing distances that are associated with them. This portion of The Gore Road is classified as an Industrial Connector which requires 450 metre spacing between two full moves access. As such, the Region will generally support one right-in/right-out access to be located at the southerly limits of the property, to ensure adequate spacing from the future east-west arterial.
 - The Region requires that provisions be put in place by way of easements for interconnectivity with the neighbouring properties to the south located at 10300 The Gore Road (to accommodate access spacing requirements at the time the southern property develops).
 - Please be advised that at such time the proposed east-west arterial is constructed, the interim full moves access at the northerly limits of the property is to be achieved via the east-west arterial. The interim full moves access is to be closed, and the boulevard restored and reinstated to the Region's satisfaction.
 - Ultimate signal securities may be required.
 - Please ensure that the proposed northern access is aligned with the future east-west arterial road proposed on the City of Brampton's Highway 427 Industrial Secondary Plan (Area 47) and proposed Gore Meadows Secondary Plan Area.

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- Property Requirements
 - The Region requires the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 8 (The Gore Road) which has a right-of-way of:
 - 45 metres, 22.5 metres from the centreline of the road allowance, midblock; and,
 - 50.5 metres, 25.25 metres from the centreline of the road allowance, within 245 metres of an intersection to protect for the provision of, but not limited to: utilities, sidewalks, multi-use pathways and transit bay/shelters.
 - The Region will require the gratuitous dedication of a 15 metre x 15 metre daylight triangle at the intersection of The Gore Road and the future proposed East-West Arterial Road.
 - The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage of Regional Road 8 (The Gore Road) behind the property line and daylight triangle, except at any approved access point.
 - The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances and contamination. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way.
 - All costs associated with the preparation of plans and transfer of the lands will be solely at the expense of the applicant.

- Landscaping/Encroachments
 - Landscaping, signs, fences, cranes, gateway features or any other encroachments are not permitted within the Region's easements and/or right-of-way limits.
 - Cranes will not be permitted to swing over a Regional Road unless a crane swing licence has been granted.

- Draft Plan of Subdivision
 - There are no comments at this time. Additional comments/requirements may apply upon receipt of a subsequent submission.

- Action Required: Conceptual Site Plan
 - There is support for a multi-use path along the frontage of The Gore Road for this development – the preferred configuration of the cross-section would be for the Multi-use Path (3.0 metres) and splash pad (1.0 metre) to be separated by a grass buffer/boulevard (1.0 metre in width, minimum) – separation between the splash pad and multi-use path provides several benefits, such as a dedicated space for signage, and increased the operating space for pedestrian users. (1.0 metres splash pad + 1.0 metre (minimum) grass boulevard + 3.0 metres Multi-use path). The Region would like to target the preferred configuration.

- Engineering Requirements (For all works proposed within the Region's right-of-way)
 - A detailed engineering submission of road and access works will be required for Regional review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission MUST include the removals, new construction and grading, typical sections and pavement marking and signing drawings. All works within the Region of Peel's right-of-way must be designed in accordance with the Public Works "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual".

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- The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right-of-way.
- Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Road 8 (The Gore Road).
- A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.40).
- The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:
 - Completed [Road Occupancy Permit](#) and a permit fee as per the Region's user fees and charges By-law;
 - Completed [Notice to Commence Work](#);
 - Provide proof of insurance with the Region of Peel added to the [certificate](#) as an additional insurance with \$5 million minimum from the Contractor;
 - Please note that any proposed construction within the Region of Peel's right-of-way is pending PUCC approval (minimum six week process). Please note that PUCC circulation requirements have recently changed. The Region requires PDF version of the full drawing set it is to be sent via email and cannot exceed 10MB per email.
 - Please be advised that any concerns or issues identified by the utility company will be the responsibility of the Owner/Applicant to address and resolve directly with the utility company.
- All costs associated with the design and construction of road and access works will be 100% paid by the Owner.

Stormwater Management

- At this time there are no concerns from a stormwater perspective.
- The applications propose to control runoff by an internal stormwater management pond.
- Further comments may apply as the development process progresses.

Housing

- The following comments are provided to support the needs identified in the [Peel Housing and Homelessness Plan](#) and the [Regional Housing Strategy](#).
- *Affordable Housing*
 - The [Peel-wide affordable housing target](#), City of Brampton Official Plan policies [3.3.1.10](#) and [3.3.1.21](#) encourage the provision of units at prices that are affordable to low- or moderate income households. The definition of 'affordable housing' can be found in the [Glossary section](#) of the Peel Region Official Plan and the [Provincial Planning Statement](#).
 - While it is anticipated that units identified to address moderate-income needs will be predominantly provided by the private sector, partnerships between the applicant, Peel Region, the City of Brampton and the non-profit sector could be explored to provide units that are affordable to low-income households.
 - The applicant may consider a contribution of land or units to the Region and/or a non-profit housing provider to be used for affordable housing. Peel staff would be interested

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in working with the applicant to establish terms of such a contribution involving Peel Region and/or connecting the applicant with a non-profit housing provider.

- **Rental**

- The applicant should explore the feasibility of incorporating purpose-built rental units. The applicant should explore all available funding sources to support affordable rental housing, such as the [Canadian Mortgage and Housing Corporation Rental Construction Financing Initiative](#) and [Canada Mortgage and Housing Corporation Affordable Housing Innovation Fund](#) and a future round of the [Peel Affordable Rental Incentives Program](#). Where purpose-built rental units are not possible, the applicant is encouraged to explore opportunities for affordable secondary rental. The applicant is encouraged to explore opportunities for affordable secondary rental.

- The applicant is encouraged to incorporate universal accessibility and design features and unit types (i.e. rough-ins, size or configuration) that respond to community need to support age-friendly healthy built environment, multi-generational households and [core housing need](#).
- The applicant is encouraged to explore the opportunity of co-locating a licensed child care centre within the proposed development, such as in podium, amenity or mixed-use spaces, or as encouraged in the proposed Zoning By-law Amendment as applicable, where feasible. Please contact Paul Lewkowicz at paul.lewkowicz@peelregion.ca who can connect the applicant with staff in Peel Region's Human Services Early Years and Child Care Services Division.

- **Public Health**

- The following comments are provided for consideration as part of the detailed design of the subdivision:
 - Please consider how exposure to natural environments can have a positive impact on the overall mental health and wellbeing of residents. Please include an adequate amount of covered all-weather seating, landscaped open space throughout the amenity areas, and shade along pedestrian pathways to promote a pedestrian-oriented environment.
 - Please include green infrastructure in non-traditional spaces.

- **Waste Management**

- The property is not located within the vicinity of a landfill.
- The owner/proponent acknowledges that the records of the Regional Municipality of Peel concerning the location and nature of waste disposal sites or hazardous wastes are incomplete and that the Regional Municipality of Peel makes no representation that records may be relied upon in determining whether or not lands have been used for the disposal of waste or hazardous wastes. However, should there be any doubt about the integrity of the listed application with respect to the possibility of a waste disposal site or hazardous wastes on or adjacent to the property, we recommend that the applicant carry out a detailed soil investigation by a qualified Geotechnical Engineer. If it is found that the subject lands have been used for the disposal of waste or hazardous waste, then approval of the Minister, for

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the proposed use, as per Section 46 of the Environmental Protection Act (Ontario), may be required.

Townhouse Blocks (Standard and Back-to-Back)

- Prior to registration of the plan of subdivision the Region will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to Section 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM) conditions being met and labelled on a Waste Management Plan.
- At this time the Waste Management Plan does not meet all requirements of the WCDSM. The Region has included a draft plan condition to require a satisfactory Waste Management Plan prior to registration of the plan.
- The Waste Management Plan must demonstrate the following:
 - Overhead clearance outside of the Collection Point: Outside the Collection Point, a clear height of 4.4 metres from the top of the access road, along the Waste Collection Vehicle access and egress route, is required. The clear height of 4.4 metres must be free of obstructions such as sprinkler systems, ducts, wires, trees, or balconies.
 - Collection vehicle internal access route roadway must be designed to have a minimum width of 6 metres.
 - Turning radius from the centre line along the waste collection vehicle access route must be a minimum of 13 metres on all turns.
 - Identifiable collection point: Each dwelling unit within a development must have its own identifiable collection point on the Waste Management Plan. This point should be located along the curb, adjacent to the driveway, and not on a municipal sidewalk. It must also be directly accessible to the waste collection vehicle. Please see Appendix 9 of the WCDSM for an example.
 - Storage space: A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage, backyard, or side yard for storage of carts, with direct access to the collection point location.
- For more information, please consult the Region of Peel Waste Collection Design Standards Manual available [online](#).

Preliminary Draft Plan Conditions

Please note that the draft plan conditions outlined below may be amended through further review of this application. These conditions are offered on a preliminary basis pending resolution to the outstanding Regional matters as outlined in this letter.

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

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

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

2. Provision shall be made in the Subdivision Agreement that the Developer acknowledges and agrees that 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.
3. Provision shall be made in the Subdivision Agreement that with respect to:
 - a) If it is determined that there is an underpayment of hard service residential development charges, the Developer shall be responsible for payment thereof forthwith upon request;
 - b) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
 - c) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks) payable prior to the issuance of building permits; pursuant to the Region's Development Charges By-law, as amended from time to time.
4. 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.
5. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and contamination and to the satisfaction of the Region:
 - a) A road widening pursuant to the Region's Official Plan along The Gore Road (Regional Road #8) as identified below:
 - i. Mid-block Right-of-Way requirement is 45 metres, 22.5 metres measured from the centreline of The Gore Road;

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- ii. 245 metres within a municipal intersection, Right-of-Way requirement is 50.5 metres, 25.24 metres measured from the centreline of The Gore Road;
 - iii. 15 metre x 15 metre daylight triangle at the intersection of the future East-West arterial and The Gore Road; and,
 - iv. 0.3 metre reserves along the frontage of The Gore Road.
 - b) All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed Plan and external lands.
- All costs associated with land transfers and easements shall be 100% the responsibility of the Developer. Clauses shall be included in the Subdivision Agreement in respect of same.
6. Clauses shall be included in the Subdivision Agreement in respect of:
- a) No lots or blocks shall have direct access to The Gore Road; and,
 - b) The Developer shall remove any existing driveways/accesses along the frontage of The Gore Road that do not conform to the approved plans at its sole cost.
7. Prior to any grading, servicing and construction, the Developer shall obtain, from the Region's Public Works Department, a road occupancy/construction access permit for all works within the Region's road right-of-way and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities will be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be borne entirely by the Developer. A clause shall be included in the Subdivision Agreement in respect of same.
8. The location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect. All costs associated with the construction access works to facilitate the development shall be 100% borne by the Developer. A Letter of Credit for 100% of the estimated cost of construction access works will be required by the Region prior to any approvals.
9. The Developer shall acknowledge and agree that:
- a) Landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits;
 - b) The Region will not permit any alteration to grading within The Gore Road and right-of-way along the frontage of the Lands;
 - c) Noise walls adjacent to Regional Roads, if required, shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. The Region's requirements shall be referenced in the noise abatement report and on all applicable drawings.
 - d) The Developer shall acknowledge and agree that the Region's storm sewers are designed to convey run-offs from the right-of-way of Regional Roads only. Under no circumstance shall the flow of stormwater from the Plan be diverted to or along The Gore Road's right-of-way (by pipe or channel). All costs associated with the storm sewer conveyance shall be 100% the responsibility of the Developer.
- Clauses shall be included in the Subdivision Agreement in respect of same.

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10. The Developer shall acknowledge and agree that:
- a) Prior to registration of the Plan, a Traffic Impact Study, acceptable to the Region is required, detailing the impact on the Regional Road network and identifying any mitigation measures;
 - b) Engineering requirements for the intersections with Regional Roads shall be determined after the Traffic Impact Study has been completed and filed, to the satisfaction of the Region;
 - c) Any road access/improvement works as identified in the Traffic Impact Study, including design and construction costs, shall be 100% the Developer's responsibility.
- Clauses shall be included in the Subdivision Agreement in respect of same.

11. The Developer shall acknowledge and agree that prior to the registration of the plan of subdivision, or any phase thereof:
- a) The Developer shall provide to the Region's Public Works Department, a Letter of Credit in the amount of \$380,000.00 (HST included) (50% of a four-way Permanent Traffic Signals with the multi-use pathway), as amended from time to time, for future traffic control signals at the intersection of Street 1 and The Gore Road on the draft approved plan. All actual costs associated with the traffic control signals at the Regional Road intersections shall be borne by the Developer;
 - b) The Developer shall provide to the Region's Public Works Department, a Letter of Credit in the amount of \$175,000 (HST included) (50% of a four-way Temporary Traffic Signals), as amended from time to time, for interim traffic control signals at the intersection of Arterial East/West Road and The Gore Road on the draft approved plan. All actual costs associated with the traffic control signals at the Regional Road intersections shall be borne by the Developer;
 - c) The Developer shall provide to the Region's Public Works Department, a certified cheque in the amount of \$74,575.08 (HST included), as amended from time to time, for maintenance of future traffic control signals at the intersection of Arterial East/West Road and The Gore Road on the draft approved plan;
 - d) The Developer shall provide to the Region's Public Works Department, a Letter of Credit in the amount of \$10,000.00 for pavement markings at each Regional Road intersection along the frontage of proposed development, as amended from time to time. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings along Regional Roads shall be in accordance with the Region's specifications and standards, as amended from time to time; and,
 - e) The Developer shall be 100% financial responsibility for bearing the costs for the boulevard works related to the Plan of subdivision and within the Region's right-of-way limits adjacent to the Plan of subdivision. Prior to the commencement of such works within the Region's right-of-way, the Developer shall submit Securities in the total amount of the estimated cost to construct the required road and access works within the Region's right-of-way.
- Clauses shall be included in the Subdivision Agreement in respect of same.

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12. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a) A Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing the development and provision for external lands;
 - b) A Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there are no adverse effects of the proposal on the existing structures and drainage along The Gore Road; and,
 - c) A noise abatement report for lots adjacent to The Gore Road.Clauses shall be included in the Subdivision Agreement in respect of same.
13. The Developer shall acknowledge and agree that financing and construction of all temporary/permanent infrastructures not covered by the Current Development Charges By-law (watermains, sanitary sewers) shall be 100% financial responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.
14. The Developer shall acknowledge and agree that the Developer is responsible for all costs associated with the relocation of existing services to accommodate the development. The Developer shall make appropriate arrangements with the Region regarding financing and relocation of Regional services prior to execution of the Subdivision Agreement. A clause(s) shall be included in the Subdivision Agreement in respect of same.
15. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region for review and approval and shall submit all engineering drawings in the digital format in accordance with the latest Region's Digital Format Guidelines.
16. The Developer shall acknowledge and agree that their consultant is required to provide "as constructed" drawings within sixty (60) days of issuance of Preliminary Approval of the underground services. The "as constructed" drawings must be submitted in the digital format in accordance with 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's Public Works Design, Standards Specifications and Procedures. A clause shall be included in the Subdivision Agreement in respect of same.
17. 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 calculated and charged 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.
18. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall

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function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.

19. Provision will be required in the Subdivision Agreement for the following clauses in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
- a) Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
 - b) The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
 - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a) Bacteriological Analysis - Total coliform and E-coli counts
 - b) Chemical Analysis - Nitrate Test
 - c) Water level measurement below existing grade
 - ii. 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.
 - iii. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.
20. Provision shall be made in the Subdivision Agreement that the Developer acknowledges the Region's responsibility to provide safe drinking water in Peel and to provide reliable delivery of wastewater services, including protection of the environment. The Developer shall confirm its familiarity with the Region's Drinking Water Quality Management System (QMS) and Wastewater Integrated Management System (IMS), which require that drinking water and municipal wastewater meet all applicable legislative and regulatory requirements and that the QMS/IMS be continually maintained and improved.
21. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge that the Region's drinking water systems are governed by Province of Ontario legislation, and that every person authorized to carry out work on any aspect of the Region's drinking

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water system, including construction, extension, system modification, and operation, must be familiar with the Safe Drinking Water Act, 2002, applicable regulations, and the Drinking Water Works Permit and the Municipal Drinking Water License issued to the Region by the Ministry of the Environment, Conservation and Parks (MECP). The design and construction of any aspect of the drinking water system shall be conducted in compliance with the conditions of the Drinking Water Works Permit and the Region's Design, Standards Specification, and Procedures.

22. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge that Region's wastewater systems are governed by Province of Ontario legislation, and every person authorized to carry out work, including construction, extension, system modification, and operation of any aspect of the Region's wastewater system, must be familiar with the Environmental Protection Act, Ontario Water Resources Act and applicable regulations, including the Environmental Compliance Approval (ECA) issued to the Region by the MECP for wastewater infrastructure within the subdivision, and any required reporting and notification. The design and construction of any aspect of the wastewater system shall be conducted in compliance with the conditions of the ECA and the Region's Design, Standards Specification, and Procedures.
23. Restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until all external sanitary sewers and watermains to service this Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title. Upon satisfactory evidence of the completion of the external sanitary sewers and watermains being provided to the Region, the Region shall release the S.118 restriction registered on title to the property, at the request of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.
24. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge and agree that the Region may require the Developer to construct one or more water sampling stations at the Developer's sole cost within the plan of subdivision. The location of and the requirement for a water sampling station will be determined at the engineering review stage.
25. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge that prior to the issuance of preliminary acceptance, the Developer shall review the Drinking Water QMS, available on the Region's website at <https://www.peelregion.ca/construction/>, including sections on compliance with applicable legislation, and confirm its familiarity of the same.
26. The Developer shall 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

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Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.

27. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge that if the development is delayed such that the Developer does not proceed with the planned development within one calendar year from the preliminary acceptance of the watermain(s), the Region may require that any watermain(s) be cut and capped at the cost of the Developer. Re-commissioning of the watermain(s), as required by legislation, will be at the cost of the Developer.
28. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge that they will be solely responsible for all utility locates of infrastructure works servicing the subdivision from the time of their installation until final assumption of the subdivision.
29. The Developer shall acknowledge that the Developer has full responsibility to ensure compliance with the Environmental Protection Act (EPA) and all other legislative requirements including Ontario Regulation (O.Reg.) 406/19- Onsite and Excess Soil Management. The Developer shall be familiar with and meet the objectives of O.Reg. 406/19 for all work completed. A Clause shall be included in the Subdivision Agreement in respect of same.
30. The Owner shall include warning clauses in any agreement of purchase and sale advising prospective purchasers of Peel's access requirements for the maintenance, operation, replacement, and repair of its infrastructure as follows:
 - a) "The owner/purchaser is advised that a water shut-off valve is located on the lot adjacent to the street. The owner/purchaser shall not block the shut-off valve and shall keep the area free and clear of buildings, structures, stairs, retaining walls, landscaping, etc. which may impede the use of the shut-off valve. For more information on the location of the water shut-off valve, please contact the Region of Peel, Public Works Department."
 - b) "Should Peel undertake any maintenance, replacement, or repair of its infrastructure, including water shut off valves, main line valve boxes and hydrant, and water and sanitary sewer pipes, Peel will restore the disturbed area, which includes the public right of way and private-side, with grass in soft landscape areas and asphalt in hard landscape areas. Should the purchaser/homeowner choose to utilize other more expensive soft or hard landscaping, the purchaser/homeowner will be responsible for the restoration of the disturbed area to the original condition at the purchaser/homeowner's expense. For further clarity, Peel will not be responsible for any restoration costs of disturbed areas above that of grass and/or asphalt upon completion of infrastructure works."

These clauses shall be inserted into any succeeding lease, sublease or sales agreement, and shall be binding not only on the purchaser but also their respective successors and assigns.

31. Prior to registration of the Plan, the Region requires a satisfactory Waste Collection Plan and arrangements demonstrating all of the collection requirements outlined in the most current version of the Region's Waste Collection Design Standards Manual.

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32. A clause shall be included in the Subdivision Agreement requiring that a noise impact study shall be required as part of a complete Site Plan application(s) for Block 28 on the draft approved plan, and that prior to any Site Plan Approval for this block, the noise impact study shall be determined to be satisfactory to the Region and that all mitigation measures have been included and addressed through the Site Plan application for each block to the satisfaction of the Region, including the dedication of a buffer block(s) to the Region (free and clear of all encumbrances and contamination), if required.

33. Prior to registration of the plan of subdivision, the Developer shall:

- a) Submit an O.Reg. 153/04 compliant satisfactory Phase Two Environmental Site Assessment, which includes soil and groundwater sampling on land being dedicated to the Region of Peel, to the Region for review and acceptance.
- b) Carry out all recommendations of the report to the satisfaction of the Region.

Clause(s) shall be inserted in the Subdivision Agreement in respect of same.

34. 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.

35. 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 the Subdivision Agreement required by the registration of this plan.

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

Conclusion

Staff understand that the City is looking to advance this project by bringing forward the Official Plan Amendment and Zoning By-law Amendment with a recommendation report to Planning and Development Committee and Council. Regional staff also understand that draft approval of the proposed subdivision will follow at a later date.

In the second submission, the Region received a Precinct Plan document titled "Gore Meadows West Precinct Plan" dated April 2025. This document identifies the entire Gore Meadows Area, including the west, east and south areas as described in the Planning Justification Report. The materials included, circulated and reviewed as part of these applications do not include supporting materials for the areas identified as "Gore Meadows West Development Boundary" and "City of Brampton Owned Lands" on this document. The Region understands that the lands subject to these applications are only those identified as "Gore Meadows East Development Boundary" on this Precinct Plan document. Prior to any approval of this Precinct Plan document, the Region will require the submission of supporting documents for review and approval.

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The following matters are to be addressed prior to the Region providing clearance for the proposed Official Plan Amendment and Zoning By-law Amendment:

- Receipt of the payment of the Completeness Review Fee in the amount of \$1,500.00.
- Review and inclusion of policies as outlined within this comment letter.
- Review and inclusion of the zone standards as outlined within this comment letter.

The following matters are to be addressed prior to the Region providing final draft plan conditions and clearance for draft approval of the proposed Subdivision:

- Receipt of a satisfactory revised Traffic Impact Study, Functional Design and Conceptual Site Plan
- Receipt of a satisfactory revised Draft Plan of Subdivision.

As part of this review, the Region has identified some comments which will need to be addressed to satisfy Regional requirements as part of the future Site Plan application. These comments are provided as advisory comments at this time, to assist in streamlining the overall review for the project. If the applicant is updating materials to address comments, it may be of benefit to also address these comments which will be provided during the fulsome review of the future applications. Please see Appendix A, attached.

A revised submission is required to address the comments contained within this letter. As part of a resubmission a comment response matrix is required which identifies how the comments contained within this letter have been addressed in the submission material.

The applicant is encouraged to review the comments in this letter and ensure that the future revised submission addresses all comments. The applicant is also encouraged to review the resources and guidelines available on our website to assist in the preparation of revised submission material which will meet Regional requirements.

Through the review of a future revised submission, more detailed/revised/additional comments and conditions may apply.

It is the Region's expectation that we will continue to be consulted to facilitate growth and development in a timely manner, to ensure the effective and efficient delivery of Regional services to the community. Please forward all development application circulations to zzg-planninginfo@peelregion.ca for the administration and coordination of the review of development applications with respect to Regional roads, infrastructure and services.

The Region requests notice of Council's decision on these applications.

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If you have any questions or concerns, please contact me (stephanie.mcvittie@peelregion.ca 905.791.7800 x. 3992) at your earliest convenience.

Thank you,



Stephanie McVittie
Principal Planner
Planning and Development Services
Region of Peel

c.: planningcomments@brampton.ca
Marshall Smith, KLM Planning (msmith@klmplanning.com)

Attachment: Appendix A – Advisory Comments For the Proposed Future Site Plan Application

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April 25, 2025

Appendix A - Advisory Comments For Future Site Plan Application (High-Density Residential Block) Related to the Proposed Draft Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment Applications at 10350 The Gore Road

Advisory Comments For Future Site Plan Application

The Region offers the following comments as advisory comments to inform the future Site Plan application for the High-Density Residential Block and assist in streamlining the overall review for the project. Please note that the comments below are subject to change based on policies, by-laws, requirements and procedures in effect at the time of the Site Plan application.

Development Services

- The Region may be a party to the future Site Plan Agreement. Prior to execution of the Site Plan agreement, all required fees shall be paid in accordance with current Regional By-laws.
- As part of a complete Site Plan application, a noise assessment is required to demonstrate that the plan meets the sound level objectives of the Region of Peel, the City of Brampton and the Ministry of the Environment, Conservation and Parks.
 - In reviewing the Draft Plan, Block 28 on the draft plan (High-Density Residential) is adjacent to The Gore Road (being a Regional Road. As such, the Region will defer the review of a noise assessment to prior to Site Plan Approval.
 - Please note that in accordance with Regional requirements, this may necessitate noise mitigation be provided in the forms of acoustical fences on buffer blocks to be conveyed to the Region as part of the Site Plan application process.

Transportation Development

- There is support for a multi-use path along the frontage of The Gore Road for this development – the preferred configuration of the cross-section would be for the Multi-use Path (3.0 metres) and splash pad (1.0 metre) to be separated by a grass buffer/boulevard (1.0 metre in width, minimum) – separation between the splash pad and multi-use path provides several benefits, such as a dedicated space for signage, and increased the operating space for pedestrian users. (1.0 metres splash pad + 1.0 metre (minimum) grass boulevard + 3.0 metres Multi-use path). The Region would like to target the preferred configuration.

Housing

- The applicant is encouraged to incorporate universal accessibility and design features, as well as unit types that respond to community need which could support aging in place, age-friendly planning, multi-generational households, and core housing need.
- These lands are located within a priority community area for childcare expansion and in an area of need for an EarlyON Child and Family Centre. The applicant is strongly encouraged to explore the opportunity for co-locating a licensed childcare centre and/or EarlyON Child and Family Centre within the proposed development, such as in ground floor and second floor commercial areas or amenity areas, where feasible. Please contact Paul Lewkowicz at paul.lewkowicz@peelregion.ca who can connect the applicant with staff from Peel's Human Services Early Years and Child Care Services Division.

Public Health

- The following comments are provided for consideration as part of the future Site Plan application for the High Density Residential block:
 - Please consider how exposure to natural environments can have a positive impact on the overall mental health and wellbeing of residents. Please include an adequate amount of covered all-weather seating, landscaped open space throughout the amenity areas, and shade along pedestrian pathways to promote a pedestrian-oriented environment.
 - Please include green infrastructure in non-traditional spaces.
 - Please consider seamless indoor and outdoor amenity areas and designing the amenity spaces to support multi-generational use.
 - Please provide secure long and short-term bicycle parking near the entrances of the building. Consider wayfinding signage on site to advise users where to access bicycle parking and indoor amenities.

Waste Management

High-Density Residential Block

- As part of a complete Site Plan application, a Waste Management Plan is required detailing how the requirements of the Waste Collection Design Standards Manual have been met.
- The Waste Management Plan is to be reviewed and determined to be satisfactory by the Region of Peel prior to Site Plan approval.
- The Region of Peel will provide front-end collection of garbage and recyclable materials, subject to meeting the requirements in Sections 2.0, 4.0, and 5.0 of the Waste Collection Design Standards Manual, including but not limited to the following:
 - Collection Vehicle Access: The collection vehicle access route throughout the development must be shown on the Waste Management Plan.
 - Overhead clearance outside of the Collection Point: Outside the Collection Point, a clear height of 4.4 metres from the top of the access road, along the Waste Collection Vehicle access and egress route is required. The clear height of 4.4 metres is free of obstructions such as sprinkler systems, ducts, wires, trees, or balconies.
 - Internal roadways must be constructed of a hard surface material, such as asphalt, concrete and designed to support a minimum of 35 tonnes, the weight of a fully loaded waste collection vehicle.

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- If the waste collection vehicle is required to drive onto or over a supported structure (such as an air grate, or transformer cover) the Region must be provided with a letter from a professional engineer (licensed by Professional Engineers Ontario) certifying that the structure can safely support a fully loaded Waste Collection Vehicle weighing 35 tonnes.
- The collection vehicle internal access route roadway must be designed to have a minimum width of 6 meters.
- Turning Radius: The turning radius from the centerline of the waste collection vehicle access route must be a minimum of 13 meters on all turns.
- Safety Measures for Reversing Vehicles: If the waste collection vehicle must reverse onto oncoming internal traffic when exiting the collection point area, a stop sign with a flashing warning light system that can be controlled by onsite staff is required to prevent pedestrian and vehicle traffic from crossing the path of a reversing collection vehicle
- A convex mirror is also recommended to assist the driver in reversing at the collection point area.
- In a situation where a waste collection vehicle must reverse, the maximum straight back-up distance is 15 metres.
- Collection Point Area(s): All bins of a single stream, whichever is larger, must be shown in the collection point areas. Each collection point area must also have a 10 square meters area for the set-out of bulky waste items.
- The collection point areas should have a minimum overhead clearance of 7.5 meters, along with an 18-meter straight head-on approach, a 6-meter width opening.
- A Collection Point: solid level (+/- 2%) concrete pad is required. The concrete pad dimensions must be provided and must extend a minimum of 1.5 metres in length outside the opening of the concealed waste collection point to accommodate the front wheels of the waste collection vehicle. See Appendix 4.0 of the WCDSM for an illustration of the requirements.
- Internal Waste Storage Rooms: All bins must be shown in the Garbage/Recycling Rooms. The number, size, and type (Garbage/Recyclable Materials) of bins must also be labeled. The calculation showing the required number of front-end bins must also be included on the plan. Please refer to WCDSM Appendix 6 for Front-End Garbage and Recycling Bins and Appendix 7 for Waste Bin Calculations.
- The internal Waste Storage Rooms must have a 10 square meter area for the storage of Bulky Items.
- The developer will need to identify the chute systems to be use.
- If present, the location of the compactor must be shown and labelled.
- Recycling and waste drop-off points for Stacked Townhouse units must be convenient for all residents (within 100 m walking distance of the furthest unit).
- Organic Waste Management: Please Note: Under the Food and Organic Waste Framework in Ontario and the potential for the Region of Peel to implement an organics collection program for residential buildings in the future, the Region of Peel recommends that residential buildings install a dedicated chute for organic material. Additionally, the waste storage area rooms will need to be larger to accommodate future organics bins. These rooms must also be:
 - Well-ventilated
 - Equipped with running water and a sewer drain for washdown
 - Well-lit
 - Located away from fresh air intakes

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- Equipped with measures for pest control
- Private waste collection is required for the non-residential waste generated within this development. The Waste Management Plan must include designated garbage rooms for the storage of non-residential waste, ensuring that they are kept separate from residential waste.
- For more information, please consult the Region of Peel Waste Collection Design Standards Manual available [online](#).

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Tel: 905-791-7800 www.peelregion.ca

Dela Pena, Samantha

From: Colleen Bonner <Colleen.Bonner@trca.ca>
Sent: 2025/04/23 11:06 AM
To: Marshall Smith
Cc: Frank Carogioiello; Dela Pena, Samantha; Marco Marcante; Ambrico, Angelo
Subject: [EXTERNAL]RE: Royal Pine Homes - OZS-2024-0065

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Good morning, Marshall.

Thank you for your patience. I have been able to confirm that TRCA has no comments of significance that will impact you moving forward to the Planning and Development Committee.

TRCA has no comments from any planning, ecology or geotechnical nature. I am working on confirming on comments regarding water resources.

I hope this is of assistance.

With regard,

Colleen Bonner (She/Her)

Senior Planner

Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-1939](tel:4378801939)

C: [\(416\) 543-0450](tel:4165430450)

E: colleen.bonner@trca.ca

** WE HAVE MOVED **

A: [5 Shoreham Drive, Toronto, ON, M3N 1S4](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



From: Marshall Smith <MSmith@klmplanning.com>

Sent: April 21, 2025 2:43 PM

To: Colleen Bonner <Colleen.Bonner@trca.ca>

Cc: Frank Carogioiello <frank@royalpinehomes.com>; Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>; Marco Marcante <marco@royalpinehomes.com>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>

Subject: RE: Royal Pine Homes - OZS-2024-0065

EXTERNAL SENDER

Thanks Colleen,

Hope your long weekend was restful.

Looking forward to receiving your response at the earliest opportunity, in the meantime I understand TRCA comments are expected to be technical and most appropriately resolved after draft approval through detailed design – are you able to provide confirmation of this?

Appreciate your help,

Marshall Smith BES, PMP, MCIP, RPP

Partner



Mobile 416-788-7859 Office 905-669-4055 x 222

Email msmith@klmplanning.com

Web www.klmplanning.com

64 Jardin Drive, Unit 1B, Concord, Ontario L4K 3P3

CELEBRATING 35 YEARS

From: Colleen Bonner <Colleen.Bonner@trca.ca>

Sent: Thursday, April 17, 2025 3:57 PM

To: Marshall Smith <MSmith@klmplanning.com>

Cc: Frank Carogioiello <frank@royalpinehomes.com>; Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>;

Marco Marcante <marco@royalpinehomes.com>

Subject: RE: Royal Pine Homes - OZS-2024-0065

Good afternoon, Marshall.

Thanks for the call yesterday. I had the opportunity to speak with my technical staff and some revisions are pending.

This is a high priority file to wrap this up. I'm off on Monday but I will follow up with you on Tues.

Have a good long weekend.

Regards,

Colleen Bonner (She/Her)

Senior Planner

Development Planning and Permits | Development and Engineering Services

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C: [\(416\) 543-0450](tel:(416)543-0450)

E: colleen.bonner@trca.ca

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From: Marshall Smith <MSmith@klmplanning.com>

Sent: April 11, 2025 5:28 PM

To: Colleen Bonner <Colleen.Bonner@trca.ca>

Cc: Frank Carogioiello <frank@royalpinehomes.com>; Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>; Marco Marcante <marco@royalpinehomes.com>

Subject: RE: Royal Pine Homes - OZS-2024-0065

EXTERNAL SENDER

Hi Colleen,

Following up on the below, are you able to send us your comments from the last submission for our consideration?

Thank you!

Marshall Smith BES, PMP, MCIP, RPP

Partner



Mobile 416-788-7859 **Office** 905-669-4055 x 222

Email msmith@klmplanning.com

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CELEBRATING 35 YEARS

From: Marshall Smith <MSmith@klmplanning.com>

Sent: Tuesday, April 8, 2025 10:20 AM

To: Colleen Bonner <Colleen.Bonner@trca.ca>

Cc: Frank Carogioiello <frank@royalpinehomes.com>; Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>; Marco Marcante <marco@royalpinehomes.com>

Subject: Re: Royal Pine Homes - OZS-2024-0065

Thanks Colleen!

As we are working to expedite a report to Brampton's PDC, we would appreciate your current comments to ensure we have responded to critical matters. Are you able to provide these?

Much appreciated,

Marshall Smith BES, PMP, MCIP, RPP

Partner

KLM PLANNING PARTNERS INC.

Planning | Design | Development

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QPE Please consider the environment before printing this email

From: Colleen Bonner <Colleen.Bonner@trca.ca>
Sent: Tuesday, April 8, 2025 10:16:16 AM
To: Marshall Smith <MSmith@klmplanning.com>
Cc: Frank Carogioiello <frank@royalpinehomes.com>; Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>; Marco Marcante <marco@royalpinehomes.com>
Subject: RE: Royal Pine Homes - OZS-2024-0065

Thank you Marshall for confirming.

The City circulated the first resubmission yesterday. As such, our comments are now out of date. I will work with my technical staff to ensure a timely response on our review.

Regards.

Colleen Bonner (She/Her)

Senior Planner

Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-1939](tel:(437)880-1939)

C: [\(416\) 543-0450](tel:(416)543-0450)

E: colleen.bonner@trca.ca

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From: Marshall Smith <MSmith@klmplanning.com>
Sent: April 8, 2025 10:04 AM
To: Colleen Bonner <Colleen.Bonner@trca.ca>
Cc: Frank Carogioiello <frank@royalpinehomes.com>; Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>; Marco Marcante <marco@royalpinehomes.com>
Subject: RE: Royal Pine Homes - OZS-2024-0065
Importance: High

EXTERNAL SENDER

Hi Colleen,

Per the attached, our client delivered fees to your office yesterday at noon – Could you kindly release comments to us at your earliest convenience?

Thank you!

Marshall Smith BES, PMP, MCIP, RPP
Partner



Mobile 416-788-7859 Office 905-669-4055 x 222
 Email msmith@klmplanning.com
 Web www.klmplanning.com
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From: Colleen Bonner <Colleen.Bonner@trca.ca>
Sent: Friday, April 4, 2025 2:43 PM
To: Marshall Smith <MSmith@klmplanning.com>
Cc: Frank Carogioiello <frank@royalpinehomes.com>; Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>
Subject: Royal Pine Homes - OZS-2024-0065

Good afternoon,

I am following up on application OZS-2024-0065 located at 10300 The Gore Rd, Brampton.

TRCA has comments pending on the first submission received on December 12, 2024. Prior to the release of TRCA’s comments, the planning review fees are to be received.

The application is subject to the Draft Plan of Subdivision 10ha – 25ha planning review fee of \$46,070.

Please submit these fees in a timely manner. A cheque may be set to TRCA at 5 Shoreham Dr. (as noted below). Please include a cover letter referencing the OZS number and address it to my attention.

With Regards,

Colleen Bonner (She/Her)
 Senior Planner
 Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-1939](tel:(437)880-1939)
 C: [\(416\) 543-0450](tel:(416)543-0450)
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** WE HAVE MOVED **
 A: [5 Shoreham Drive, Toronto, ON, M3N 1S4](https://www.trca.ca) | [trca.ca](https://www.trca.ca)

