

APPENDIX 12

OZS-2020-0012 – RESULTS OF APPLICATION CIRCULATION

Public Works

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

October 15, 2020

Mark Michniak
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Mark.Michniak@brampton.ca

**RE: Draft Plan of Subdivision
4316 Ebenezer Road
Your Home Developments (Ebenezer) Inc.
Brampton
City File: OZS-2020-0012
Region File: 21T-20004B**

Dear Mr. Michniak,

The Region has reviewed the materials submitted in support of the Draft Plan of Subdivision Plan for the above-noted application. Our comments and Draft Plan Conditions can be found below.

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-20004B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

General Comments

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

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of existing 750mm and 1350mm diameter sanitary sewers on Ebenezer Road.
 - Due to the size and function of the 1350mm diameter sanitary sewer on Ebenezer Road, connection will not be permitted.

Water Facilities

- The subject lands are located in Water Pressure Zone 5.
- Municipal water facilities consist of existing 150mm and 400mm diameter watermain on Ebenezer Road.
 - This development proposal requires a water system looped to municipal water to provide a redundant water supply in accordance with Regional standard 1-8-2.

Public Works

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

peelregion.ca

Functional Servicing Report

- The Region is in receipt of the Functional Servicing Report (dated May 2020) prepared by Candevcon. Regional staff have reviewed the report and have no concerns with respect to water and sanitary servicing. However, the FSR must be revised to address the following:
 - Include engineering consultant stamp on Section 6 of the report.
 - The FSR refers to drawing PS-1 which was not included in the report. This must be provided as part of the revised FSR.

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.

Public Health Recommendations

- Through ROPA 27, the Region of Peel is in the process of implementing the Healthy Development Framework, 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. In Brampton, the Sustainability Assessment integrates healthy design standards, while also incorporating other components of sustainability within a single, streamlined tool.
- A key policy of ROPA 27 is to inform decision-makers of the health promoting potential of planning applications. As such, the Region and the City of Brampton are working collaboratively to ensure health is considered as part of the review of development applications, and where warranted, communicated to local Council.
- In order to achieve closer alignment with the vision of a pedestrian friendly mixed-use community, there is an opportunity to integrate design features that facilitate pedestrian circulation, connectivity and minimize impact on the environment. The following are our recommendations:
 - Provide a connection to the greenspace located north of the site.
 - Pedestrian scaled lighting along walkways and parking areas
 - An amenity area for children (i.e. playground) as well as benches to provide opportunity for rest, relaxation and reflection
 - Prioritized parking for carpool and carshare spaces for visitors.

Waste Management Requirements

- The Region of Peel will provide front end collection of garbage and recyclable material provided that future submissions satisfy the requirements outlined in Sections 2.0 and 4.0 of the Waste Collection Design Standards Manual.
 - Through the associated PRE application, the Region advised the proposal is eligible for front end collection. The site plan submitted does not show a

common collection point with appropriate storage based on Regional requirements. This will be a requirement to be shown on the associated site plan application.

- For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

Conditions of Draft Approval

Public Works

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

peelregion.ca

The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval:

1. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region.
2. The Owner acknowledges and agrees that prior to the issuance of building permits, satisfactory arrangements must be made with the Region with regard to water and sanitary sewer servicing applications and payments of the required connection charges.
3. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.

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

4. The owner is responsible for the removal of existing services that will not be utilized. Removal of said services shall be carried out in accordance with the Region's standards as amended from time to time and at the sole expense of the Applicant.

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

5. Prior to Registration of the subdivision the developer must submit a satisfactory Functional Servicing Report.
6. 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.

If you have any questions or concerns, please contact me (Alex.Martino@peelregion.ca 905.791.7800 x4645) at your earliest convenience.

Yours truly,



Alex Martino
Planner, Development Services
Region of Peel

Public Works

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

peelregion.ca



Public Works

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

peelregion.ca

March 10, 2021

Mark Michniak
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Mark.Michniak@brampton.ca

**RE: Draft Plan of Subdivision
4316 Ebenezer Road
Your Home Developments (Ebenezer) Inc.
Brampton
City File: OZS-2020-0012
Region File: 21T-20004B**

Dear Mr. Michniak,

The Region has reviewed the materials submitted in support of the Draft Plan of Subdivision Plan for the above-noted application. Our comments and Draft Plan Conditions can be found below.

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-20004B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

General Comments

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

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of existing 750mm and 1350mm diameter sanitary sewers on Ebenezer Road.
 - Due to the size and function of the 1350mm diameter sanitary sewer on Ebenezer Road, connection will not be permitted.

Water Facilities

- The subject lands are located in Water Pressure Zone 5.
- Municipal water facilities consist of existing 150mm and 400mm diameter watermain on Ebenezer Road.
 - This development proposal requires a water system looped to municipal water to provide a redundant water supply in accordance with Regional standard 1-8-2.

Public Works

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

peelregion.ca

Functional Servicing Report

- The Region is in receipt of the revised Functional Servicing Report (dated December 2020) prepared by Candevcon and find the report satisfactory.

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 front end collection of garbage and recyclable material provided that future submissions satisfy the requirements outlined in Sections 2.0 and 4.0 of the Waste Collection Design Standards Manual.
 - The Region is in receipt of the associated site plan application and will approve the waste collection method as part of site plan approval.

Conditions of Draft Approval

The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval:

1. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region.
2. The Owner acknowledges and agrees that prior to the issuance of building permits, satisfactory arrangements must be made with the Region with regard to water and sanitary sewer servicing applications and payments of the required connection charges.
3. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.

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

4. The owner is responsible for the removal of existing services that will not be utilized. Removal of said services shall be carried out in accordance with the Region's standards as amended from time to time and at the sole expense of the Applicant.

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

5. Prior to Registration of the subdivision the developer must submit a satisfactory Functional Servicing Report.

6. 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 copy of the final signed M-Plan
 - A copy of the final draft R-Plan(s)
 - 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.

Public Works

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

peelregion.ca

If you have any questions or concerns, please contact me (Alex.Martino@peelregion.ca 905.791.7800 x4645) at your earliest convenience.

Yours truly,



Alex Martino
Planner, Development Services
Region of Peel

September 1, 2020

CFN 62538.01

BY EMAIL: Mark.Michniak@brampton.ca

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

Dear Mark Michniak,

**Re: OZS-2020-0012
21T-20004B
4316 Ebenezer Road
City of Brampton
Owner: Your Home Developments (Ebenezer) Inc.
Agent: Candevcon Limited**

This letter will acknowledge receipt of the above noted application. As per the “Living City Policies for Planning and Development within the Watersheds of the Toronto and Region Conservation Authority (TRCA)” (LCP), staff provides the following comments as part of TRCA’s commenting role under the *Planning Act*, the Authority’s delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement (PPS, 2014); TRCA’s Regulatory Authority under the *Conservation Authorities Act* and Ontario Regulation 166/06, *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses* (as amended); and our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

Purpose of the Application

It is our understanding that the purpose of the above noted application is to permit a maximum unit density of 63 units per net hectare within the Medium Density Residential Designation and facilitate a zoning by-law amendment to permit the proposed townhouse development containing 78 residential units.

Application Specific Comments

Based on our review of the submitted materials we note minor items to be addressed at future planning stages and provides them for consideration in Appendix I of this letter.

Recommendation

Based on our review of the submitted materials, we have no fundamental objection to application OZS-2020-0012. However, please note that the items identified in Appendix I of this letter will need to be addressed through future Site Plan applications.

Application Review Fee

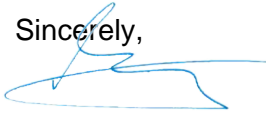
By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$8,950.00 *Official Plan*

Amendment – Standard review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Conclusion

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Anthony Syhlonyk
Planner
Planning and Development
Extension 5272

Appendix I: Technical Comments

Stormwater management:

1. Please confirm that quantity and quality control for the site will be handled by the existing SWM pond.
2. TRCA appreciates that the applicant proposed an infiltration trench to achieve water balance target for the site. Please confirm that runoff from the parking area will be pre-treated before diverted to the infiltration trench.
3. Please provide supporting calculation to demonstrate that the proposed infiltration trench has sufficient capacity to achieve the target.
4. It was noted that the preliminary home buyer map does not accurately show the 10 m buffer for the west segment of the slope, where the shown buffer behind the LTSTOS line does not meet a minimum 10 m required by TRCA. Please revise the homebuyer map accordingly to be consistent with the limit of development shown on the constraints plan (Drawing CP-1).
5. Species and sizing for the proposed trees to be planted within the development complex are not included within the landscape plan. Please provide. Note that TRCA does not support the use of non-native, invasive, or cultivar species for landscaping adjacent to natural features.
6. A detail design drawing for the rock check dams integrated in the cut-off swales is not included in design plans. Please provide.
7. The double silt fence proposed for installation adjacent to the valley is within the 10m set back. Please move the fence line to the inner boundary of the set back to ensure zero disturbance to the buffer planting area.

Michniak, Mark

From: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Sent: 2021/01/25 3:50 PM
To: Michniak, Mark
Subject: [EXTERNAL]RE: OZS-2020-0012 Revision 1 : DUE JAN 18/2021

Hello Mark,

Our engineering group has finished their review. Our previous comments have been addressed and we have no objection to approval. This being said, we will require the applicant to identify where in the Open Space area they are proposing to put the infiltration trenches.

Thank you,

Anthony Syhlonyk, MPlan

Planner

Development Planning and Permits | Development and Engineering Services

T: 416-661-6600 ext. 5272

E: Anthony.Syhlonyk@trca.ca

A: 101 Exchange Avenue, Vaughan ON L4K 5R6

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

Please note that TRCA's Offices are presently closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that development planning and permit applications and materials be submitted digitally in PDF format. Paper submissions are discouraged and may result in extended timeframes for review.

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: Michniak, Mark <Mark.Michniak@brampton.ca>

Sent: Friday, January 15, 2021 4:18 PM

To: 'Alex Martino (alex.martino@peelregion.ca)' <alex.martino@peelregion.ca>; Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>

Subject: RE: OZS-2020-0012 Revision 1 : DUE JAN 18/2021

Hello, I would like to follow up on the circulation below. Please advise if there are any comments.

Thank you

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

Sent: 2021/01/04 5:06 PM

To: FarouqueAlthaf <althaf.farouque@peelregion.ca>; 'Alex Martino (alex.martino@peelregion.ca)' <alex.martino@peelregion.ca>; Sepe, Alexander <alex.sepe@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; peelplan@trca.ca; Adam.Miller@trca.ca; Anthony.Syhlonyk@trca.ca; Quentin.Hanchard@trca.ca

September 15, 2020

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Mark Michniak

Re: Request for Comments
Candevcon East Ltd – Your Home Developments (Ebenezer) Inc
4316 Ebenezer Road
COB Files: OZS-2020-0012 / 21T-20004B
Alectra EP File: O3-92

Dear Mark,

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

A) Please include the following as conditions of approval:

- The owner/developer shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. Alectra Utilities requires blanket easement on condominium developments. These will be confirmed during the final design of the roads and subdivision.
- The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.
- The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new roads or driveways.

B) The owner/developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF) and to discuss the electrical service installation requirements and schedule. The owner/developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is available by emailing henry.gamboa@alectrautilities.com.

If you have any questions or concerns, feel free to contact me at 416.819.4975.

Yours Truly,

Henry Gamboa, CET
Supervisor, Distribution Design – Subdivisions

Michniak, Mark

From: circulations@wsp.com
Sent: 2020/08/14 7:51 PM
To: Michniak, Mark
Subject: [EXTERNAL]ZBLA (OZS-2020-0012) and Draft Plan of Subdivision (21T-20004B), 4316 Ebenezer Rd., Brampton

2020-08-14

Mark Michniak

Brampton

, ,

Attention: Mark Michniak

Re: ZBLA (OZS-2020-0012) and Draft Plan of Subdivision (21T-20004B), 4316 Ebenezer Rd., Brampton;
Your File No. OZS-2020-0012,21T-20004B

Our File No. 87558

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:

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

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

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

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

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

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

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

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk
Manager - Municipal Relations

Network Provisioning

T: 905-540-7254 / M: 289-527-3953

Email: planninganddevelopment@bell.ca

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at www.wsp.com/cas/. For any concern or if you believe you should not be receiving this message, please forward this message to caslcompliance@wsp.com so that we can promptly address your request. Note that not all messages sent by WSP qualify as commercial electronic messages.

AVIS : Ce message, incluant tout fichier l'accompagnant (« le message »), peut contenir des renseignements ou de l'information privilégiés, confidentiels, propriétaires ou à divulgation restreinte en vertu de la loi. Ce message est destiné à l'usage exclusif du/des destinataire(s) voulu(s). Toute utilisation non permise, divulgation, lecture, reproduction, modification, diffusion ou distribution est interdite. Si vous avez reçu ce message par erreur, ou que vous n'êtes pas un destinataire autorisé ou voulu, veuillez en aviser l'expéditeur immédiatement et détruire le message et toute copie électronique ou imprimée. Vous recevez cette communication car vous faites partie des contacts de WSP. Si vous avez des questions concernant la politique de communications électroniques de WSP, veuillez consulter notre Engagement anti-pourriel au www.wsp.com/lcap. Pour toute question ou si vous croyez que vous ne devriez pas recevoir ce message, prière de le transférer au conformitelcap@wsp.com afin que nous puissions rapidement traiter votre demande. Notez que ce ne sont pas tous les messages transmis par WSP qui constituent des messages électroniques commerciaux.

-LAEmHhHzdJzBITWfa4Hgs7pbKl



CANADA POST
2701 RIVERSIDE DRIVE SUITE N0820
OTTAWA ON K1A 0B1

CANADAPOST.CA

POSTES CANADA
2701 PROM RIVERSIDE BUREAU N0820
OTTAWA ON K1A 0B1

POSTESCANADA.CA

September 2, 2020

Mark Michniak

Development Planner
The City of Brampton
Planning & Development Services
2 Wellington St W
Brampton ON L6Y 4R2

Reference: **Notice of Application and Request for Comments**
Application for Official Plan Amendment, Zoning By-Law Amendment
and Draft Plan of Subdivision
YOUR HOME DEVELOPMENTS (EBENEZER) INCORPORATED,
CANDEVCON EAST LIMITED
4316 Ebenezer Road
File Number: **OZS-2020-0012 & 21T-20004B**

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

This **residential** development will be serviced by **Community Mailbox (CMB)**.

In order to provide mail service to the proposed **78 +/-** stacked townhouse residential units, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of CMBs and to indicate these locations on appropriate servicing plans;
- ⇒ The owner/developer will confirm to Canada Post that the final secured permanent CMB locations will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
- ⇒ The owner/developer will install a concrete pad at each CMB location as well as any required walkway across the boulevard and any required curb depression for wheelchair access as per Canada Post's concrete pad specification drawings;
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary CMB location. This location will be in a safe area away from construction activity in order that CMB may be installed to service addresses that have occupied prior to the pouring of the permanent CMB pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of the Canada Post CMB site location, as approved by Canada Post and the Town of Caledon;

- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated CMB, and to include the exact location thereof; and further, advise any affected homeowners of any established easements granted to Canada Post;

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Regards,

Christopher Fearon
Delivery Services Officer | Delivery Planning
200-5210 Bradco Blvd
Mississauga ON L4W 1G7
416-433-6271
christopher.fearon@canadapost.ca

October 16, 2020

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

Dear Mark,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-law Amendment
Your Home Developments (Ebenezer) Inc.
4316 Ebenezer Road
City of Brampton
File No.: 21T-20004B, OZS-2020-0012

Enbridge Gas Inc. 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 contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

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 Inc. at no cost.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE GAS INC.
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com
Safety. Integrity. Respect.

Michniak, Mark

From: Trdoslavic, Shawntelle
Sent: 2020/08/04 10:28 AM
To: Michniak, Mark
Subject: FW: [EXTERNAL]Brampton - 4316 Ebenezer Road - OZS-2020-0012 and 21T-20004B

FYI

Thanks,

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

Our Focus Is People 



From: Kevin.Balkaran@HydroOne.com <Kevin.Balkaran@HydroOne.com> **On Behalf Of**
LandUsePlanning@HydroOne.com
Sent: 2020/07/29 8:37 AM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]Brampton - 4316 Ebenezer Road - OZS-2020-0012 and 21T-20004B

Hello,

We are in receipt of your Plan of Subdivision application, 21T-20004B dated July 28, 2020. 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:
<http://www.hydroone.com/StormCenter3/>

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



MENU



HELP



SEARCH

Customers Affected:  >5000  501-5000



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,

Kevin Balkaran

University Co-Op Student, Real Estate Department
185 Clegg Road
Markham, ON L6G 1B7

Kevin.Balkaran@HydroOne.com

www.HydroOne.com

Michniak, Mark

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2020/08/14 4:42 PM
To: Michniak, Mark
Cc: GTAW New Area
Subject: [EXTERNAL]FW: OZS-2020-0012 and 21T-20004B Notice of Application and Request for Comments DUE AUG 19/2020
Attachments: Notice of Application and Request for Comments (July 28, 2020).pdf; R0_Registered Owner's Authorization.pdf; R0_Registered Owner's Authorization 2.pdf; R0_Draft Plan.pdf

Hi Mark

Rogers has no objections.

Prior to registration of the Plan of Subdivision, the developer/owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telecommunications companies and broadcasting distribution companies intending to serve the Subdivision (collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the developer/owner will cause these documents to be registered on title.

Prior to registration of the plan of subdivision, the developer/owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

Debbie Purves
System Planner

Outside Plant Engineering
3573 Wolfedale Rd
Mississauga, ON L5C 3T6

Debbie.purves@rci.rogers.com
416-305-0466



From: Trdoslavic, Shawntelle [mailto:Shawntelle.Trdoslavic@brampton.ca]
Sent: Tuesday, July 28, 2020 3:35 PM
To: circulations@mmm.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa

August 11th, 2020

Mark Michniak
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Michniak:

**RE: Application for Official Plan Amendment, Zoning By-law Amendment, and Draft
Plan of Subdivision -OZS-2020-0012 & 21T-20004B
Candevcon East Limited – Your Home Developments (Ebenezer) Inc.
4316 Ebenezer Road
North side of Ebenezer Road between McVean Drive and The Gore Road
City of Brampton (Ward 8)**

The Peel District School Board has reviewed the above-noted application (78 residential townhouse units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

20	K-5
9	6-8
9	9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Claireville P.S.	674	739	0
Calderstone M.S.	563	629	0
Castlebrooke S.S.	1,894	1,533	6

The Board requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Development Agreement:

Trustees

Brad MacDonald, Chair
David Green, Vice-Chair
Carrie Andrews
Susan Benjamin
Stan Cameron
Robert Crocker

Nokha Dakroub
Will Davies
Sue Lawton
John Marchant
Kathy McDonald
Balbir Sohi

Interim Director of Education and Secretary
Jaspal Gill

Associate Director, Instructional & Equity Support Services
Poleen Grewal

Associate Director, Operational Support Services
Jaspal Gill

Associate Director, School Support Services
Mark Haarmann

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, within a period of five years 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. 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."
3. The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchases that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board's Transportation Policy.

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 nicole.hanson@peelsb.com or 905-890-1010, ext. 2217.

Yours truly,

Nicole N. Hanson

Nicole N. Hanson, MES(Pl.), RPP, MCIP
Planning Officer - Development
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board (email only)

July 29, 2020

Mark Michniak
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Michniak:

Re: Notice of Application and Request for Comments
Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision
4316 Ebenezer Road
West of The Gore Rd, north side of Ebenezer Rd
File: 21T-20004B (OZS 2020-0012)
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 78 townhouse units which are anticipated to yield:

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

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

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Andre Bessette	669	556	8
Secondary School	Cardinal Ambrozic	1319	1245	7

The Board 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.
 - (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,

K. Koops

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

c: N. Hanson, Peel District School Board (via email)

Michniak, Mark

From: Trdoslavic, Shawntelle
Sent: 2020/08/04 10:29 AM
To: Michniak, Mark
Subject: FW: [EXTERNAL]RE: [EXTERNE] - OZS-2020-0012 and 21T-20004B Notice of Application and Request for Comments DUE AUG 19/2020

FYI

Thanks,

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

Our Focus Is People 



From: planification <planification@csvgiamonde.ca>
Sent: 2020/07/29 9:35 AM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]RE: [EXTERNE] - OZS-2020-0012 and 21T-20004B Notice of Application and Request for Comments DUE AUG 19/2020

Good Morning Shawntelle,

The Conseil scolaire Viamonde has no comments regarding development application file # OZS-2020-0012 and 21T-20004B.

Regards,

Kenny Lamizana

Agent de Planification, Secteur de l'immobilisation, de l'entretien et de la planification

Planning Officer, Building, Maintenance and Planning Department

Conseil Scolaire Viamonde | 116 Cornelius Parkway, Toronto, ON M6L 2K5



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

Envoyé : 28 juillet 2020 15:35

À : circulations@mmm.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa

<henry.gamboa@alecrautilities.com>; Dennis De Rango <landuseplanning@hydroone.com>;

gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; Cox, Stephanie <stephanie.cox@dpcdsb.org>;

Koops, Krystina <krystina.koops@dpcdsb.org>; Vidovic, Branko <branko.vidovic@peelsb.com>; planification