

Public Works

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peelregion.ca

January 31, 2025

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

**RE: Region of Peel Comments
Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law
Amendment Applications
4784 Castlemore Road
Candevcon Group Inc. on behalf of Apoca Carpenters Ltd.
City File Number: OZS-2023-0008 and 21T-23003
Regional File Number: OZ-23-008B and 21T-23003B**

Dear Samantha,

Region of Peel staff have reviewed the third submission (revision 2) materials for the above-noted Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment applications received on December 4, 2024.

The Official Plan Amendment proposes to redesignate the lands from “Low/Medium Density Residential” to “Medium Density Residential” to permit certain land uses and increase the permitted density.

The Draft Plan of Subdivision proposes to create:

- 112 single detached dwellings (including the existing heritage dwelling);
- 1 residential reserve block;
- 48 townhouse dwellings;
- 1 medium density residential block (90 stacked townhouse units anticipated);
- 1 high density residential block (436 apartment units anticipated);
- A park block
- A stormwater management pond block;
- Natural heritage system and associated buffer blocks (2);
- A commercial retail block;
- New streets with a connection to Castlemore Road, as well as connections to the north and west through adjacent subdivision plans;
- Road widening and 0.3 metre reserve blocks adjacent to Castlemore Road.

The Zoning By-law Amendment proposes to rezone the lands from Agricultural (A) and Floodplain (F) to various residential zones (R1F-11.0-AAAA, R1F-12.2-BBBB, R1F-18.3-CCCC, R3A-DDDD, R3A-EEEE, R4A-FFFF), a commercial zone (C3-GGGG), an open space zone (OS) and floodplain zone (F) to facilitate the development. The proposed site specific zones identify site-specific uses and zone standards.

The following comments and conditions are provided on that basis.

Summary

The Region has no concerns with the proposed Official Plan Amendment.

With respect to the Draft Plan of Subdivision, a minor revision to the draft plan is required to illustrate one of the Regional easements; otherwise there are no concerns and conditions of draft approval are included in this letter. The Region would be satisfied for receiving an email with a copy of the revised draft plan identifying the easement for review which would then be used in the issuance of any Draft Approval.

The Region has reviewed the draft Zoning By-law Amendment and has identified that there are number of zoning provisions which permit encroachments which may impede the use of the water shut-off valve. The Developer should consider the locations of the water shut-off valve together with the standards of the Zoning By-law to reduce conflicts as much as possible. Otherwise, there are no concerns with the proposed Zoning By-law Amendment.

Region of Peel Planning Authority

In accordance with Bill 185 which received Royal Assent on June 6, 2024, as of July 1, 2024, the Region has become an upper tier municipality without planning responsibilities. As such, lower-tier municipalities have assumed planning policy and approval responsibilities of the regional municipality, including primary responsibility for all planning in their geographies, except for matters requiring provincial approval. Per section 70.13(2), the Region's official plan will be deemed to constitute the official plan of the City of Brampton, and conformity will still be required until such time as Brampton amends Peel's Official Plan and approval is provided by the Province. Therefore on July 1, 2024, the current Region of Peel Official Plan shall be implemented by the City of Brampton.

Notwithstanding the above, at this time it is anticipated that beyond July 1, 2024, the Region's mandate will continue to include the provision of hard and soft services to the community, including but not limited to servicing, transportation, waste management, affordable housing, health services, emergency services, etc. To this end the Region will continue to have an interest in community building to ensure the efficient, financially sustainable and effective delivery of infrastructure and services.

Block 47-1

On October 20, 2020, the Local Planning Appeal Tribunal issued a written decision to approve the Official Plan Amendment implementing Block Plans 47-1 and 47-2. In accordance with the Minutes of Settlement signed by all interested parties on the appeal, the updated Environmental Implementation Report (EIR), Traffic Impact Study (TIS), Functional Servicing Report (FSR) and Growth Management Staging and Sequencing Report (GMSS) submitted in support of the Block Plans must be reviewed and approved to the satisfaction of the City, the Region, the Toronto and Region Conservation Authority, prior to the issuance of draft plan approval or enactment of a zoning by-law.

Spine Servicing Agreement

Regional staff understand that a Spine Servicing Agreement is currently being finalized by City staff and the landowner group to facilitate the orderly staging and phasing of development within the Secondary Plan area, which includes the implementation of appropriate servicing.

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Regional staff request to be a party in reviewing and finalizing the Spine Servicing Agreement. Please forward a copy to the undersigned for review coordination.

Development Services

- There are several Region of Peel easements within the subject property. No encroachments including crane swing or tie-back shall be permitted.
 - The Draft Plan identifies 2 of the 3 easements. The easement identified in instrument no. PR589049 is not labelled on the draft plan. Please amend accordingly.
- Due to the changing nature of housing/lotting design, the Region has noticed that there is an increase in the number of conflicts arising between the water shut off valves and buildings, structures, stairs, retaining walls, landscaping etc. The water shut off valves are located on the private side of the lot line adjacent to the street (often the front lot line). The area where the water shut off valve is located should remain free and clear of buildings, structures, stairs, retaining walls, landscaping, etc. which may impede the use of the shut-off valve.

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

In addition, the Region has reviewed the draft Zoning By-law Amendment and has identified that there are number of zoning provisions which permit encroachments which may impede the use of the water shut-off valve. The Developer should consider the locations of the water shut-off valve together with the standards of the Zoning By-law to reduce conflicts as much as possible.

- As the proposed development is not adjacent to Regional Roads, the Region defers the review of noise impacts/mitigation to the City.
- Updated PINs may be required at the request of the Region.
- The Region of Peel will be a party to any future development or subdivision agreement. Prior to execution of the subdivision agreement all required fees and development charges shall be paid in accordance with current Regional By-laws and any and all external easements required shall be provided to the Region.

Housing

- The [Peel-wide affordable housing target](#), City of Brampton Plan policies [3.3.1.10](#) and [3.3.1.21](#), and Secondary Plan Area 47 Hwy 427 Industrial Policy [5.1.5.1](#) encourage the provision of units at prices that are affordable to low- or moderate-income households. The definition of ‘affordable housing’ can be found in the [Glossary](#) section of the Peel 2051 Regional Official Plan and the [Provincial Planning Statement](#).
- As part of the implementation of Secondary Plan 47, the related Block Plans and in support of the Peel-wide housing target on affordability, Regional staff look forward to working with

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the applicant, members of the landowners group, as appropriate, and the City to establish the terms of such a contribution identified in Section 5.1.5 of the Secondary Plan:
“As part of block planning, fully serviced sites shall be identified within Secondary Plan Area 47 and made available to Peel Living or similar non-profit social housing agencies for the development of affordable housing.”

- Peel staff can discuss potential options with the applicant and the City of Brampton to support affordable housing. This includes discussions regarding a contribution on behalf of all landowners within Block 47-1 lands and a potential agreement with the City of Brampton to support housing initiatives and provide rough-ins for legal secondary units. Upon full execution of an agreement, the agreement may be considered satisfactory arrangements for the purposes of meeting the affordability target in 47-1.
- The Region is requesting a draft plan condition (included in the preliminary draft plan conditions below) to address the satisfactory provision for affordable housing within the 47-1 and 47-2 block plan areas of Secondary Plan 47.
- The applicant is encouraged to incorporate universal accessibility and design features and unit types (e.g. rough-ins, size, or configuration) that respond to community need to support age-friendly healthy built environment, multi-generational households, and [core housing need](#).
- The applicant is encouraged to explore the opportunity of co-locating a licensed childcare centre within the proposed development, such as in the proposed convenience retail and non-residential spaces, where feasible. Please contact Paul Lewkowicz at paul.lewkowicz@peelregion.ca who can connect the applicant with staff in Peel Region’s Human Services Early Years and Child Care Services Division.

Public Health

- Region of Peel Public Health does not object to the approval of the Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment applications.
- Peel Public Health may have additional comments at the time future Site Plan applications are submitted for the Medium Density and High Density blocks. Please see below recommendations in advance of preparing for these site plans for your consideration:
 - Give consideration for preferential parking for carpool and/or carshare vehicles.
 - Recommend bicycle parking for visitors near building entrances and secure bicycle parking for residents.
 - Consider landscaped pedestrian walkways with pedestrian scaled lighting (up to 4.6 m in height).
 - Recommend 2 m wide sidewalks adjacent to high-density buildings and 1.5 m wide sidewalks adjacent to townhouse dwellings as referenced in the Healthy Development Assessment Guide.
 - If feasible, give consideration to permeable and/or light-coloured paving instead of black asphalt to minimize negative aesthetic and environmental impacts of asphalt paving.

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- Consider providing an amenity area with seating to provide opportunity for social connectedness.
- Recommend a clearly defined pedestrian sidewalk connection to Street C to promote access to future transit and other forms of active transportation.

Development Engineering

- **Sanitary Sewer Facilities**
 - Municipal sanitary sewer facilities consists of a 750 mm diameter sanitary trunk sewer on The Gore Road. Individual services connection to the sanitary sewer trunk are not permitted.
 - A Functional Servicing Report (FSR) showing the proposed sanitary sewer servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.
 - The FSR is approved by the Region.
 - External easements and construction will be required.

- **Water Facilities**
 - The lands are in Water Pressure Zone 5 supply system.
 - Existing watermain facilities consist of a 400 mm diameter watermain on The Gore Road, a 400 mm diameter watermain on Castlemore Road and a 200 mm diameter watermain on Clarkway Drive.
 - A Functional Servicing Report (FSR) showing the proposed water servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.
 - The FSR is approved by the Region.
 - External easements and construction will be required.

- **Regional Roads**
 - Regional roads are not adversely affected.

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

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

Waste Management

- For the single detached dwellings and townhouse dwellings, the Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to Section 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM) and the following conditions being met and labelled on a Waste Management Plan.
 - Collection vehicle internal access route roadway must be designed to have a minimum width of 6 metres.

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- Outside the Collection Point, a clear height of 4.4 metres from the top of the access road, along the Waste Collection Vehicle access and egress route, is required. The clear height of 4.4 metres must be free of obstructions such as sprinkler systems, ducts, wires, trees or balconies. This must be shown and labelled on the drawing.
 - The turning radius from the centre line along the waste vehicle collection access route must be a minimum of 13 metres on all turns.
 - Internal roadways must be constructed of a solid surface material, such as asphalt or concrete, and designed to support a minimum of 35 tonnes, the weight of a fully loaded waste collection vehicle.
 - A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage, backyard or side for storage of carts, with direct access to the collection point location.
- A draft plan condition requiring a satisfactory Waste Management Plan prior to registration is required and included in the conditions below.
 - Waste collection will be reviewed as part of a future Site Plan application for the medium-density and high-density blocks.
 - For more information, please consult the Region of Peel Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>.

Draft Plan Conditions

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

1. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and 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 Regions standards and requirements.
2. 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. If it is determined that there is an underpayment of hard service residential development charges, the Developer shall be responsible for payment thereof forthwith upon request.

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3. 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) and commercial blocks shall be payable prior to the issuance of building permits; and, pursuant to the Region's Development Charges By-law, as amended from time to time.
4. Provision shall be made in the Subdivision Agreement with respect to 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) Water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and
 - c) A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.
5. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits. A clause shall be included in the Subdivision Agreement in respect of same.
6. Provision shall be made in the Subdivision Agreement that the Developer acknowledges the Region's commitment to the provision of safe drinking water in Peel and to provide reliable delivery of wastewater services, including protection of the environment. The Developer shall confirm its familiarity with the Region's Drinking Water Quality Management System (QMS) and Wastewater Integrated Management System (IMS), which requires that drinking water and municipal wastewater meet all applicable legislative and regulatory requirements and that the QMS/IMS be continually maintained and improved.
7. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge that the Region's drinking water systems are governed by Province of Ontario legislation, and that every person authorized to carry out work on any aspect of the Region's drinking water system, including construction, extension, system modification, and operation, must be familiar with the Safe Drinking Water Act, 2002, applicable regulations, and the Drinking Water Works Permit and the Municipal Drinking Water License issued to the Region by the Ministry of the Environment, Conservation and Parks (MECP). The design and construction of any aspect of the drinking water system shall be conducted in compliance with the conditions of the Drinking Water Works Permit and the Region's Design, Standards Specification, and Procedures.
8. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge that Region's wastewater systems are governed by Province of Ontario legislation, and

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every person authorized to carry out work, including construction, extension, system modification, and operation of any aspect of the Region's wastewater system, must be familiar with the Environmental Protection Act, Ontario Water Resources Act and applicable regulations, including the Environmental Compliance Approval (ECA) issued to the Region by the MECP for wastewater infrastructure within the subdivision, and any required reporting and notification. The design and construction of any aspect of the wastewater system shall be conducted in compliance with the conditions of the ECA and the Region's Design, Standards Specification, and Procedures.

9. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge and agree that the Region may require the Developer to construct one or more water sampling stations at the Developer's sole cost within the plan of subdivision. The location of and the requirement for a water sampling station will be determined at the engineering review stage.
10. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge that prior to the issuance of preliminary acceptance, the Developer shall review the Drinking Water QMS, available on the Region's website at <https://www.peelregion.ca/construction/>, including sections on compliance with applicable legislation, and confirm its familiarity of the same.
11. 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, under direction from the Region, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
12. Provision shall be made in the Subdivision Agreement that the Developer acknowledges and agrees that if the development is delayed where the Developer does not proceed with the planned development within one calendar year from the preliminary acceptance of the watermain(s), the Region may require that the watermain(s) at a location approved by the Region be cut and capped at the cost of the Developer. Recommissioning of the watermain(s), as required by legislation, will be at the cost of the Developer.
13. The Developer acknowledges responsibility for the conditions of the Environmental Compliance Approval issued to the Developer by the Ministry of the Environment, Conservation and Parks for wastewater infrastructure within the subdivision, including reporting and notification, as required.
14. The Developer shall acknowledge and agree that financing and construction of all temporary/permanent infrastructures not covered by the Current Development Charges By-law (watermains, sanitary sewers) shall be 100% financial responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.

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15. The Developer acknowledges and agrees that the Developer is responsible for all costs associated with the relocation of existing services to accommodate the development. The Developer shall made appropriate arrangements with the Region regarding financing and relocation of Regional services prior to execution of this agreement.
16. Restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until all external sanitary sewers and watermains to service the Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title. A clause shall be included in the Subdivision Agreement in respect of same.
17. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval, a Functional Servicing Report (FSR) showing the proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands. A clause shall be included in the Subdivision Agreement in respect of same.
18. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region for review and approval and shall submit all engineering drawings in the digital format in accordance with the latest Region's Digital Format Guidelines.
19. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit "As Constructed" drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region "Development Procedure Manual". A clause shall be included in the Subdivision Agreement in respect of same.
20. The Developer shall agree that neither Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that the sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the sanitary sewers and watermains have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.
21. The Developer shall acknowledge that the Developer has full responsibility to ensure compliance with the Environmental Protection Act (EPA) and all other legislative requirements including Ontario Regulation (O.Reg.) 406/19- Onsite and Excess Soil Management. The Developer shall be familiar with and meet the objectives of O.Reg. 406/19 for all work completed. A Clause shall be included in the Subdivision Agreement in respect of same.

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22. The Developer shall include warning clauses in any agreement of purchase and sale advising prospective purchasers of Peel's access requirements for the maintenance, operation, replacement, and repair of its infrastructure as follows:
- a) The owner/purchaser is advised that a water shut-off valve is located on the lot adjacent to the street. The owner/purchaser shall not block the shut-off valve and shall keep the area free and clear of buildings, structures, stairs, retaining walls, landscaping, etc. which may impede the use of the shut-off valve. For more information on the location of the water shut-off valve, please contact the Region of Peel, Public Works Department.
 - b) Should Peel undertake any maintenance, replacement, or repair of its infrastructure, including water shut off valves, main line valve boxes and hydrant, and water and sanitary sewer pipes, Peel will restore the disturbed area, which includes the public right of way and private-side, with grass in soft landscape areas and asphalt in hard landscape areas. Should the purchaser/homeowner choose to utilize other more costly soft or hard landscaping, the purchaser/homeowner will be responsible for the restoration of the disturbed area to the original condition at the purchaser/homeowner's expense. For further clarity, Peel will not be responsible for any restoration costs of disturbed areas above that of grass and/or asphalt upon completion of infrastructure works.

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

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

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

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- ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
 - iii. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.
24. Provision will be required in the Subdivision Agreement that the Developer is responsible for the cost associated with the utilities locates on Regional infrastructure from the time of their installation until final assumption of the subdivision.
25. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
26. The Developer acknowledges and agrees that the Region shall hold back a portion on the Letter of Credit until the "as-constructed" drawings have been received in accordance with the requirements specified in the Region's, Public Works Design, Specifications & Procedures Manual.
27. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed Plan and external lands. All costs associated with easements shall be the sole responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.
28. 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.
29. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
- a) A copy of the final signed M-Plan
 - b) A copy of the final draft R-Plan(s); and
 - c) Easement and conveyance documents required pursuant to the Subdivision Agreement and required by the registration of this plan.
- A clause shall be included in the Subdivision Agreement in respect of same.
30. Prior to registration of the plan of subdivision, arrangements have been made to the satisfaction of the Region of Peel for the provision of affordable housing within the 47-1 and 47-2 block plan areas of Secondary Plan 47. To this end, Peel staff acknowledge that an agreement has been reached in principle between the BP 47-1 Landowner Group and the

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City of Brampton to respond to Secondary Plan 47 policy 5.1.5.1 . Upon full execution of the agreement, the agreement may be considered satisfactory arrangements for the purposes of meeting the affordability target within 47.1, subject to review and confirmation of such to the satisfaction of Peel staff.

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

Conclusion

The Region has no concerns with the proposed Official Plan Amendment.

With respect to the Draft Plan of Subdivision, a minor revision to the draft plan is required to illustrate one of the Regional easements; otherwise there are no concerns and conditions of draft approval are included in this letter. The Region would be satisfied for receiving an email with a copy of the revised draft plan identifying the easement for review which would then be used in the issuance of any Draft Approval.

The Region has reviewed the draft Zoning By-law Amendment and has identified that there are number of zoning provisions which permit encroachments which may impede the use of the water shut-off valve. The Developer should consider the locations of the water shut-off valve together with the standards of the Zoning By-law to reduce conflicts as much as possible. Otherwise, there are no concerns with the proposed Zoning By-law Amendment.

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

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

Thank you,



Stephanie McVittie
Principal Planner
Planning and Development Services
Region of Peel

c.: planningcomments@brampton.ca
Candevcon Group Inc. (maria@candevcon.com)

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August 23, 2024

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**RE: Region of Peel Comments and Conditions
Draft Plan of Subdivision & Zoning By-law Amendment**
4784 Castlemore Road
Candevcon Limited c/o Maria Jones
City File: 21T-23003B & OZS-2023-0008
Region File: 21T-23003B & OZ-23-008B

Dear Samantha,

The Region has reviewed the second submission materials for the above-noted Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications received on April 18th 2024.

The application proposes to facilitate the development of approximately 685 residential units comprised of 111 single-detached dwellings, 48 standard townhouse units, 90 stacked townhouse units and 436 apartment units within three 6 to 8 story buildings. The proposal includes blocks for a park, vista, stormwater management pond, district retail and natural heritage system.

Our comments and Draft Plan Conditions are provided below.

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-23003B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

General Comments

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

Development Services

The comments below are applicable to the Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment.

- The Region requires the Zoning By-law Amendment fee of \$4,937.94, as per the Region's January 2024 Fees -By-law.

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- There are 2 Regional easements on the subject property. We request a revised Draft Plan of Subdivision which shows the following easements.
 - Easement PR621292
 - Easement RO1178004

The Region has received the required Regional Draft Plan of Subdivision and Plan Amendment review fees.

Waste Management

- Prior to plan of subdivision approval, for the 685 residential units comprised of 111 single-detached dwellings, 48 standard townhouse units will require a Waste management Plan subject to Section 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM).
- Prior to site plan approval, the 90 stacked townhouse units and 436 apartment units within three 6 to 8 storey buildings will require a Waste Management Plan subject to Section 2.0, 4.0. and 5.0 of the WCDSM. For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

Conditions of Draft Approval

The following requirements / conditions will be required to be satisfactorily addressed as they relate to the Region's conditions of draft plan approval:

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
 - a) Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
 - b) Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.
2. Provision shall be made in the Subdivision Agreement with respect to:
 - a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
 - b) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks); pursuant to the Region's Development Charges By-law, as amended from time to time.
3. In respect of the water meter fees:
 - a) Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as

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amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;

- b) A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and
 - c) A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.
4. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed Plan and external lands. All costs associated with easements shall be 100% the responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.
 5. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits. A clause shall be included in the Subdivision Agreement in respect of same.
 6. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
 7. Restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until all external sanitary sewers and watermains to service this Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title. A clause shall be included in the Subdivision Agreement in respect of same.
 8. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit "As Constructed" drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region "Development Procedure Manual". A clause shall be included in the Subdivision Agreement in respect of same.

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9. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a) A Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands will be required for review and approval by the Region prior to the engineering submission.

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

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

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- b) The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
 - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a) Bacteriological Analysis - Total coliform and E-coli counts
 - b) Chemical Analysis - Nitrate Test
 - c) Water level measurement below existing grade
 - ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
 - iii. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.
- 15. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.
- 16. 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
- 17. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
 - a. A copy of the final signed M-Plan
 - b. A copy of the final draft R-Plan(s); and
 - c. The documents required pursuant to Schedule of the Subdivision Agreement and all associated documents.

A clause shall be included in the Subdivision Agreement in respect of same.
- 18. Region of Peel has requested a satisfactory Waste Management Plan prior to draft plan approval. Advancing to draft plan approval without a satisfactory Waste Collection Plan is at the applicant's risk.

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Concluding Comments:

While the Region is pleased to be in receipt of an acceptable FSR, we will require a Waste Management Plan and a revised Draft Plan of Subdivision which shows the 2 Region easements (PR621292 & RO1178004).

We look forward to processing your application to the next steps once we have these outstanding components in hand.

If you have any questions or concerns, please contact the undersigned at (sara.feshangchi@peelregion.ca | 905.791.7800 ext4145) at your earliest convenience.

Yours Truly,



CC: John Hardcastle Manager, Development Services, Region of Peel
Steven Giankoulas, Planner, Candevcon
Maria Jones, Senior Planner Candevcon

June 7, 2023

Andrew Ramsammy
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
andrew.ramsammy@brampton.ca

Public Works

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**RE: Proposed Draft Plan of Subdivision and Official Plan
Amendment
4784 Castlemore Road
Apoca carpenters Limited
City File: 21T-23003B and OZS-2023-0008
Region File: 21T-23003B and OZ-23-008B**

Dear Mr. Ramsammy,

The Region has reviewed the materials submitted in support of the Draft Plan of Subdivision Plan and Official Plan amendment proposing 685 residential units, park, and storm water management pond. Our comments and Draft Plan Conditions can be found below.

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-23003B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

General Comments

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

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of 750mm diameter trunk sewer on The Gore Road.
- A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.
- External easements and construction will be required.

Water Facilities

- The lands are in Water Pressure Zone 5 supply system.
- Existing infrastructure consist of 400mm dia. on The Gore Road, 400mm dia. on Castlemore Road and 200mm diameter watermain on Clarkway Drive.
- A Functional Servicing Report (FSR) showing proposed water servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.

External easements and construction will be required.

Region Roads

- Regional Roads are not adversely affected.

Functional Servicing Report

- We acknowledge receiving the Functional Servicing Report in support of Plan of Subdivision 21T-23003B prepared by Candevcon Limited, dated January 2022.
- The subdivision is located within block 47-1, covers an area of 16.39 ha and includes 110 detached homes, 48 townhomes, high-density block and medium density block.

Municipal Watermain

- The subject land is situated within the range of Water Pressure Zone 5.
- The watermain infrastructure consists of existing 400mm watermain on Castlemore Road and future watermains within adjacent subdivisions.
- The Region cannot determine the adequacy of the proposed servicing until the following is provided with the revised FSR:
 1. The water demand calculations should be based on the estimated population including high density block and be consistent with the population shown on sanitary drainage plan.
Use the following population density numbers (as per City of Brampton):
Single and semi – 3.83 /unit
Townhome – 3.53 /unit
apartment -3.18/unit or 475/ ha
 2. The fire flow for townhouse block should be calculated based on the Fire Underwriter Survey criteria.

Municipal Sanitary Sewer

- The sanitary sewer infrastructure in the vicinity consists of existing 750mm sanitary sewer on The Gore Road and proposed sanitary sewers through the adjacent subdivision.
- The following information is required for further review and acceptance:
 - Estimated population on sanitary design sheet and sanitary drainage plan should show similar values.

Storm Water Management

- We did not review the storm water management as it does not affect Regional Road.

Conclusions

- The FSR requires to be updated with the above-mentioned information and re-submitted.

Development Charges

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

Capital Budget

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

Waste Management Requirements

- The subject application is not within the vicinity of a landfill site.
- For the 111 single-detached dwellings, 48 standard townhouse units, the Region will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to Section 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM) conditions being

met and labelled on a Waste Management Plan Drawing:

The Drawing Must Demonstrate the Following:

- Collection vehicle access route throughout the subdivisions must be shown on the drawing. See section 2.0 of the WCDSM for access route requirements.
- Each dwelling unit within a development must have its own identifiable collection point depicted on the drawing. See Appendix 9 of the WCDSM.
- A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage, backyard or side for storage of carts, with direct access to the collection point location.

For the 90 stacked townhouse units and 436 apartment units within three 6 to 8 storey buildings, the Region will provide front-end collection of garbage and recyclable materials subject to Section 2.0 and 4.0 of the Waste Collection Design Standards Manual requirements being met and labelled on a Waste Management Site Plan Drawing.

This plan must demonstrate:

- Collection vehicle access route throughout the sites must be shown on a Waste management Plan drawing. See section 2.0 of the WCDSM for access route requirements.
- All the collection point areas must have overhead clearance of 7.5 m with a minimum 18 meter straight head-on approach, a 6 m width opening and can hold all waste bins of the larger stream. The Collection Point areas must also show 10 square meters for the set-out of Bulky Items.
- Concrete pad must cover the entire length of the collection point, including where bins are set-out for collection. This must be shown and labelled.
- Concrete pad dimensions must be provided and must extend a minimum of 1.5 metres in length outside the opening of the concealed waste collection point to accommodate the front wheels of the waste collection vehicle.
- All Waste Storage Rooms must be large enough for all required bins. All the Waste Storage Rooms must also show 10 square meters for the set-out of Bulky Items. If present, the location of the compactor must be shown and labelled on the drawings. The developer will need to identify the chute system to be used.
- The number, size, and type of Recyclable and Garbage Front-end bins must be labelled in all the garbage enclosure rooms and waste collection points.

For more information, please consult the Region of Peel Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>

Real Estate Comments

- There are 2 Region Easements on site, please identify the location of the easements on subsequent drawings
 - Easement PR621292
 - Easement RO1178004

Public Health Recommendations

- Through Section 7.5 of Regional Official Plan, the Region has implemented the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.
- A key policy is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, City of Brampton Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.

- The development has reached a score of 36 which is a bronze level.
- Should the official plan amendment and zoning by-law be approved, the following are the recommendations:
 - Give consideration for preferential parking for carpool and/or carshare vehicles
 - Recommend bicycle parking for visitors near building entrances and secure bicycle parking for residents
 - Consider landscaped pedestrian walkways with pedestrian scaled lighting (up to 4.6m in height)
 - Recommend 2m wide adjacent to high density buildings and 1.5m adjacent to townhouse dwellings as referenced in the Healthy Development Assessment Guide
 - If feasible, give consideration to permeable and/or light-coloured paving instead of black asphalt to minimize negative aesthetic and environmental impacts of asphalt paving
 - Consider providing an amenity area with seating to provide opportunity for social connectedness
 - Recommend a clearly defined pedestrian sidewalk connection to Street C to promote access to future transit and other forms of active transportation

Peel Housing Recommendations

- [Table 4](#) of the Peel 2051 Regional Official Plan identifies new Peel-wide housing unit targets on rental, density, and affordability. These targets are based on need as determined through the Peel Housing and Homelessness Plan and the Regional Housing Strategy.
- For planning applications of approximately 50 units or more, Regional policies require applicants to submit a housing assessment that is consistent with local and Regional housing objectives and demonstrates contributions towards the housing targets. It is acknowledged that information is included in the submission.
 - **Affordability:** While it is acknowledged that multiple types of housing such as townhomes and apartments will provide opportunities for greater affordability than single detached units, the applicant is encouraged to provide units at prices that are affordable to low or moderate income households to better contribute to the Peel-wide affordable housing target and respond to Brampton Official Plan policy section 4.2.5 and Secondary Plan Area 47 policy 5.1.5.1. The definition of 'affordable housing' can be found in the [Glossary](#) section of the new Regional Official Plan.
 - It is understood that an agreement has been reached to provide an affordable housing contribution in area 47.1 on behalf of landowners.
 - **Density:** It is appreciated that the applicant has demonstrated a strong contribution towards the density target by proposing some townhouse and apartment units (in addition to detached homes) that will facilitate more housing choice and medium and high density blocks that will support intensification and create more complete communities. It is also appreciated that the proposed development includes two bedroom and three bedroom units. While it is acknowledged that the townhouse units will also provide three-bedroom unit housing options, the applicant is encouraged to explore opportunities to incorporate more three bedroom units in the anticipated apartment unit mix where feasible and as appropriate to better respond to community need.
 - **Rental:** It is acknowledged that the proposed tenure of residential units is market-based ownership but that high density units will have regard to affordable rental options. The applicant is encouraged to review opportunities to incorporate purpose-built rental apartment units. The applicant should explore all available funding sources to support affordable rental housing, such as the [Canadian Mortgage and Housing Corporation Rental Construction Financing Initiative](#) and [Canada Mortgage and Housing Corporation Affordable Housing Innovation Fund](#). Where purpose built rental is not possible, the applicant is encouraged to continue to seek opportunities for affordable condo rental options.
 - The applicant references that townhouse units potentially provide rental opportunities. To further encourage rental and provide opportunities for larger households such as multi-generational families, the applicant is encouraged to further explore incorporating

additional residential units (ARUs) in the proposed standard townhouses, such as having the option of ARU rough-ins, including providing separate entrances, fire and safety requirements (such as fire separation of separate entrance), larger basement windows, and adequate ceiling heights as part of pre-construction sales. Where feasible, design elements to accommodate future safe, legal, and livable ARUs should be considered.

- Regional staff can meet with applicants to clarify housing objectives and policies as needed. We look forward to working with the applicant to review opportunities to contribute to Peel-wide new housing unit targets and identify options (including partnerships) that are most relevant to the proposed development.

Conditions of Draft Approval

The following requirements / conditions will be required to be satisfactorily addressed as they relate to the Region's conditions of draft plan approval:

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
 - a) Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
 - b) Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.
2. Provision shall be made in the Subdivision Agreement with respect to:
 - a. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
 - b. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks); pursuant to the Region's Development Charges By-law, as amended from time to time.
1. In respect of the water meter fees:
 - a) Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;
 - b) A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and
 - c) A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.
4. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed Plan and external lands. All costs associated with easements shall be 100%

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

5. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits. A clause shall be included in the Subdivision Agreement in respect of same.
6. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
7. Restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until all external sanitary sewers and watermains to service this Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title. A clause shall be included in the Subdivision Agreement in respect of same.
8. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit "As Constructed" drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region "Development Procedure Manual". A clause shall be included in the Subdivision Agreement in respect of same.
9. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a) A Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands will be required for review and approval by the Region prior to the engineering submission.

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

10. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
11. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
12. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
13. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.

14. Provision will be required in the Subdivision Agreement for the following clauses in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
 - a) Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
 - b) The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
 - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a) Bacteriological Analysis - Total coliform and E-coli counts
 - b) Chemical Analysis - Nitrate Test
 - c) Water level measurement below existing grade
 - ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
 - iii. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.
15. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.
16. 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
17. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
 - a. A copy of the final signed M-Plan
 - b. A copy of the final draft R-Plan(s); and

- c. The documents required pursuant to Schedule of the Subdivision Agreement and all associated documents.

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

Concluding Comments

If you have any questions or concerns, please contact the undersigned at (megan.meldrum@peelregion.ca 905.791.780x3558) at your earliest convenience.

Thank you,

A handwritten signature in black ink, appearing to read 'M.M.', is positioned below the 'Thank you,' text.

Megan Meldrum, MPL
Junior Planner
Planning and Development Services
Region of Peel

April 17, 2023

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Andrew Ramsammy

Re: Request for Comments
Candevcon Limited – Apoca Carpenters Ltd.
4784 Castlemore Road
City File Numbers: OZS-2023-0008 & 21T-23003B
Alectra EP File: P2-15

Dear Andrew,

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

Please include the following as conditions of approval:

- The developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF). The developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is also available by visiting <https://alectrautilities.com/find-form?parent=9> (under Construction Services).
- The developer's electrical consultant to provide load calculations / requirements for this development.
- The developer shall confirm with Alectra Utilities Subdivisions Department on the availability of adjacent plant capable of servicing this development and to discuss the electrical service installation requirements and schedule.
- The developer shall be responsible for the costs associated with the hydro plant expansion to supply this development.
- The developer's electrical consultant to contact Alectra Utilities Subdivisions Department to discuss placement of switchgear(s) and/or transformer(s) requiring adequate space for safe installation and operation.
- The developer shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s).
- The developer's electrical consultant to confirm the metering configuration within this development (individual / ganged metering). The developer shall provide the architectural drawings and confirm the location of the hydro meters as approved by Alectra Utilities.
- The developer shall enter into a servicing agreement (offer-to-connect) and will be responsible for the cost-sharing as detailed in the offer-to-connect.

- Any easements required by Alectra Utilities for the provision of electrical service to this development will be determined by Alectra Utilities in its sole discretion at the design stage of the project. For condominium/private developments, Alectra Utilities requires a blanket easement.
- For new developments with townhouses, the installation of electrical distribution system (EDS) shall only commence after the foundation of the townhouses had been erected.

Yours Truly,

Henry Gamboa, CET
Supervisor, Distribution Design – Subdivisions (Central)

Ramsammy, Andrew

From: circulations@wsp.com
Sent: 2023/04/17 4:04 PM
To: Ramsammy, Andrew
Subject: [EXTERNAL]OPA/ZBLA (OZS-2023-0008) and Draft Plan of Subdivision (21T-23003B), 4784 Castlemore Rd., Brampton

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

2023-04-17

Andrew Ramsammy

Brampton

, ,

Attention: Andrew Ramsammy

Re: OPA/ZBLA (OZS-2023-0008) and Draft Plan of Subdivision (21T-23003B), 4784 Castlemore Rd., Brampton; Your File No. OZS-2022-0008,21T-23003B

To Whom this May Concern,

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

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

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

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

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

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

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

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

Should you have any questions, please contact the undersigned.

Yours truly,

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

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-LAEmlHhHzdJzBITWfa4Hgs7pbKl

May 4, 2023

Andrew Ramsammy
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Andrew:

**Re: Notice of Application and Request for Comments
Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision
North side of Castlemore Rd, east of The Gore Rd
File: 21T-23003B (OZS 2023-0008)
City of Brampton – Ward 10**

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

The applicant proposes the development of 111 detached and 48 townhouse units which are anticipated to yield:

- 26 Junior Kindergarten to Grade 8 Students; and
- 13 Grade 9 to Grade 12 Students

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

Catchment Area	Host School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Patrick	234	383	0
Secondary School	Cardinal Ambrozic	1536	1245	12

The Dufferin-Peel Catholic District School Board is committed to the phasing of residential development coincidental with the adequate provision and distribution of educational facilities. Therefore, the Board requests that the City of Brampton include the following school accommodation condition:

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

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

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.
2. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
 - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
 - (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

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

Yours sincerely,



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

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

April 25, 2023

Andrew Ramsammy
Development Planner
Planning, Building & Economic Development Services
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Andrew,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-Law Amendment
Apoca Carpenters Ltd.
4784 Castlemore Road
City of Brampton
File No.: OZS-2023-0008, 21T-23003B

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

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

The applicant shall use the [Enbridge Gas Get Connected tool](https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.
(https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F)

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 phased construction, all costs are the responsibility of the applicant.

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

Sincerely,



Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

May 3, 2023

Andrew Ramsammy
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Andrew Ramsammy,

RE: **Draft Plan of Subdivision Application and to Amend the Official Plan and Zoning By-law
Candevcon Ltd.
4784 Castlemore Road
OZS-2022-0008 (21T-23003B)
City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of 159 residential units located at the above-noted address. PDSB has the following comments based on its School Accommodation Criteria:

The anticipated student yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to 12
30	14

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

Public School	School Enrolment	School Capacity	Number of Occupied Portables
James Grieve P.S. (K-8)	689	752	8
Humberview S.S. (9-12)	1,196	1,437	3

PDSB requires the following conditions be placed in the Plan of Subdivision Agreement, and warning clauses conveyed by the property owner to potential residents:

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

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

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

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

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

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

Thank you,

Zachary Tessaro

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

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



April 28, 2023

Ms/Mr. Andrew Ramsammy
Planning, Building and Growth Management
City of Brampton
Ontario

Re: [OZS-2022-0008] and 21T-23003B

Rogers Reference #: M23AH54A01

Dear Andrew:

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

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

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

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

Sincerely,

Alaa Azzam

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

January 29, 2025

BY EMAIL: Samantha.delapena@brampton.ca

Samantha Dela Pena
Planner III
Planning Building & Growth Management
City of Brampton
2 Wellington St W.
Brampton, ON L6Y 4R2

Dear Samantha Dela Pena:

**Re: Application to Amend the Zoning By-Law & Draft Plan of Subdivision
OZS-2023-0008 – 21T-23003B
4784 Castlemore Road
City of Brampton
Owner: Apoca Carpenters Ltd.
Agent: Candevcon Limited**

This letter will acknowledge receipt of the first circulation of the above noted Zoning By-Law & Draft Plan of Subdivision received by Toronto and Region Conservation Authority (TRCA) on December 4, 2024. A list of materials reviewed by TRCA is included in Appendix "A".

TRCA staff have reviewed the applications and submission in accordance with the Conservation Authorities Act (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the Planning Act, Conservation Authorities (CAs) must help ensure that decisions under the Planning Act are consistent with the natural hazards policies of the Provincial Planning Statement (PPS) and conform to any natural hazard policies in a Provincial Plan.

In addition, TRCA staff have also reviewed these applications in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Applications

TRCA staff understand that the purpose of the applications is to facilitate the development of single detached, townhouse, and apartment blocks totaling 160 units as part of Subdivision 21T-23003B. Further, we understand that the purpose of OZS-2023-0008 is the modification of the existing Agricultural (A) zoning to the above Residential (R1F, R3A, R4A) uses, Commercial (C3), Open Space (OS), and Floodplain (F).

The subject land is located at 4784 Castlemore Road, in the City of Brampton and is within Block 47-1.

Background

Based on our review of the submission, TRCA's priority issues have been addressed and the plan of subdivision is in general conformance with the approved block plan. As such, TRCA staff has no objection to the Draft Plan of Subdivision (draft plan dated August 26, 2022) and application to amend the Zoning By-law as currently submitted and TRCA staff are in position to provide Conditions of Draft Plan Approval that are attached as Appendix B.

CA Act and O. Reg. 41/24

The subject lands contain portions of the Clarkway Tributary and its inherent hazards and is part of the Humber River Watershed.

Due to the presence of the above noted natural hazards, portions of the subject property are located within TRCA's Regulated Area of the Humber River Watershed. As such, the issuance of a TRCA permit pursuant to Ontario Regulation 41/24 will be required. Please contact the undersigned to complete this process.

Application-Specific Comments

TRCA staff have reviewed the materials noted in Appendix "A" and provide our Conditions of Draft Approval within Appendix "B" of this letter.

Recommendation

As currently submitted, TRCA staff have no further objection to the of the ZBA and provides our Conditions of Draft Approval within Appendix "B" of this letter.

Should you have any questions or comments, please do not hesitate to contact the undersigned at Anthony.syhlonk@trca.ca.

Sincerely,

Anthony Syhlonyk
Planner
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority
Email: Anthony.syhlonk@trca.ca

Appendix 'A' Materials Received by TRCA

- Draft Plan of Subdivision, prepared by Candevcon Group Inc., dated August 26, 2022, received by TRCA December 17, 2024;
- Functional Servicing Report, prepared by Candevcon Group Inc., revision No. 3 dated September 2024, received by TRCA December 17, 2024;
- Planning Justification Report, prepared by Candevcon Limited, dated December 8, 2023, received by TRCA December 17, 2024;
- Comment Response Table, prepared by Candevcon Group Inc., dated October 9, 2024, received by TRCA December 17, 2024;

APPENDIX B – TRCA Staff Conditions of Draft Plan Approval (City File #OZS-2023-0008)

TRCA Conditions of Draft Plan Approval

Red-line Revisions

- 1) The final Plan shall be in general conformity with the draft plan prepared by Candevcon Group Inc., dated August 26, 2022, prior to a request for clearance of any phase of this plan, to:
 - a. Include appropriate blocks that are to be conveyed to the City of Brampton or TRCA as appropriate to the satisfaction of the City of Brampton and TRCA.
 - b. Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of required studies.
 - c. Should the above not be adequately addressed in the Plan, red-line revision will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.
- 2) Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted block lines, additional blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

Prior to Works Commencing

- 3) That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
 - a. A final consolidated, detailed stormwater management report in accordance with TRCA's stormwater management guidelines. The report must indicate in detail how it will comply with the Functional Servicing Study (FSR), prepared by Candevcon, dated January 2022, and all master servicing plans (i.e., Master Environmental Servicing Plan, prepared by Aquafor Beech, dated 2016 and the Blocks 47-1 and 47-2 FSR, prepared by Candevcon, dated August 2020 and Blocks 47-1 & 47-2 Environmental Impact Study, Savanta, December 2020) to achieve the applicable TRCA requirements and stormwater management criteria (i.e., quantity, erosion control, and water balance). This report shall include, but is not limited to:
 - i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.
 - ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources, including how they relate to terrestrial and aquatic species and their habitat, in addition to natural features and systems, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing ecological function of all features, and proposed ecological function for proposed features (i.e., wetlands) is to be maintained, consistent with TRCA's guidelines.
 - iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the TRCA's

Erosion and Sediment Control (ESC) guidelines (dated 2019) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.

- iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Reg. 41/24, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.
 - v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.
 - vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.
 - vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent possible, 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 and/or wetland, where applicable, to the satisfaction of the TRCA.
 - ix. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) 2003 "Stormwater Management Planning and Design Guide", TRCA's Stormwater Management Criteria Document, and TRCA's LID Stormwater Management Planning and Design Guide, and all applicable City of Brampton design standards.
- b. Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated buffers. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.
 - c. Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach, or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within environmental buffer areas, or proposed environmental protection area lands, beyond those approved by the TRCA.
 - d. A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow groundwater, and dewatering requirements should not be permitted. If identified, refinements and/or revisions to the stormwater management system will be required to mitigate against any potential impacts, to the satisfaction of the TRCA.

- e. Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of dewatering whether a TRCA permit is required.
- f. Overall Site-Level Water Balance Report that will identify measures that will be implemented during and pre-development and post-development that:
 - i. Mimic the pre-development surface and groundwater balance for the overall site to the greatest extent achievable;
 - ii. Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site to the satisfaction of the TRCA;
 - iii. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
 - iv. Maintain baseflow contributions at pre-development levels, duration, and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.
- g. That the applicant obtains all Ontario Reg. 41/24 permits from the TRCA for all works proposed on the subject property for which permits would be required.
- h. That the size and location of all LID measures associated with this development be confirmed to the satisfaction of TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.
- i. That the natural heritage system Blocks 9, and 10-10A are gratuitously dedicated to the City of Brampton or TRCA, in a condition that is satisfactory to the City of Brampton and TRCA.

Subdivision Agreement

- 4) That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:
 - a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.
 - b. To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.
 - c. To design and implement on-site erosion and sediment controls 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 Reg. 41/24 from the TRCA.
 - f. To erect a permanent fence to the satisfaction of the TRCA on all blocks abutting natural areas and their buffers (if gratuitously dedicated to the TRCA).
 - g. To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property.
 - h. To provide for the warning clauses and information identified in TRCA's conditions.

- i. That where required to satisfy TRCA's conditions, development shall be phased within this Plan.
- j. 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.
- k. 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 of sale agreements, for lots and blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.
- l. To gratuitously dedicated Block 9, and 10-10A to the City of Brampton or TRCA, in a condition that is satisfactory to the City of Brampton and TRCA.

Subdivision Agreement

- 5) That the implementing Zoning By-law recognize the valley corridor and adjacent environmental buffer block in a 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.