
RESULTS OF CIRCULATION

November 22, 2024

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Nicole Hanson

Re: Request for Comments

Glen Schnarr & Associates Inc - Umbria Developers Inc
3827, 3847 & 3863 Castlemore Road
City File Numbers: OZS-2024-0057 & 21T-24007B
Alectra EP File: N3-84

Dear Nicole,

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 [Make a Service Request | Alectra Utilities](#) (under Subdivision Projects).
- 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) and driveway(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. Ganged metering will not be allowed in freehold townhouses.

- 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)

Hanson, Nicole

From: PrimeCities <WSP.PrimeCities@wspdigitalfactory.com>
Sent: 2024/11/20 3:59 PM
To: Hanson, Nicole
Subject: [EXTERNAL]OPA/ZBLA/Draft Plan of Subdivision (OZS-2024-0057), 3827, 3847, 3863 Castlemore Rd., Brampton

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11/20/2024

Nicole Natalie Hanson

**Brampton
Brampton (City)**

Attention: Nicole Natalie Hanson

**Re: OPA/ZBLA/Draft Plan of Subdivision (OZS-2024-0057), 3827, 3847, 3863 Castlemore Rd.,
Brampton; Your File No. OZS-2024-0057
Our File No. DTS: 39999 / Circ: 45148**

Dear Sir/Madam,

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

Bell Canada Condition(s) of Approval

- 1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary

by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

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

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

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

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

Concluding Remarks:

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

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

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for**

information, such as requests for clearance, will come directly from Bell Canada, and not from WSP. WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,



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

November 26, 2024

Nicole Hanson
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Nicole:

**Re: Notice of Application and Request for Comments
Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision
3827, 3847, 3863 Castlemore Road
West of McVean Dr, south of Castlemore Rd
File: 21T-24007B (OZS 2024-0057)
City of Brampton**

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

The applicant proposes the development of 7 detached units, which are anticipated to yield:

- 1 Junior Kindergarten to Grade 8 Students; and
- 1 Grade 9 to Grade 12 Students

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

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	Father Francis McSpirtt	366	596	0
Secondary School	Cardinal Ambrozic	1518	1245	12

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

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

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

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

Sincerely,



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

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

November 27, 2024

Nicole Hanson
Principal Planner
Planning, Building & Economic Development Services
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Nicole,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-law Amendment
Syed Sarwar (Umbria Developers)
3827, 3847 & 3863 Castlemore Road
City of Brampton
File No.: 21T-24007B, OZS-2024-0057

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

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

The applicant will contact Enbridge Gas Customer Service at 1-877-362-7434 prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

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

Sincerely,



Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

Hanson, Nicole

From: Trdoslavic, Shawntelle
Sent: 2024/11/29 5:35 PM
To: Hanson, Nicole
Cc: Planningcomments
Subject: FW: [EXTERNAL]Brampton - 3827, 3847, 3863 CASTLEMORE ROAD - 21T-24007B

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Nicole,

Hope you are doing well 😊 Please find comments below from Hydro One.

Thanks and have a great weekend!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Growth Management

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

shawntelle.trdoslavic@brampton.ca

Our Focus Is People 



From: AMIN Pranav <Pranav.Amin1@HydroOne.com>
Sent: 2024/11/29 3:05 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]Brampton - 3827, 3847, 3863 CASTLEMORE ROAD - 21T-24007B

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

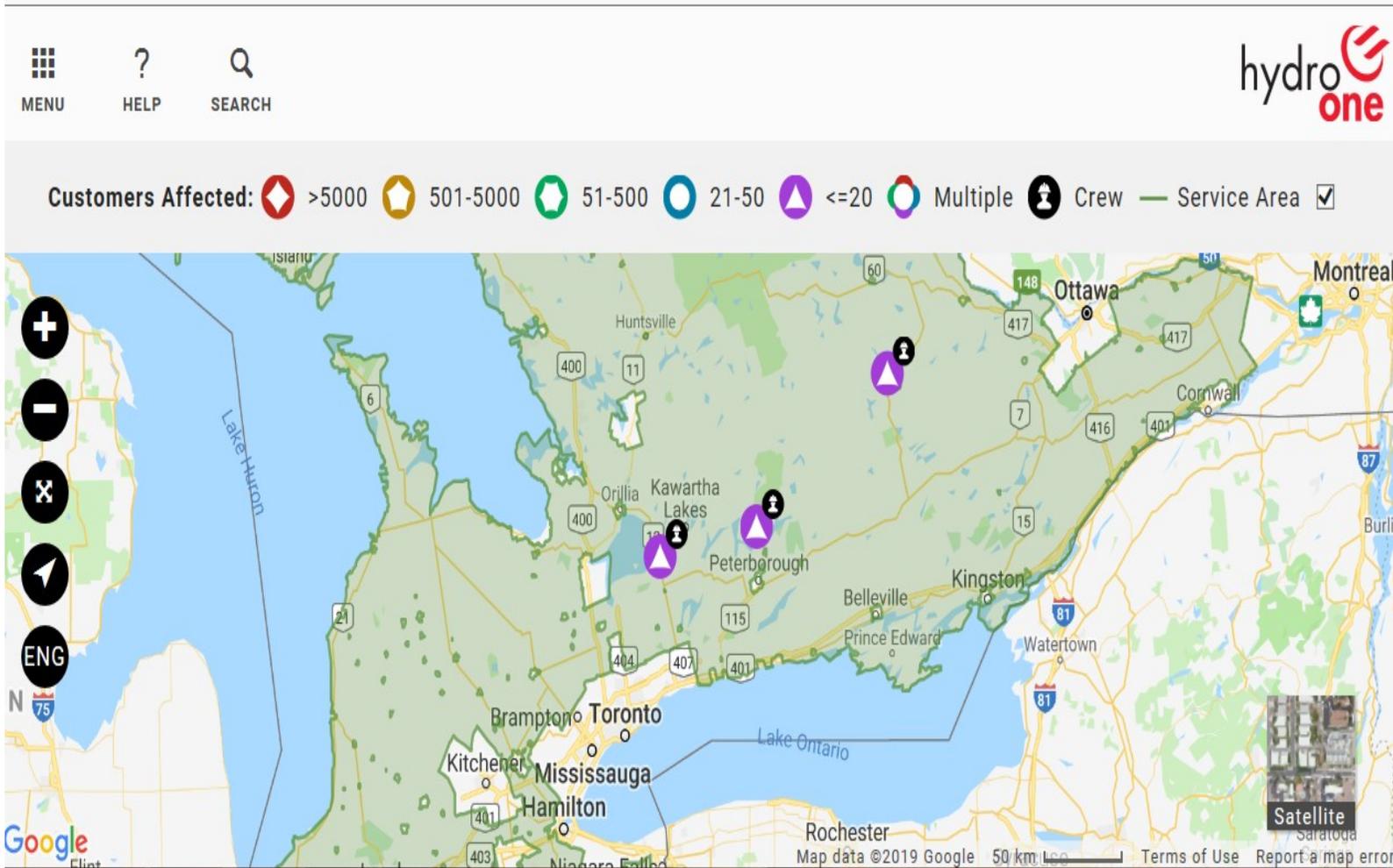
Hello,

We are in receipt of your Application for Subdivision, 21T-24007B dated 2024-11-18. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: Stormcentre (hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead,
Real Estate Department
Hydro One Networks Inc.
Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

December 2, 2024

Nicole Hanson
Principal Planner
City of Brampton
1 Wellington Street
Brampton, ON L5B 3C1

Dear Nicole,

RE: **Draft Plan of Subdivision, OPA and Zoning By-law Amendment
Glen Schnarr and Associates Inc.
3863 Castlemore Rd
OZS-2024-0057
City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of 20 single family home 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 5	Grade 6 to 8	Grade 9 to 12
5	3	3

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
Red Willow P.S.	544	776	0
Calderstone M.S.	460	629	0
Chinguacousy S.S.	1,344	1,020	0

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

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

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

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

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

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

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

Thank you,

Zachary Tessaro

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

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



Nov 24, 2024

Mr./ Ms.

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

Re: OZS-2024-0057 and 21T-24007B - 3827, 3847 & 3863 Castlemore Road
Rogers Reference #: M24BL42A01

Dear **Shawntelle Trdoslavic**,

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

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

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

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

Sincerely,

Anuradha P

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

May 21, 2025

Nicole Hanson
Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
sadaf.shahidhussain@brampton.ca

**RE: Proposed Draft Plan of Subdivision and Official Plan Amendment:
Second Submission Comments
3827, 3847 & 3863 Castlemore Road
Umbria Developers Inc.
City File: OZS-2024-0057 and 21T-24007B
Region File: 21T-24007B and OZ-24-057B**

Dear Nicole,

Region of Peel Staff have reviewed the second submission for the above noted draft plan of subdivision, official plan and zoning by-law amendment to facilitate the development of 7 single-detached residential dwellings, 13 part lots, and a buffer block on the subject lands, and provide the following comments:

Region of Peel Conditions of Draft Approval

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.

PART A: General Comments

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

Development Engineering

- All costs associated with the proposed development will be at the applicant's expense.

Development Services

- There are no Region easements on site.
- Updated PINs may be required at the request of the Region.

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 250mm sanitary sewer on Castlegate Boulevard and a 250mm sewer on Yellowbirch Road.
- A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development and provision for the neighbouring lands, if any, will be required for review and approval, including confirmation of capacity by the Region

Public Works

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

peelregion.ca

- as part of Draft Plan submission.
- Internal easements and external construction may be required.

Water Facilities

- The lands located within are in Water Pressure Zone 5.
- Municipal water supply infrastructure consists of a 200mm watermain on Castlegate Boulevard and a 200mm watermain on Yellowbirch Road.
- 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 before the engineering submission.
 - **The FSR must be revised to include a hydrant flow test.**
- Internal easements and construction may be required.

Region Roads

- Regional roads are not adversely affected by the proposed draft plan of subdivision.

Waste Management Requirements

- The applicants Draft Plan of Subdivision is missing the following requirements, which must be **verified and labelled** on the drawings as per the [waste-collection-design-standards-manual.pdf \(peelregion.ca\)](https://www.peelregion.ca/wcdsm/) (WCDSM). These requirements outlined below must be addressed in subsequent submissions prior to Draft Plan of Subdivision approval:
 - **Collection points:** Each dwelling unit within a development must have its own identifiable collection point. See Appendix 9 of the WCDSM for an example of a collection point. The collection point must be located along the curb, adjacent to the driveway, and must be directly accessible to the waste collection vehicle and free of obstructions such as parked cars. Please indicate the set-out area for each unit in subsequent submissions.
 - **Storage space:** A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage, backyard, or side yard for storage of carts, with direct access to the collection point location.

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.

PART B: Draft Plan Conditions

A per the Conditions of Draft Approval for the 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.

Development Charges

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

Water Meter Fees

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

Drawings – Servicing and “As Constructed”

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

General Conditions

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

roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.

7. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval a Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development. The Functional Servicing Report shall include a hydrant flow test;
8. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
9. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
10. Prior to registration of the plan of subdivision, the Developer shall ensure that all lots and blocks are serviced via an internal road network.

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

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.

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

- 15. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer.
- 16. The Owner shall include warning clauses in any agreement of purchase and sale advising prospective purchasers of Peel's access and restoration requirements for the maintenance, operation, replacement, and repair of its infrastructure as follows:

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.

This clause 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.

- 17. Prior to Registration of the Subdivision, the Region will require a satisfactory Waste Collection Plan and arrangements demonstrating all the collection requirements outlined in the most current version of the Region's Waste Collection Design Standards Manual.
- 18. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
 - a. A copy of the final signed M-Plan
 - b. A copy of the final draft R-Plan(s); and
 - c. Easement and conveyance documents required pursuant to this Agreement and the

registration of this plan.

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

Concluding Comments

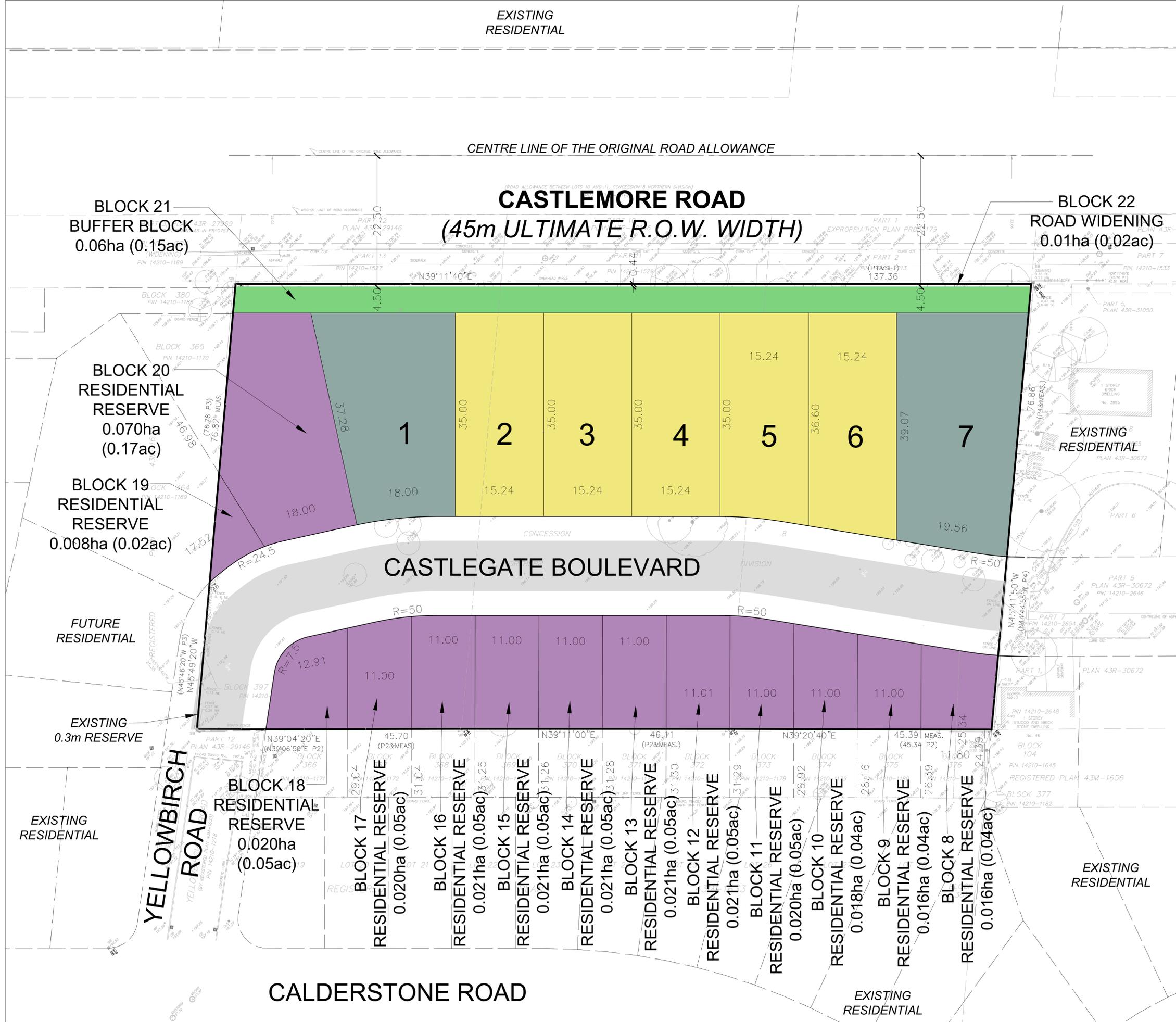
If you have any questions or concerns, please contact the undersigned at (emily.nix@peelregion.ca) at your earliest convenience.

Thank you,

A handwritten signature in black ink that reads "Emily Nix". The signature is written in a cursive, flowing style.

Emily Nix
Junior Planner
Planning and Development Services
Region of Peel

CC Jason Afonso, Partner, Glen Schnarr & Associates Inc.



**DRAFT PLAN OF SUBDIVISION
FILE # 21T-24007B
UMBRIA DEVELOPERS INC.**

3827, 3847 & 3863 CASTLEMORE ROAD
PART OF LOT 10, CONCESSION 8, N.D.
(GEOGRAPHIC TOWNSHIP OF TORONTO GORE)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BRAMPTON FOR APPROVAL.

SIGNED *Syed Kamal Sarwar* DATE FEBRUARY 26, 2025
SYED KAMAL SARWAR, A.S.O.
UMBRIA DEVELOPERS INC.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED SEE ORIGINAL SUBMISSION DATE MARCH 12, 2024
BORYS KUBICKI, O.L.S.
TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A, B, C, D, E, F, G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
18.00m (59') DETACHED		0.16	0.40	2
15.24m (50') DETACHED	1-7	0.27	0.67	5
RESIDENTIAL RESERVES	8-20	0.30	0.74	
BUFFER BLOCK	21	0.06	0.15	
ROAD WIDENING	22	0.01	0.02	
17.0m ROW (153m)		0.25	0.62	
TOTAL	22	1.05	2.59	7

- NOTES**
- PAVEMENT & SIDEWALK ILLUSTRATION IS DIAGRAMMATIC.
 - EXISTING STRUCTURES TO BE REMOVED.
 - THE DP COMPLIES WITH SECTION 2.0 OF THE WCDSM REQUIREMENTS.



SCALE: 1:300
(24 x 36)
MAY 15, 2025



BRAMPTON – BramPlanOnline

Property Address: 3827, 3847 & 3863 Castlemore Road
Application Type: OPA, Rezoning and Draft Plan of Subdivision
File No: OZS-2024-0057 and 21T-24007B
Project Proposal: Seven detached residential dwellings and thirteen part lots
Due Date: 2 December 2024
Revision 2: 24 June 2025

We have reviewed the proposal for seven detached dwellings on the subject property, and offer the following comments:

Airport Zoning Restrictions:

According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations on the property are not affected by any airport restrictions related to obstacle zoning or aeronautical facilities.

December 16, 2024

Nicole Hanson
Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
sadaf.shahidhussain@brampton.ca

**RE: Proposed Draft Plan of Subdivision and Official Plan Amendment
3827, 3847 & 3863 Castlemore Road
Umbria Developers Inc.
City File: OZS-2024-0057 and 21T-24007B
Region File: 21T-24007B and OZ-24-057B**

Dear Nicole,

Region of Peel Staff have reviewed the 1st submission (received November 18, 2024) for the above noted draft plan of subdivision, official plan and zoning by-law amendment to facilitate the development of 7 single-detached residential dwellings, 13 part lots, and a buffer block on the subject lands, and provide the following comments:

Region of Peel Conditions of Draft Approval

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.

PART A: General Comments

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

Development Engineering

- All costs associated with the proposed development will be at the applicant's expense.
- The applicant may be required to dedicate easements/road widenings and other land dedications as required by the Region as per latest Official Plan.
- The below are high level comments. Detailed comments will be provided once Draft Plan submission is submitted for review.

Development Services

- There are no Region easements on site.
- Updated PINs may be required at the request of the Region.

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 250mm sanitary sewer on Castlegate Boulevard and a 250mm sewer on Yellowbirch Road.

Public Works

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

peelregion.ca

- A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development and provision for the neighbouring lands, if any, will be required for review and approval, including confirmation of capacity by the Region as part of Draft Plan submission.
- Internal easements and external construction may be required.

Water Facilities

- The lands located within are in Water Pressure Zone 5.
- Municipal water supply infrastructure consists of a 200mm watermain on Castlegate Boulevard and a 200mm watermain on Yellowbirch Road.
- 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 before the engineering submission.
 - The FSR will require revision to include a hydrant flow test.
- Internal easements and construction may be required.

Region Roads

- Regional roads are not adversely affected by the proposed draft plan of subdivision.

Development Charges

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

Capital Budget

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

Waste Management Requirements

- The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics, and yard waste. The developer is required to submit a Waste Management Plan that complies with the specifications detailed in Sections 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM) prior to Draft Plan Approval.
- The Waste Management Plan must demonstrate and comply with the following WCDSM requirements:
 - **Collection vehicle access route** must be shown on the drawing. See Section 2.0 of the WCDSM for requirements.
 - **Overhead clearance outside of 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. This clear height must be free of obstructions such as sprinkler systems, ducts, wires, trees, or balconies. This must be shown and labelled.
 - **Turning Radius:** The turning radius from the centre line along the waste collection vehicle access route must be a minimum of 13 metres on all turns.
 - **Internal roadways** must be constructed of a hard surface material, such as asphalt or concrete, and designed to support a minimum of 35 tonnes, the weight of a fully loaded
 - **Collection points:** Each dwelling unit within a development must have its own identifiable collection point. See Appendix 9 of the WCDSM for an example of a collection point. The collection point must be located along the curb, adjacent to the driveway, and must be

directly accessible to the waste collection vehicle and free of obstructions such as parked cars. Please indicate the set-out area for each unit in subsequent submissions.

- **Storage space:** A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage, backyard, or side yard for storage of carts, with direct access to the collection point location.
- For more information, please consult the Region of Peel Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>

Public Health Recommendations

- Peel Public Health 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. These health objectives are used to inform decision-makers of the health-promoting potential of the development, and communicate opportunities to achieve closer alignment with the objective of healthy, complete communities within Peel.
- While the proposed development is an infill project, there are still opportunities to ensure the proposal is well connected to the surrounding development and promotes a healthy built environment. We are happy to see the sidewalk labelled on the concept plan which meets our minimum requirement of 1.5m in width. Consider incorporating pedestrian scaled lighting up to 4.6 metres in height along the sidewalks.
- Peel Public Health will continue to work closely with the City of Brampton in the assessment of the development proposal as our participation enables us to deliver on our mandate and achieve the goals set out by Ontario's Public Health Standards and our Peel Public Health 2020-2029 Strategic Priorities of *Enabling Active Living and Healthy Eating* and *Reducing Health-Related Impacts of Climate Change*. We are committed to participating in the review of community development in Peel to ensure we promote healthy built environments.

PART B: Draft Plan Conditions

Development Charges

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

Water Meter Fees

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

Drawings – Servicing and “As Constructed”

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

General Conditions

6. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
7. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval a Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development;
8. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
9. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic “As Constructed” information for the infrastructure installed by the Developer. The cost shall be based on a “per kilometre” basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
10. Prior to registration of the plan of subdivision, the Developer shall ensure that all lots and blocks are serviced via an internal road network. A clause shall be included in the Subdivision Agreement in respect of same.

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.

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

15. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer.
16. The Owner shall include warning clauses in any agreement of purchase and sale advising prospective purchasers of Peel's access and restoration requirements for the maintenance, operation, replacement, and repair of its infrastructure as follows:

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.

This clause 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.

17. Prior to Registration of the Subdivision, the Region will require a satisfactory Waste Collection Plan and arrangements demonstrating all the collection requirements outlined in the most current version of the Region's Waste Collection Design Standards Manual.
18. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
 - a. A copy of the final signed M-Plan
 - b. A copy of the final draft R-Plan(s); and
 - c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

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

Concluding Comments

If you have any questions or concerns, please contact the undersigned at (emily.nix@peelregion.ca 905.791.780x2620) at your earliest convenience.

Thank you,

Emily Nix
Junior Planner
Planning and Development Services
Region of Peel

CC Jason Afonso, Partner, Glen Schnarr & Associates Inc.