



**SCHEDULE A
CONDITIONS OF DRAFT APPROVAL**

DRAFT APPROVAL DATE: xx-xx, 2021

SUBJECT: Draft Plan of Subdivision
**J.H. STEVENS, PLANNING & DEVELOPMENT
 CONSULTANTS - OURAY DEVELOPMENTS
 INCORPORATED**
 Northeast corner of nexus Avenue and Fogal
 Road
 Part of Lot 5, Concession 10, Northern Division
 Ward: 8
City File: 21T-14001B
Planner: Nasir Mahmood

In accordance with By-law 216-2017 the Commissioner of Planning, Building and Economic Development of the City of Brampton has made a decision to authorize the draft approval of the above noted draft plan of subdivision subject to the following conditions.

Approved Plan and Redlines

1. The final plan shall conform to the draft plan prepared by Ouray Developments Inc. and dated October 09, 2020.

Subdivision Agreement

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

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

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

Fees

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

Zoning

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

Easement and Land Dedication within the Plan

5. Prior to registration of the Plan, the owner shall gratuitously convey and/or dedicate any required road or highway widening, 0.3 m (1 ft.) reserves, walkways,

sight triangles, radius roundings, buffer blocks, and other land required for municipal purposes and utility or drainage easements to the satisfaction of the City, Region, or other authority.

External Easements and Land Dedications

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

Parkland Dedication

8. Prior to registration, parkland dedication requirements for the subject application shall be finalized. In this regard, arrangements shall be made to the satisfaction of the Commissioner of Planning, Building, and Economic Development and in accordance with the terms of the City's Parkland Dedication By-law, applicable at the time of plan registration.

Studies

9. Prior to registration, the owner shall provide all outstanding reports, plans or studies to the satisfaction of the City of Brampton, external agencies or public authorities, and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

Staging

10. Development of the plan shall be staged to the satisfaction of the City and the Region in accordance with the approved Growth Management Staging and Sequencing Strategy. In this regard, provision shall be made in the subdivision agreement to allow for the registration of this plan in phases, only in accordance with the approved Growth Management Staging and Sequencing Strategy.

Where a Growth Management Staging and Sequencing Strategy has not been required by the City, staging shall be based on the timing of essential services that serve the plan including, but not limited to: servicing capacity, road improvements, school availability, etc. In this regard the owner shall agree to enter into a phasing agreement, the provisions of which may be incorporated into the Subdivision agreement to allow the registration of this plan in phases.

Drawings

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

Servicing

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

Cost-share Agreement

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

Schools

Dufferin-Peel Catholic District School Board

14. Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of the Dufferin-Peel Catholic District School Board:
 - a) The owner shall agree in the subdivision agreement to erect and maintain information signs at all major entrances to the proposed development advising of the following:

“Notice: Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available.”

These signs shall be to the Dufferin-Peel Catholic District School Board’s specifications, at locations determined by the Board and erected prior to registration.

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

Peel District School Board

15. Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of the Peel District School Board:

- a) The owner shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school facilities, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Board’s Transportation Policy.
- b) The Board requires that the following clauses be placed into any agreements of sale and purchase entered into with regard to any units in this plan to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the Plan:
 - i). “Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools.”
 - ii). “The purchaser agrees that for the purposes of transportation to school, the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board.”

Canada Post

16. Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of Canada Post:
- a) Make satisfactory arrangements with Canada Post and the Director, Environment and Development Engineering Division, for the provision of suitable sites for the installation of Canada Post Community Mailboxes, which are not in conflict with any other utility (including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements and bus pads), and shall indicate these locations on the appropriate servicing plans, including the granting of any easements as deemed applicable that may be required in order to locate the Canada Post Community Mailboxes with a safe setback from the travelled portion of roadways.
 - b) Prior to offering any of the residential units for sale, the owner agrees to place a 'Display Map' on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.
 - c) Provide the following for each Community Mailbox site, as per Canada Post and City of Brampton standards:
 - i) an appropriately sized sidewalk section (concrete pad), per municipal standards, to place the Community Mailbox on;
 - ii) any required walkway across the boulevard, as per municipal standards
 - iii) any required curb depressions for wheelchair access
 - d) Determine, provide and maintain a suitable and safe temporary Community Mailbox location(s) to Canada Post's satisfaction. This temporary site will be utilized by Canada Post until the above mentioned criteria is completed at the permanent Community Mailbox site locations. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
 - e) Include in all offers of purchase and sale a statement advising the prospective new home purchasers that mail delivery will be from a designated community mailbox, include exact locations of each of these community mailbox locations, and advise any affected homeowners of any established easements granted to Canada Post.

Enbridge Gas Distribution

17. Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of Enbridge Gas Distribution:
- a) The owner shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
 - b) If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the owner.
 - c) Easement(s) are required to service this development and any future adjacent developments. The owner will provide all easement(s) to Enbridge Gas Distribution at no cost.
 - d) In the event a pressure reducing regulator station is required, the owner is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details, contact SalesArea20@enbridge.com.
 - e) The owner will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Rogers Telecommunications

18. Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of Rogers Communications:
- a) At its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Subdivision (collectively the "Communications Service Providers").
 - b) In consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as

the timing and phasing of installation.

Bell Canada

19. Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of Bell Canada:

- a) The owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication / telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the owner shall be responsible for the relocation of such facilities or easements.
- b) That Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are located to the street line.
- c) Prior to commencing any work, the owner shall confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the owner shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

Alectra Utilities

20. The following conditions shall be included in the Subdivision Agreement to the satisfaction of Alectra Utilities:

- a) The owner shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. These will be confirmed during the final design of the roads and subdivision.
- b) The owner shall enter into a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- c) The owner shall be responsible for the costs of the relocation of existing plant to accommodate new road(s).
- d) The owner shall be responsible for the costs associated with the hydro plant expansion to supply the development.
- e) The owner shall contact Alectra Utilities Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule.

Hydro/Telecommunications

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

Region of Peel

Development Charges

22. 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.
23. Provision shall be made in the Subdivision Agreement with respect to:
- a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and,
 - b) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks), pursuant to the Region's Development Charges By-law, as amended from time to time.

Water Meter Fees

24. 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 any

commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and,

- c) A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

Land Dedications

- 25. A provision shall be made in the subdivision agreement that:
 - a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
 - i. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.
 - b. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

Traffic/Development Engineering Conditions

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

Drawings – Servicing and “As Constructed”

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

General Conditions

- 29. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of

municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Regional standards and requirements.

- 30.** Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region for view and approval.
- 31.** Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
- 32.** Prior to servicing, the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
- 33.** A Clause shall be included in the Subdivision Agreement that the Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law.
- 34.** A Clause shall be included in the Subdivision Agreement that 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 Developer pursuant to the Region's current User Fee By-Law.
- 35.** The following clauses shall be included in the Subdivision Agreement:
 - a) In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
 - b) Until the issuance of Final acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision, the Developer shall provide

temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying water to the affected residents until the issue is resolved to the satisfaction of the involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.

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

- 36.** 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.
- 37.** A clause shall be included in the Subdivision Agreement that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the developer shall forward the following to the Region's Legal Services Division:
 - a. A copy of the final signed M-Plan
 - b. A copy of the final draft R-Plan(s); and,
 - c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

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

Administrative – Clearance of Conditions

39. Prior to the signing of the final plan by the Commissioner, Planning, Building and Economic Development, or his designate, shall be advised that the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

NOTE 1:

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

NOTE 2:

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

Mr. Chris Fearon
Delivery Planning
Canada Post Corporation
5210 Bradco Blvd, Suite 200
Mississauga, Ontario L4W 1G7

Ms. Krystina Koops
The Dufferin-Peel Catholic District School Board
40 Matheson Boulevard West
Mississauga, Ontario L5R 1C5

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

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

Mr. Henry Gamboa

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

Ms. Meaghan Palynchuk
Bell Canada
Floor 5, 100 Borough Drive
Scarborough, Ontario M1P 4W2

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

Mr. Althaf Farouque
Region of Peel
10 Peel Centre Drive
Brampton, Ontario L6T 4B9

Adam Miller
Toronto and Region Conservation Authority
101 Exchange Avenue,
Vaughan, ON, L4K 5R6

NOTE 3:

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

NOTE 4:

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



DRAFT PLAN OF SUBDIVISION
 Part of Lot 5, Concession 10
 Northern Division, City of Brampton
 Regional Municipality of Peel

ADDITIONAL INFORMATION
 AS REQUIRED UNDER SECTIONS 51(17) OF THE PLANNING ACT
 CHAPTER 13 (R.S.O. 1990)
 (a), (b), (j), (g), (i) - As shown on the Draft Plan.
 (h), (c) - As shown on the Draft and Key Plan.
 (d) - Land to be used in accordance with the Schedule of Land Use.
 (e) - Soil is clay.
 (f), (k) - Full municipal services to be provided.
 (l) - Nil.
 NOTE: Contours relate to Canadian Geodetic Datum.
 Contour interval is 1m with 5m interpolated.

SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	UNITS	AREA (ha)
1-11	6.0m Townhouses	69	1.50
12-15	6.0m Live-Work Units	26	0.46
16	Natural Heritage System (NHS)		0.02
17	Storm Servicing		0.01
18	Buffer		0.18
19	1.15m Road Widening		0.02
20	0.3m Reserve		0.002
Street A	2.0m Road - 40m		0.08
Street A	1.7m Road - 300m		0.498
Street A	16.5m Road - 180m		0.29
TOTAL		95	3.06

Density = 97 units on net area 2.09 ha. = 46.4 uph

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

[Signature] June 20, 2013
 Malene Given Parsons, O.C.S.
 Malene Given Parsons Surveying Ltd.



Prepared for:
 Ouray Developments Inc.
 10710 Bathurst Street
 Maple, Ontario L6A 4B6
 Tel: (905) 303-6873

Prepared by:
 140 Renfrew Drive, Suite 201
 Markham, Ontario, L3R 6B3
 Tel: (905) 513-0170
 www.mgp.ca

OWNER'S AUTHORIZATION
 I hereby authorize Malene Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the City of Brampton.

[Signature] June 21, 2013
 OURAY DEVELOPMENTS INC.



Date: June 18, 2013
 Project No.: 10-1908

Revised: August 23, 2013, September 19, 2013
 December 23, 2013, January 22, 2014
 April 14, 2014, Sept. 22, 2014, Oct. 9, 2010

Scale: 1" = 100'

COMMENTS AND CONDITIONS MEMO

Date: December 02, 2020

Files: C10E05.019
21T-14001B

From: Nasir Mahmood

Subject: Requirements for Draft Plan of Subdivision 21T-14001B
**J.H. STEVENS, PLANNING & DEVELOPMENT CONSULTANTS - OURAY
DEVELOPMENTS INCORPORATED**
North-east corner of nexus Avenue and Fogal Road
Part of Lot 5, Concession 10, Northern Division
Ward: 8

Circulation Date: June 04, 2020 (1st Revision)

Plan: 21T-14001B
Plan Dated: October 09, 2020
Revision #: 2nd

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

A. PRIOR TO DRAFT PLAN APPROVAL

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

1. Outstanding final comments and/or conditions of draft plan approval from City departments, divisions and external commenting agencies shall be received and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

Preliminary Homebuyers Information Map

2. Prior to draft plan approval, the developer shall prepare a Preliminary Homebuyers Information Map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. This map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Homebuyers Information Maps including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration. The map shall specifically contain the following information and clauses as applicable:
- a) The proposed land uses within the subdivision based on the latest draft plan.
 - b) The immediately surrounding existing and proposed land uses.
 - c) Those lots or blocks that have existing and potential environmental noise problems based on the noise feasibility study. Include all relevant warning clauses on the map.
 - d) The approximate locations of noise attenuation walls and berms;
 - e) The approximate locations and types of other fencing within the subdivision.
 - f) Where parks and open space, storm water management facilities and walkways are located.
 - g) The types and locations of parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance (to be confirmed in each case with the Engineering and Development Services Division).
 - h) Potential locations of all Canada Post community mail boxes on corner lots (except corner lots at the intersection of an arterial road).
 - i) The locations of all Brampton Transit routes through the subdivision.
 - j) The following standard notes, using capital letters where noted:

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

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

PLEASE NOTE:

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

- ii. “The map shows that there will be street townhouse dwellings, lane-based townhouse dwellings, and live-work townhouse dwellings developed in the subdivision. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
- iii. “Sites shown on the map for future townhouses could have driveways anywhere along their street frontage. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
- iv. “There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
- v. “Some lots and development blocks will be affected by noise from adjacent roads, and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
- vi. “The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
- vii. “Natural Heritage System (NHS) and buffer blocks in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
- viii. “Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be located directly beside some lots. If you have any questions, please call 1-800-267-1177.”
- ix. “Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions,

please call (905) 874-2050 or email planning.development@brampton.ca.”

- x. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
- xi. “ Parts of this development are currently beyond Brampton Transit standards for service coverage, and some dwelling units in this subdivision will be outside the 400 metre walking distance standard to transit. Home buyers are advised that there will be longer than normal walking distances to transit services.”
- xii. There may be Brampton Transit routes on streets fronting and/or adjacent to this development, including bus stops and related infrastructure. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective transit service coverage. If you have any questions, please call (905) 874-2750 or email transit@brampton.ca.”
- xiii. “Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart and a tree will not necessarily be located in front of every home.”
- xiv. “The offer of purchase and sale may contain itemized charges for features covered in the City’s subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as “community aesthetics enhancements”. Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
- xv. “The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.”
- xvi. “Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes.”

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- xvii. “The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City’s discretion, without notification to purchasers. Builders’ sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders’ sales brochures.”
- xviii. “Gates are not permitted in fences when lots abut a NHS/buffer/valleyland block.”
- xix. “The City of Brampton’s Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.”
- xx. “There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area.”
- xxi. A statement indicating that this community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.
- xxii. “FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL PLANNING.DEVELOPMENT@BRAMPTON.CA.”
- xxiii. “FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER’S ENGINEERING CONSULTANT.
- xxiv. FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER’S LANDSCAPE ARCHITECTURAL CONSULTANT.”

Digital Submissions of Plans

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

NOTE: Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo.

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

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

Zoning –Special Provisions

N/A

Redline Revisions

1. The owner shall address any redline revisions to the draft plan identified by staff and/or identified in comments.

Residential Reserve Blocks

2. Residential Reserve Blocks shall only be developed in conjunction with adjacent lands and the City shall be satisfied prior to registration of the plan that the blocks, when combined with adjacent lands, will permit development in accordance with the zoning by-law. In this regard, the owner shall place these blocks in a condition satisfactory to the City and erect signs prohibiting trespassing and dumping, also to the satisfaction of the City, within 6 months of the issuance of any building permit for any dwelling on the plan.

Final Homebuyers Information Map

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

Land Notices: Statements and Clauses

5. The owner shall include the following statements in bold type in all offers of purchase and sale for all lots and blocks within the plan:
- a) Blocks 1 – 8 and 11 will be developed with street townhouse dwellings. For further information, please contact the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
 - b) Blocks 9 and 10 will be developed with lane-based townhouse dwellings. For further information, please contact the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
 - c) Blocks 12 to 15 will be developed with live-work townhouse dwelling. For further information, please contact the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
 - d) Natural Heritage System (NHS) Block 16 will be developed as part of a Natural Heritage System containing important environmental features and systems, and is to be left in a naturalized state in order to preserve, protect and enhance the Natural Heritage System. This Block may receive minimal maintenance such as the periodic removal of paper and debris. For further information, please contact the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
 - e) Block 17 will be developed for storm servicing purposes.
 - f) Block 18 will be developed for NHS buffer purposes.
 - g) Block 19 will be developed for road widening purposes.
 - h) Blocks 20 will be developed for 0.3 m reserve purposes.
 - i) Parts of this development are currently beyond Brampton Transit standards for service coverage, and some dwelling units in this subdivision will be outside the 400 metre walking distance standard to transit. Home buyers are advised that there will be longer than normal walking distances to transit services.
 - j) There may be Brampton Transit routes on streets fronting and/or adjacent to this development, including bus stops and related infrastructure. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective transit service coverage.

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- k) The Block designated for Natural Heritage System (NHS) may contain active recreational facilities. Purchasers of all lots abutting these blocks are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton's Public Works & Engineering Department at (905) 874-2050.
- l) Gates are not permitted in fences when lots abut a valleyland, storm servicing or NHS buffer block.
- m) The City of Brampton's Zoning By-law regulates the width of driveways and that owners not widen their driveway before inquiring about the permitted driveway width for the lot.
- n) The following statements:
- i. "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
 - ii. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."
 - iii. "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."
 - iv. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, at the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."
- o) This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models

may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.

- p) Some lots and development blocks will be affected by noise from adjacent roads, and warnings will apply to purchasers. If you have any questions, please call the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
- q) Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
- r) A statement indicating that those lots and Blocks that have a noise attenuation fence located inside the lot line, within the side and/or rear yard, that the noise attenuation fence shall not be altered or removed, and it shall be the responsibility of the owner of the lot or block to maintain and keep in repair that portion of the noise attenuation fence situated on the lot.
- s) The final mix of houses, elevations, lot widths and housing types will be confirmed upon registration of the subdivision plan. Therefore, the purchasers should check with their builder to determine the final houses for construction in the immediate vicinity of the home that is being purchased.
- t) There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call City of Brampton, Public Works and Engineering Department at (905) 874-2050.
- u) Some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call City of Brampton, Public Works and Engineering Department (905) 874-2050.
- v) Completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call City of Brampton, Public Works and Engineering Department (905) 874-2050.
- w) Mail delivery will be from a designated Community Mailbox and that the builder shall notify the purchaser of the exact Community Mailbox locations prior to the closing of any sales and advise any affected homeowners of any established easements granted to Canada Post.

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- x) The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board, until the permanent school for the area has been completed:
- i. “Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.”
 - ii. “That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.”
- y) The following clause to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the plan:
- i. “Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools.”
 - ii. “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.”

6. The owner shall notify purchasers of the exact Community Mailbox locations prior to the closing of any sales.

Land Notices: Signage

7. The owner shall erect and maintain signs in the following locations and in the following manner:
- a) to the satisfaction of The Dufferin-Peel Catholic District School Board at all major entrances to the proposed development the following:

“Notice:

Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available.”

- b) to the satisfaction of the Peel District School Board at all major entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools according to the Board’s Transportation Policy. These signs shall be to the Board’s specifications, at locations determined by the Board and erected prior to registration.

Cost Sharing

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

Telecommunications

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

10. Prior to commencing any work within the plan, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide Communication / Telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner is hereby advised that they may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication / telecommunication infrastructure, the owner shall be required to demonstrate to the telecommunication provider that sufficient alternative communication / telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication / telecommunication services for emergency management services.

Sustainability Score and Summary

N/A

C. GENERAL COMMENTS

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

N/A

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



Nasir Mahmood
Development Planner
Tel: (905) 874-2094
Nasir.mahmood@brampton.ca

COMMENTS AND CONDITIONS MEMO

Date: June 5, 2020
File: **C10E05.019 and 21T-14001B**
To: Nasir Mahmood
From: Anthony Magnone
Subject: Requirements for
Ouray Development

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

A. PRIOR TO DRAFT PLAN APPROVAL

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

- Not Applicable

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

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

- Not Applicable

C. GENERAL COMMENTS

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

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

Building Removal

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

Exposed Basements

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

Fire Break Lots

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

Foundations

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

Noise Abatement

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

Municipal Addressing

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

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



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

COMMENTS AND CONDITIONS MEMO

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

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

A. PRIOR TO DRAFT PLAN APPROVAL

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

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

B. DRAFT PLAN APPROVAL REQUIREMENTS

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

1. Environmental Engineering

1.1. Acoustic

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

1.2. Environmental

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

1.3. Stormwater Management

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

2. Road Reconstruction/Cash Contributions

2.1. N/A

3. Financial Impact

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

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

4. Sidewalks

4.1. N/A

5. Land Dedications and Easements

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

6. 0.3 Metre Reserves/Reserve Block(s)

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

7. Warning Clauses

7.1. N/A

8. Soil

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

C. GENERAL COMMENTS

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

1. Acoustic

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

2. Subdivision Agreement

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

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

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

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

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

4. Storm Drainage

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

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

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

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

5. Sanitary and Water Service

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

6. Soil Conditions

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

7. Streetlighting

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

8. Signs

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

9. Utilities

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

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

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

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

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

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

10. Removal of Existing Buildings

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

11. City Road Maintenance/Construction Access

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

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

12. Road Design

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

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

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

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

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

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

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

14. Community Postal Boxes

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

15. Preservicing

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

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

Regards,



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

Cc: Plantrak
Frank Mazzotta (Manager, Development Engineering)

COMMENTS & CONDITIONS MEMO

Date: December 3, 2017

File: C10E05.019 & 21T-14001B

To: Nancy Atkinson, Development Services

From: Rebecca Saeed, Parks & Facility Planning

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

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

Applicant: **OURAY DEVELOPMENTS INC.**

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

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

A. PRIOR TO DRAFT PLAN APPROVAL

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

NIL

B. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS

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

(Items are listed Alphabetically by Subject Matter)

Community Information Maps:

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

Fencing:

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

Hazard Removal:

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

Hoarding of Natural Features:

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

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

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

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

Maintenance Fees:

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

Notification Signage:

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

Parkland Dedication:

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

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

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

Plan Requirements for all Public Lands:

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

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

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

NHS Development:

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

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

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

Streetscape:

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

Summary Requirements:

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

Warning Clauses:

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

Pathway System

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

Pathway Plan

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

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

C. GENERAL COMMENTS

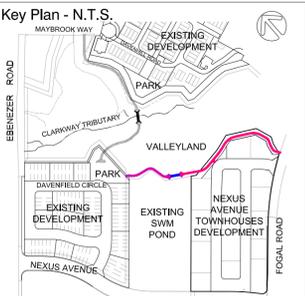
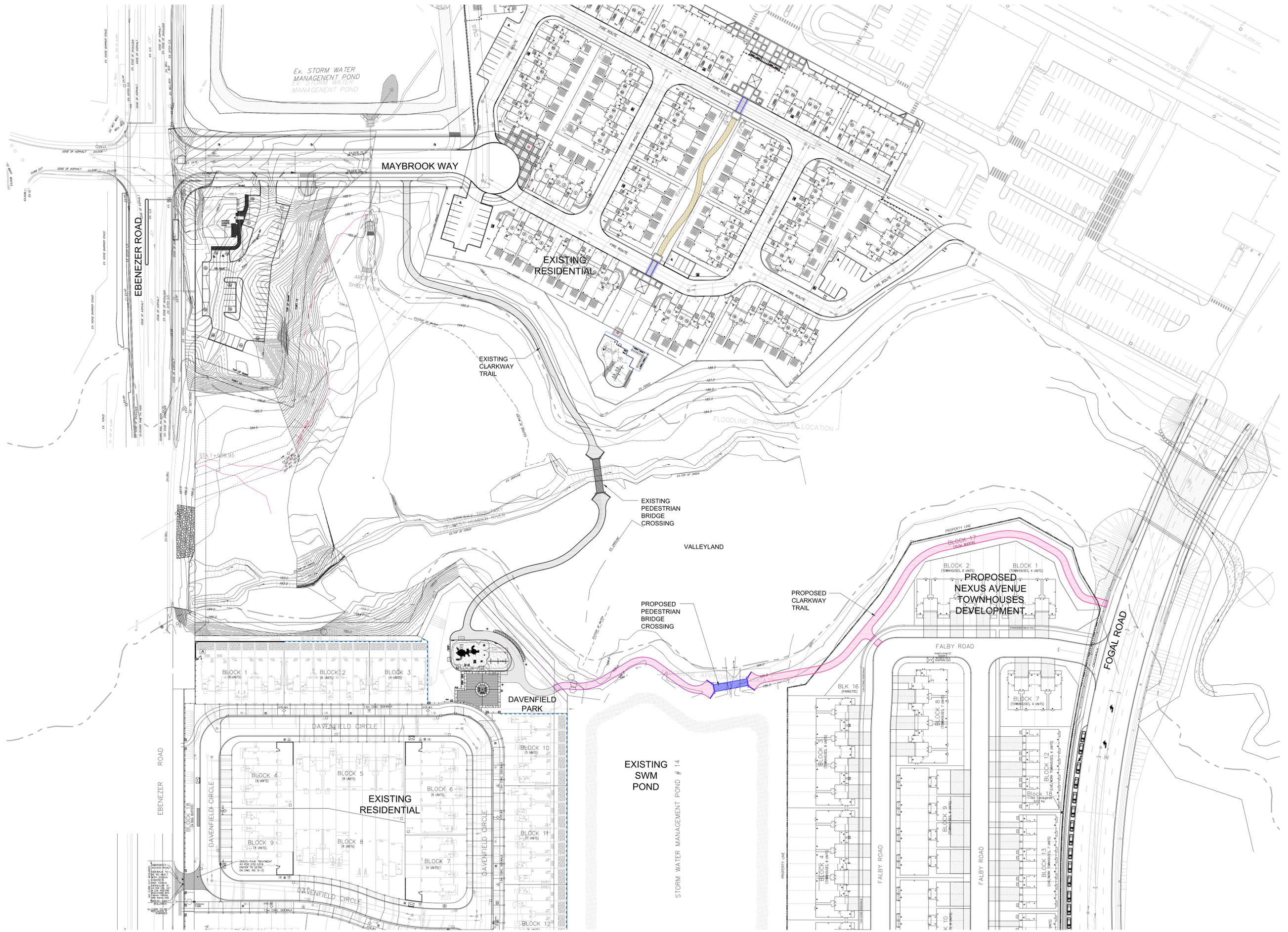
The following General Comments are provided to assist the Applicant shall be addressed prior to the release of the plan for registration. These comments shall be read in conjunction with the Draft Plan conditions (Section B).

- 22. Parks & Recreation Services Department, in conjunction with the City of Brampton, is providing the following comments for these blocks- refer to Draft Plan dated July 23, 2020

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

Parks Planning & Development Services Department
 Tel: (905) 874-3819 Fax: (905) 874-3819
planning@brampton.ca

cc. (via email only):
 W. Kuemmling, Planning & Development Services Department



Legend

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

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


 Designed By: **Steven P. Wimmer**
 North Arrow


the mbtw group
 landscape architecture | urban design | design assistance | architecture | golf design | leisure design
 130 Woodbine Ave., Unit 14 | Toronto, Ontario, Canada M4B 1Y8
 T: (416) 448-7787 | F: (416) 448-1833 | www.mbtw-og.com

Project Name: **Clarkway Trail**
 for Ouary Development Inc.
 Draft Plan No.:
 City File:
 Municipality: **City of Brampton**
 Sheet Title:

Clarkway Trail
 Conceptual Alignment Plan

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



Date: Thursday, July 22, 2020
To: Nasir Mahmood, Development Planner
From: Dalia Bahy, Urban Designer
Subject: Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision

To permit the development of block townhouse dwellings

OURAY DEVELOPMENTS INCORPORATED

Nexus Avenue
Ward: 8

File: C10E05.019 & 21T-14001B

UD has the following comments on the above noted application

A. GENERAL COMMENTS

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

B. CONDITIONS OF DRAFT PLAN APPROVAL

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

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

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

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

Best regards,

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

Urban Designer

Planning, Building and Economic Development | City of Brampton

Tel: 905-874-2483 | E-Mail: dalia.bahy@brampton.ca

Brampton City Hall, 3rd Floor, 2 Wellington St W, Brampton, ON L6Y 4R2

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

COMMENTS AND CONDITIONS MEMO

Transportation Development Engineering

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

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

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

A. PRIOR TO DRAFT PLAN APPROVAL

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

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

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

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

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

C. GENERAL COMMENTS

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

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

Regards,



Scott McIntyre

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

June 4, 2014

CFN 50701

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

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

Dear Ms. Gervais:

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

This letter will acknowledge receipt of the above noted applications (received April 25, 2014). Toronto and Region Conservation Authority (TRCA) provides the following comments and conditions as part of TRCA's commenting role under the *Planning Act*, the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2014*; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

Background

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

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

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

Purpose

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

Ont. Reg. 166/06 Permits

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

Recommendation

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

Clearance of TRCA Conditions

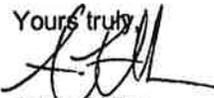
Please note that a copy of the most current Conditions of Draft Approval and draft plan of subdivision, the Executed Subdivision Agreement, the implementing Zoning By-law, and TRCA's Clearance Fees must be provided to the TRCA with any request for clearance of conditions that identifies how the conditions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

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

Fees

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

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

Yours truly


Adam Miller
Planner II
Planning and Development
Extension 5244
/am

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

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

APPENDIX I: TRCA Comments

The following materials were received by the TRCA:

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

Functional Servicing Report

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

Erosion & Sediment Controls

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

Planning Ecology

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

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

1. The final Plan shall be in general conformity with the draft plan prepared by Malone Given Parsons Limited, last revised January 22, 2014, prior to a request for clearance for registration of any phase of this plan, to:
 - a. Include appropriate blocks that are to be conveyed to the City as appropriate to the satisfaction of the City of Brampton.
 - b. Meet the requirements of TRCA's conditions, including the adjustment of Block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of the required technical studies.
2. Prior to registration of the Plan of Subdivision, revise the M-Plan to show the adjusted lot lines, additional blocks and any other required revisions to the satisfaction of the City and the TRCA.

Prior to Works Commencing

3. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
 - a. A detailed engineering report that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, and how it will comply with the related Functional Servicing Report (FSR) and TRCA requirements. This report shall include:
 - i. Plans illustrating how this drainage system will tie into surrounding drainage systems and stormwater management techniques which may be required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during the post-development.
 - ii. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources, including how it relates to terrestrial and aquatic species and their habitat, in addition to natural features and systems.
 - iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the current Erosion and Sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.
 - iv. Location and description of all outlets and other facilities, grading, site alterations, development, infrastructure (including water and wastewater sewer mains), which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation*, with all supporting technical information.
 - v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.
 - vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.

- vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA.
 - viii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel, where applicable, to the satisfaction of the TRCA.
 - ix. Preliminary plans illustrating ESC measures including construction staging and phasing.
- b. Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to the natural feature block or associated buffer.
 - c. Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within the environmental buffer areas.
 - d. A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements must be identified, with refinements and/or revisions made as necessary to the stormwater management system to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated.
 - e. Information detailing all anticipated temporary dewatering that may be required during the construction phase, including anticipated volumes, duration, discharge locations, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit review is required.
4. Prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof:
- a. The applicant shall submit and receive approval for a FSR. The report shall include but not be limited to the following:
 - i. Overall site-level Water Balance Report that will identify measures that will be implemented during pre and post development that:
 - 1) Mimic the pre-development surface and groundwater balance for the overall site to the greatest extent achievable;
 - 2) Maintain pre-development flow regimes and hydroperiods (e.g. quality, volume, rate, duration, timing, frequency and spatial distribution of water) to significant natural features;
 - 3) Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site, including best efforts for infiltration measures (or demonstrated best efforts to achieve the greatest amount technically feasible) to the satisfaction of the TRCA;

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

Subdivision Agreement

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

- h. To design a monitoring protocol and provide the requisite funding and permissions for the construction and long-term monitoring and maintenance of the site level water balance and infiltration measures on this site (including LIDs) and to provide the requisite funding for the long-term monitoring of this system (3 years once the facility is operational) to the satisfaction of the TRCA;
- i. To provide for planting, and enhancement of all natural feature buffer areas in accordance with the drawings approved by the TRCA. And, that monitoring and replanting of these areas be completed for a minimum 3 year period – to a maximum of 5 years, to the satisfaction of the TRCA, with sufficient funds being secured through a letter of credit in favour of the City of Brampton, or other appropriate measure;
- j. To provide for the warning clauses and information identified in TRCA's conditions;
- k. That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.
- l. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all agreements of purchase and sale, for lots or blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify to owners responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.

Implementing Zoning By-law

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

Purchase of Sale Agreement

7. That a warning clause be included in all agreements of purchase and sale for lots or blocks adjacent to the valley corridor and the associated buffer block, which identifies the following:
 - a. That a vegetated buffer block is being provided between the rear/side lot line and the adjacent environmental protection lands. This buffer block is considered to be part of the publicly owned environmental protection area and will be maintained in a naturalized state. Uses such as private picnic, barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private gates is prohibited.

