
RESULT OF CIRCULATION RECEIVED

July 17, 2023

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Hemon-Morneau, Francois

Re: Request for Comments
Blackthorn Development Corp – 13743446 Canada Inc
9874 The Gore Road
City File Numbers: OZS-2023-0017 & 21T-23004B
Alectra EP File: O3-95

Dear Francois,

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)



6/04/25
Planning Department
City of Brampton

Attention: Francois Hemon-Morneau

Re: 9874 The Gore Road
Your File No. 21T-23004B
Our File No. 5782

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:

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 circulations@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

The Owner acknowledges and agrees that it is the responsibility of the Owner to provide entrance/service duct(s) at their own cost 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 shall 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 circulations@bell.ca directly.

Should you have any questions, please contact the undersigned.

Yours Truly,

Amanda Bracken

Amanda.bracken@bell.ca



June 29, 2023

François Hémon-Morneau
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear François:

**Re: Notice of Application and Request for Comments
Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision
9874 The Gore Road
West side of The Gore Rd, south of Castlemore Rd
File: 21T-23004B (OZS 2023-0017)
City of Brampton – Ward 8**

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 36 townhouse units which are anticipated to yield:

- 5 Junior Kindergarten to Grade 8 Students; and
- 3 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	423	596	0
Secondary School	Cardinal Ambrozic	1536	1245	12

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 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)

June 29, 2023

Francois Hemon-Morneau
Planner III
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Francois,

RE: **Draft Plan of Subdivision Zoning By-law Amendment Applications
Blackthorn Development
9874 The Gore Rd
OZS-2023-0017
City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of 36 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
14	5

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
Castlemore P.S. (K-8)	439	678	0
Castlebrooke S.S. (9-12)	1,839	1,533	7

PDSB requires the following conditions be placed in the 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

June 28, 2023

François Hémon-Morneau
Development Planner
Planning, Building & Economic Development Services
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear François,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-Law Amendment
13743446 Canada Inc.
9874 The Gore Road
City of Brampton
File No.: OZS-2023-0017, 21T-23004B

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(s) 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.

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.

Sincerely,



Jasleen Kaur
Municipal Planning Coordinator
Engineering



Aug 01,2023

Ms/Mr Shawntelle Trdoslavic,
Planning Department
City of **Brampton**,
Ontario

Dear Shawntelle Trdoslavic,:

Re: OZS-2023-0017 and 21T-23004B

Rogers Reference Number: M23AX47A01

Rogers Communications Canada Inc. ("**Rogers**") has reviewed the application for the above Subdivision and has determined that it intends to offer its communications services to residents of the Subdivision. Accordingly, we request that municipal approval for the Subdivision be granted subject to the following conditions:

- (1) The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "**Communications Service Providers**") to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.
- (2) The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.
- (3) The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.
- (4) The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and
- (3) the municipal planners' report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact me at gtaw.newarea@rci.rogers.com

Sincerely,

Anuradha Padmanabhan

Coordinator
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario

Hemon-Morneau, Francois

From: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Sent: 2023/06/20 10:33 AM
To: Hemon-Morneau, Francois
Subject: RE: [EXTERNAL]RE: [OZS-2023-0017] and 21T-23004B Notice of Application and Request for Comments: DUE JUL 7/2023

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Francois,

Thanks for confirming, I don't think the materials were set to public when I first checked.

I can confirm this property is fully outside of TRCA's Regulated Area, as such, we have no comments or concerns with the approval of OZS-2023-0017 and 21T-23004B.

Please let me know if you require anything further.

Anthony Syhlonyk, MPlan
Planner
Development Planning and Permits | Development and Engineering Services

T: 1-437-880-1938
E: Anthony.Syhlonyk@trca.ca
A: 101 Exchange Avenue, Vaughan ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | trca.ca



*All digital submissions and documents can be submitted to the following e-mail addresses:
Enquiries/ applications within Peel Region municipalities – peelplan@trca.ca
Enquiries/ applications within York Region municipalities – yorkplan@trca.ca*

We thank you for your cooperation as we respond to the current situation.

From: Hemon-Morneau, Francois <Francois.HemonMorneau@brampton.ca>
Sent: Monday, June 19, 2023 1:17 PM
To: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Subject: RE: [EXTERNAL]RE: [OZS-2023-0017] and 21T-23004B Notice of Application and Request for Comments: DUE JUL 7/2023

Hi Anthony,

The submission materials have been uploaded and are available to access using the following link:
<https://planning.brampton.ca/CitizenAccess/Cap/CapHome.aspx?module=Planning&TabName=Planning&TabList=Home%7C0%7CPlanning%7C1%7CCurrentTabIndex%7C1>

Please input "OZS-2023-0017" under file number, click search, click "File Info" and switch to "Documents" under the drop down menu.

Let me know if you are still having difficulties accessing the documents.

Regards,

François Hémon-Morneau *MES (PL)*
Planner III, Development Services
Planning, Building and Growth Management
City of Brampton
C: 437-239-7868

Our Focus Is People 



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at opreview@brampton.ca

From: Demelo, Emma <Emma.Demelo@brampton.ca>

Sent: 2023/06/19 1:12 PM

To: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>

Cc: Hemon-Morneau, Francois <Francois.HemonMorneau@brampton.ca>

Subject: RE: [EXTERNAL]RE: [OZS-2023-0017] and 21T-23004B Notice of Application and Request for Comments: DUE JUL 7/2023

Hi Anthony,

Thanks for your email, this file is actually assigned to Francois, CC'd herein. He can advise on status of the submission materials.

Kind Regards,

Emma

Emma De Melo, MSc Pl.
Development Planner, Development Services and Design
Planning, Building and Growth Management

City of Brampton
2 Wellington Street West | Brampton, ON | L6Y 4R2
Office Line: 905-874-3837



From: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>

Sent: 2023/06/19 12:19 PM

To: Demelo, Emma <Emma.Demelo@brampton.ca>

Subject: [EXTERNAL]RE: [OZS-2023-0017] and 21T-23004B Notice of Application and Request for Comments: DUE JUL 7/2023

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

Hi Emma,

I'm not able to access online submission materials for this one, is this under a different number at all?

Thanks,

Anthony Syhlonyk, MPlan

Planner

Development Planning and Permits | Development and Engineering Services

T: 1-437-880-1938

E: Anthony.Syhlonyk@trca.ca

A: 101 Exchange Avenue, Vaughan ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | trca.ca



All digital submissions and documents can be submitted to the following e-mail addresses:

Enquiries/ applications within Peel Region municipalities – peelplan@trca.ca

Enquiries/ applications within York Region municipalities – yorkplan@trca.ca

We thank you for your cooperation as we respond to the current situation.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Sent: Friday, June 16, 2023 6:24 PM

To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; suzanne.blakeman@peelsb.com; Nick.gooding@peelsb.com; Sousa, Phillip <phillip.sousa@peelsb.com>; zach.tessaro@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; Peel Plan <PeelPlan@trca.ca>; Jason Wagler <Jason.Wagler@trca.ca>; Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>; christopher.fearon@canadapost.ca; Henry Gamboa <henry.gamboa@alectrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alectrautilities.com>; DaveA.Robinson@alectrautilities.com; max.watters@alectrautilities.com; Municipal Planning <municipalplanning@enbridge.com>; CA - Circulations <CA.Circulations@wsp.com>; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; Dennis De Rango <landuseplanning@hydroone.com>

Cc: Hemon-Morneau, Francois <Francois.HemonMorneau@brampton.ca>; Vani, Clara <Clara.Vani@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>

Subject: [OZS-2023-0017] and 21T-23004B Notice of Application and Request for Comments: DUE JUL 7/2023

Good Afternoon,

Please find attached the **Notice of Application and Request for Comment**. An application for **9874 The Gore Road** with an assigned file number of **OZS-2023-0017 and 21T-23004B** was submitted to City of Brampton for review and the applicant submitted materials are made public on **[BramPlan Online](#)** for review.

Please review and provide your comments going forward directly to planningcomments@brampton.ca and the assigned planner by **July 7, 2023**. If you have any concerns please contact Emma at Emma.Demelo@brampton.ca

Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.

How to Access Applicant Submitted Documents

<https://www.youtube.com/watch?v=2KLexaEefpM>

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 



Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

Public Works

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

peelregion.ca

May 21, 2025

Francois Hemon Morneau
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
francois.hemonmorneau@brampton.ca

**RE: Region of Peel Comments - REVISED
Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law
Amendment Applications
9874 The Gore Road
Blackthorn Development Corp. on behalf of 13743446 Canada Inc.
City File Number: OZS-2023-0017 and 21T-23004
Regional File Number: OZ-23-017B and 21T-23004B**

Dear Francois,

Region of Peel staff have reviewed the second submission (revision 1) materials for the above-noted Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment applications received on January 7, 2025.

These comments are also being provided in response to the additional materials which were submitted as follows:

- Updated Traffic Impact Study, received on February 18, 2025
- Updated Site Servicing and Grading Plan, received on February 28, 2025
- Revised Concept Plan and Auto-Turn, received on March 21, 2025

Further to our letter dated May 9, 2025, the Region is providing these revised comments in response to the completion of our review of the proposed plan and the Capital Project #15-4080 along The Gore Road. For ease of review, new/amended comments are identified in red text within this letter.

The Official Plan Amendment proposes to redesignate the lands from “Estate Residential” to “Residential” and “Medium Density” to permit certain land uses, implement a policy regarding transition of built form and increase the permitted density.

The Draft Plan of Subdivision proposes to create:

- A residential block (to create 4 single detached dwellings and 27 townhouse dwellings);
- A road widening along The Gore Road;
- A 0.3m reserve along The Gore Road; and,
- A 0.3 m reserve along Fitzpatrick Drive.

Access is proposed via The Gore Road.

The Zoning By-law Amendment proposes to rezone the lands from Residential Rural Estate Two (RE2) to Residential Townhouse C – XXXX (R3C-XXXX) 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. While the Region also has no objections with the proposed Zoning By-law Amendment, there are comments contained within this letter which may impact the proposed setbacks identified within the Zoning By-law Amendment. The applicant and City are advised to review the letter to identify any changes required to the proposed Zoning By-law Amendment.

At this time, the Region requires an updated Traffic Impact Study (TIS), Concept Plan and Draft Plan to address Regional comments as it relates to access and property requirements. The TIS and Concept Plan do not address the requirements and the discussions had in numerous communications with the applicant, City and Region. These documents are required to confirm the design and property requirements to facilitate the development.

Receipt of a satisfactory revised Traffic Impact Study, updated Concept Plan, updated Draft Plan of Subdivision are required prior to Draft Approval of the Plan. The Region has issued preliminary draft plan conditions for advisory purposes, which will be finalized once all Regional comments are satisfactorily addressed.

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.

Development Services

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

Public Works

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

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 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.

- The following comments are in response to the Noise Feasibility Study, prepared by HGC Noise Vibration Acoustics, dated December 16, 2024. As a condition of draft approval, a satisfactory revised report is required to address the comments below:
 - In addition to being prepared in accordance with the Ministry of Environment, Conservation and Parks (MECP) requirements, the report also needs to be prepared in accordance with the Region's "[General Guidelines for the Preparation of Acoustical Reports in Peel.](#)" Please review the Guidelines and update the report accordingly, ensuring all applicable sections of the guidelines are addressed.
 - Section 3.2 Traffic Data discusses traffic data for Bramalea Road (in text) and then Bathurst Street in the table. It also appears that the data may not reflect the data received from the Region of Peel. Please update the report accordingly. It is unclear if this will affect the findings of the report.
 - The height of the receiver to be used is 1.5 metres above the ground at a point located 3.0 metres from the rear wall of the dwelling unit. Please confirm that this has been applied.
 - The report recommends that an acoustic barrier is required to mitigate noise along The Gore Road. Additional information is required in the noise report to address the Region's guidelines. The guidelines have a number of criteria which are to be addressed, including but not limited to:
 - The barrier wall shall generally not exceed 2.0 metres in height unless approved by the area municipality. Consideration may be given to fence heights up to a maximum of 2.4 metres. The report proposes an acoustic barrier of 3.3 metres in height along the daylight triangle and adjacent to the southerly townhouse unit adjacent to The Gore Road.
 - The report is to include a table comparing barrier heights and alternative heights including the sound level objectives for each. This has not been included.
 - The report is to include cross sections to illustrate the acoustic barrier configuration in relation to the future grade and house. This has not been included.
 - The City has advised the Region that the noise mitigation is acceptable and that through the detailed design, the height of the noise wall will be confirmed. At this time, through conversations with Regional staff, based on the current noise mitigation design, the Region will not require a buffer block to accommodate the noise wall. Should the noise mitigation change as a result of further review through the detailed design process, the Region may reconsider the determination of the required buffer block.

Public Works

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

- The Region has received a copy of a Phase 1 Environmental Site Assessment. The Phase 1 ESA was performed within 18 months of the current date and was also performed according to O.Reg. 153/04. Both the previous (Dec. 2017) Phase 1 ESA and the current Phase 1 ESA found that there were no potentially contaminating activities (PCAs) and no areas of potential environmental concern (APECs) identified onsite or within the project area. The site is a residential property with residential zoning and is proposed to be used for residential uses, therefore there is no change to a more sensitive land use. The current Phase 1 ESA concluded that a Phase Two ESA is not required.
- Please be advised that there is a planned Capital Project #15-4080 along **The Gore Road** for Corridor Improvements and/or Resurfacing from Queen Street East to Castlemore Road. The Project Manager for this project is Ommar Moeen (ommar.moeen@peelregion.ca).
 - **The Region has undertaken a review of the submission materials. There are no new comments in terms of general layout and grading. Please address the comments identified under the Transportation Development and Stormwater Management headings below.**
 - **Please be advised that The Gore Road improvements are currently anticipated to begin in Q2 of 2027. A conflict will arise if both parties are planning work in the same location at the same time. The applicant will need to coordinate the timing of works with the Project Manager for this project.**
- There appears to be a Region of Peel easement within the subject property. No encroachments including crane swing or tie-back shall be permitted.
- 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.

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.
 - The following Masterplan and Capital wastewater projects are planned in the vicinity of the subject site:
 - Construction of a 1,500 mm diameter sanitary trunk sewer on Castlemore Road from Highway 50 to Airport Road (WW-T-251). Tentative year in service is 2036.
 - 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 Region has received the Functional Servicing and Stormwater Management Report prepared by Urbanworks Engineering Corporation, dated December 16, 2024.
 - At this time, the Region has no objections to receiving the proposed wastewater flow discharge.
 - External easements and construction will be required.

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- 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, and a 150 mm diameter watermain on Fitzpatrick 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 Region has received the Functional Servicing and Stormwater Management Report prepared by Urbanworks Engineering Corporation, dated December 16, 2024.
 - A revised FSR is required. It is stated in the FSR that the proposed watermain system will be designed to provide two water connections, one off of each of the 150 mm diameter watermains on The Gore Road and Fitzpatrick Drive. There is one 150 mm diameter watermain on Fitzpatrick Drive and a 400 mm diameter watermain on The Gore Road. There is no 150 mm diameter watermain along The Gore Road. This needs to be clarified and revised in the FSR.
 - External easements and construction will be required.

- Functional Servicing Report
 - The Region has received the Functional Servicing and Stormwater Management Report prepared by Urbanworks Engineering Corporation, dated December 16, 2024.
 - There are no objections to water and sanitary sewer servicing, however, the Functional Servicing Report needs to be revised to address the above-noted comments.

- Regional Roads
 - The proposed development abuts The Gore Road (Regional Road #8).
 - The Region will not permit any changes to grading within The Gore Road along the frontage of the proposed development.
 - No lots or blocks shall have direct access to The Gore Road. Any future access shall be in accordance with the Region's Access Control By-law.
 - Under no circumstance should the flow of stormwater to be diverted along the Regional right-of-way (by pipe or channel), without the prior written consent of the Region.
 - A Traffic Impact Study acceptable to the Region is required, detailing the impact on the Regional road network and identifying any mitigation measures.

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

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

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Transportation Development

- **Access/Study Requirements**
 - The Region acknowledges a right-in/right-out access is proposed onto The Gore Road.
 - The Region is in receipt of a scoped Traffic Impact Study (TIS).
 - A revised Traffic Impact Study is required to address the following comments:
 - Please extend the existing right-turn lane to the northern edge of the property.
 - The proposed access must not be within the taper of the right-turn lane, please extend the existing storage to fulfill this requirement.
 - Existing median to be extended to the southern stop bar at the school exit near, north of the subject property.
 - Please provide a functional design for the access and the right-turn lane with the concerns noted above addressed.
 - Please include an AUTOturn analysis/turning templates for the largest vehicle type accessing this site.

- **Property Requirements**
 - The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 8 (The Gore Road) which has a right of way of 50.5 metres, 25.25 metres from the centreline of the road allowance, within 245 metres of intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
 - The Region requires 15 metre × 15 metre daylight triangle at the intersection of Regional Road 8 (The Gore Road) and Fitzpatrick Drive;
 - The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 8 (The Gore Road) behind the property line and daylight triangle, except at any approved access point;
 - The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances and contamination. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Regions right-of-way.

- **Concept Plan Comments**
 - Please extend the existing right turn lane to the northern edge of the property.
 - The proposed access must not be within the taper of the right turn lane, please extend the existing storage to fulfill this requirement.
 - Existing median to be extended to the southern stop bar at the school exit near, north of the subject property.
 - The measurements between the Concept Plan and Draft Plan of Subdivision differ as it relates to property lines. Please correct.

- **Draft Plan of Subdivision Comments**
 - Please provide a measurement at the 15m x 15m daylight triangle at the intersection of Regional Road 8 (The Gore Road) and Fitzpatrick Drive.
 - To ensure accuracy, please provide a measurement from the new proposed property line and the centreline of The Gore Road.
 - Please provide the width of the 0.3m reserve break.

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- The measurements between the Concept Plan and Draft Plan of Subdivision differ as it relates to property lines. Please correct.
- Landscaping/Encroachments
 - Landscaping, signs, fences, cranes, gateway features or any other encroachments are not permitted within the Region's easements and/or Right of Way limits.
 - Cranes will not be permitted to swing over a Regional Road unless a crane swing licence has been granted.
- Engineering Requirements
 - A detailed engineering submission of road and access works will be required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission MUST include the removals, new construction and grading, typical sections and pavement markings and signing drawings. All works within Region of Peel's right of way must be designed in accordance to the Public Works, "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual";
 - The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right of way;
 - Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Road 8 (The Gore Road);
 - A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.41);
 - The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:
 - Completed Road Occupancy Permit and a permit fee as per the Region's user fees and charges By-law;
 - Completed Notice to Commence Work;
 - Provide proof of insurance with the Region of Peel added to the certificate as an additional insured with \$5 million minimum from the Contractor;
 - Please note that any proposed construction within the Region of Peel's right of way is pending PUCC approval (minimum six week process). Please note that PUCC circulation requirements have recently changed. We require PDF version of the full drawing set it is to be sent via email, and cannot exceed 10MB per email.
 - Please be advised that any concerns or issues identified by the utility company will be the responsibility of the Owner/Applicant to address and resolve directly with the utility company.
 - All costs associated with the design and construction of road and access works will be 100% paid by the Owner.

Stormwater Management

- The stormwater design for this site is not yet finalized due to the need for a hydrogeological investigation to determine infiltration capacity and groundwater levels.
- Pending the hydrogeological investigation, please determine the expected flows from the foundation drain collection system given the seasonal groundwater conditions. Please note

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that the high flows from this system will need to be accounted for as the total flow discharged into The Gore Road ditch.

- There is also a concern with regards to the interaction with proposed infiltration chambers and the foundation sump pumps, please determine the zone of influence of the foundation drain system and if it will be impacted by the proposed infiltration practices.
- Please note the minimum culvert inside diameter for driveway access is 375 mm, and must conform to the Region's Approved Product List available [here](#). Please also see Public Works Standard Drawing 5-2-4 for culvert installation [details](#).
- A draft plan condition has been included to address the requirement for a hydrogeological investigation and supporting documents to demonstrate a stormwater design to the satisfaction of the Region of Peel.

Public Health

- The applicant has provided many sustainable features including the paved pedestrian walkway and crosswalk, bicycle racks and amenity area with benches.
- The project has achieved a Bronze threshold with a score of 32. The site is on its way to contributing to a healthy built form.
- 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.

Waste Management

- The property does not appear to be within the vicinity of a landfill.
- The owner/proponent acknowledges that the records of the Regional Municipality of Peel concerning the location and nature of waste disposal sites or hazardous wastes are incomplete and that the Regional Municipality of Peel makes no representation that records may be relied upon in determining whether or not lands have been used for the disposal of waste or hazardous wastes. However, should there be any doubt about the integrity of the listed application with respect to the possibility of a waste disposal site or hazardous wastes on or adjacent to the property, we recommend that the applicant carry out a detailed soil investigation by a qualified Geotechnical Engineer. If it is found that the subject lands have been used for the disposal of waste or hazardous waste, then approval of the Minister, for the proposed use, as per Section 46 of the Environmental Protection Act (Ontario), may be required.
- 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).
- At this time, the waste collection requirements have been satisfied in accordance with the Manual.

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- Next Steps:
 - The developer will be responsible for the collection and disposal of waste until 90% occupancy of the development has been reached.
 - Once 90% occupancy has been reached, the developer must contact the Region of Peel Waste Management Division at 905-791-9499 to initiate Region waste collection.
 - Region staff will visit the site to confirm that the vehicle access route is accessible and that 90% occupancy has been reached.
 - Upon confirmation, staff will determine when curbside collection carts will be delivered and when waste collection service can begin.

Preliminary Draft Plan Conditions

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

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

1. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and 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.
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.

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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. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge and agree to pay all engineering, administrative and other applicable fees pursuant to Region's latest User Fee By-law, as amended from time to time.
6. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a) A Functional Servicing Report (FSR) showing the proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands.
 - b) Storm Drainage Study report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Regional Road.
 - c) A Noise Abatement Report for lots adjacent to the Regional Road.
 - d) A Traffic Impact Study detailing the impact on the Regional road network and identifying any mitigation measures.
 - e) A Hydrogeological Investigation, updated Stormwater Management Report and supporting plans and materials, including a review of the groundwater conditions and stormwater design including the foundation drain collection system, proposed infiltration chambers and the foundation sump pumps to ensure that the overall stormwater design meets the Regional policies, standards and guidelines. The Developer shall carry out all recommendations of the reports and plans to the satisfaction of the Region.

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

7. 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.
8. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge and agree that the Developer's representative, engineering consultant, contractor and sub-contractor are responsible to ensure that their design, construction practices and material specifications conform to the latest Region of Peel, Design, Standards, Specifications and Procedures, posted on the Region of Peel's website.

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9. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge and agree that satisfactory arrangements are to be made with the Region with respect to construction and looping of watermains within and outside the limits of the subdivision. The works are at the sole financial responsibility of the Developer. The Developer is responsible to ensure that their design, materials and construction practices conform to the latest Region's standards, specifications, materials and design criteria.
10. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge and agree that location and off-sets for the Region's infrastructure such as watermains and sanitary sewers must be acceptable to the Region.
11. Provision shall be made in the Subdivision Agreement that 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 at the sole risk and sole financial responsibility of the Developer.
12. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge and agree that it shall assume full responsibility for any Claims related to any impact on the affected neighbouring properties, their servicing or otherwise, related to the proposed works for the development. Prior to the construction commencement of the proposed works for the development, the Developer shall conduct a Pre-Construction Survey of the neighbouring lands within the zone of influence at the developer's cost and shall provide to the Region upon request, the final report and all background material relating thereto. The Developer shall assume all costs and expenses relating to the resolution of any such Claims.
13. 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.
14. 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.
15. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge that Region's wastewater systems are governed by Province of Ontario legislation, and every person authorized to carry out work, including construction, extension, system modification, and operation of any aspect of the Region's wastewater system, must be

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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.

16. 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.
17. 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.
18. 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.
19. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge and agree that if the development does not proceed to construction phase within one calendar year from the date of issuing pre-servicing approval for the development, the former approval is voided. The Developer is required to resubmit a pre-servicing engineering submission for Region's review and approval. Required fees will be reassessed as per current Fees By-law and new approval letter will be issued.
20. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge that they will be solely responsible for all utility locates of infrastructure works servicing the subdivision from the time of their installation until final assumption of the subdivision.
21. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge and agree that prior to the issuance of building permits for all Lots and Blocks within the Plan that will be developed in the future, satisfactory arrangements must be made with the Region with regard to water and sanitary sewer servicing applications and payments of the required connection charges.
22. 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

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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.

23. 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.
24. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge and agree that:
 - a) It shall maintain all Regional underground and aboveground works for a period of two (2) years from the date of Preliminary Acceptance by the Region. All Regional works must be constructed and approved prior to any maintenance period commencing;
 - b) Prior to the end of the maintenance period, the Owner's Engineer consultant shall confirm in writing that the works meet all Regional standards and specifications and are ready for final acceptance;
 - c) Should the Region be involved in any re-inspection or maintenance works, the rates charged by the Region will be as set out in accordance with the latest requirements of the Region's Design, Standards, Specifications and Procedures.
25. 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.
26. 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.
27. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge and agree that municipal sanitary sewers and watermains shall be assumed by the Region after the maintenance period is complete, a final acceptance inspection is conducted, and all deficiencies are rectified by the Developer at its sole expense, to the satisfaction of the Region. After fulfilling all its required obligations by the Developer, the Region will clear the requirements and conditions for assuming the Works. The Final Assumption by the Region will occur at the same time as the Assumption By-law is enacted by City Council.

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28. 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
 - 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.
29. 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.
30. 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.
31. The Developer shall acknowledge and agree that if the construction of any internal works advance prior to the completion of any external works to service the Lands, the Developer is

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doing so completely at their sole risk. A clause shall be included in the Subdivision Agreement.

32. 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.

33. Provision shall be made in the Subdivision Agreement that the Developer shall acknowledge and agree that if the subdivision is developed in stages, the Developer shall submit a payment of a non-refundable staging fee to the Region pursuant to the Region's Fees By-law, as amended from time to time.
34. As a condition of registration of the plan of subdivision or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:
- a) A road widening pursuant to the Region's Official Plan along Regional Road #8 (The Gore Road). The Region's Official Plan road widening right-of-way requirement for The Gore Road within 245 metres of an intersection to protect for the provision of, but not limited to: utilities, sidewalks, multi-use pathways and transit bay/shelters is 50.5 metres for a single left-turn lane intersection configuration (25.25 metres from the centreline);
 - b) A 0.3 metre reserve along the frontage of The Gore Road behind the property line and daylight triangle, except at any approved access point; and,
 - c) A 15 metre x 15 metre daylight triangle at the intersection of The Gore Road and Fitzpatrick Drive.

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

35. The Developer shall gratuitously transfer to the Region, free and clear of all encumbrances and contamination, and to the satisfaction of the Region:

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- a) All necessary easements for proposed and existing Regional infrastructure as required by the Region to service the proposed plan and external lands.

All costs associated with easements dedication shall be the sole responsibility of the Developer. Clauses shall be included in the Subdivision Agreement in respect of same.

36. Provision shall be made in the Subdivision Agreement that the Developer acknowledges and agrees that:

- a) No lots or blocks shall have direct access to The Gore Road;
- b) Prior to registration of the Plan of Subdivision, the Developer shall remove any existing driveway/accesses along the frontages of The Gore Road that do not conform to the approved plans at its sole costs;
- c) Landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits;
- d) Cranes will not be permitted to swing over a Regional Road unless a crane swing license has been granted;
- e) The Region's storm sewers are designed to convey run-offs from the right-of-way of Regional roads only. Under no circumstance shall the flow of stormwater from the Plan be diverted to or along The Gore Road's right-of-way (by pipe or channel). All costs associated with the storm sewer conveyance shall be 100% the responsibility of the Developer.
- f) The existing water service and sanitary service that will not be utilized as part of the Plan must be properly abandoned at the sole cost and expense of the Developer;
- g) Any road access/improvement works as identified in the Traffic Impact Study, including design and construction costs, shall be 100% the Developer's responsibility.

37. Provision shall be made in the Subdivision Agreement that the Developer acknowledges and agrees that the location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect. All costs associated with the construction access works to facilitate the development shall be 100% borne by the Owner. A Letter of Credit for 100% of the estimated cost of construction access works shall be required by the Region prior to any approvals.

38. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy/construction access permit for all works within the Region's road right-of-way and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be borne entirely by the Developer. A clause shall be included in the Subdivision Agreement in respect of same.

39. 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.

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40. 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.

Conclusion

The Region has no concerns with the proposed Official Plan Amendment. While the Region also has no objections to the proposed Zoning By-law Amendment, there are comments contained within this letter which may impact the proposed setbacks identified within the Zoning By-law Amendment. The applicant and City are advised to review the letter to identify any changes required to the proposed Zoning By-law Amendment.

At this time, the Region requires an updated Traffic Impact Study (TIS) to address Regional comments as it relates to access. The TIS does not address the requirements and the discussions had in numerous communications with the applicant, City and Region. The updated documents are required to confirm the design and property requirements to facilitate the development.

Receipt of a satisfactory revised Traffic Impact Study, updated Concept Plan, updated Draft Plan of Subdivision are required prior to Draft Approval of the Plan. The Region has issued preliminary draft plan conditions for advisory purposes, which will be finalized once all Regional comments are satisfactorily addressed.

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

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

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

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

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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,

A handwritten signature in blue ink that reads "Stephanie McVittie".

Stephanie McVittie
Principal Planner
Planning and Development Services
Region of Peel

c.: planningcomments@brampton.ca
Maurizio Rogato, Blackthorn Development Corp. (mrogato@blackthorncorp.ca)

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