

APPENDIX 10

OZS-2020-0010 – DRAFT CONDITIONS OF DRAFT PLAN APPROVAL



SCHEDULE "A" CONDITIONS OF DRAFT APPROVAL

DRAFT APPROVAL

DATE: (Day After Last Day for Filing an Appeal if No Appeal has been Filed)

APPLICANT: MHBC Planning Limited – Glenshore Investments Inc.

SUBJECT: Draft Plan of Subdivision
OZS-2020-0010/ 21T-20003B
City of Brampton
Planner: Mark Michniak

In accordance with By-law 10-97 the Council of the City of Brampton has made a decision to authorize the draft approval of the above noted draft plan of subdivision subject to the following conditions.

Approved Plan and Redlines

1. The final plan shall conform to the draft plan prepared by R-PE Surveying LTD. dated May 5, 2021.

Subdivision Agreement

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

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

- 2.1 Planning matters such as parkland/open space dedications and development, residential reserves, buffer blocks, tree preservation, trails, site development plan, utilities, architectural control, homebuyers' information map, heritage conservation and landscape plan approvals, phasing/staging of development, warning clauses and notices.
- 2.2 Engineering matters such as municipal services, road widening, construction and reconstruction, transit infrastructure, traffic signals, grading, fencing, well monitoring, septic systems, waste management, pressure testing/chlorination, noise mitigation and warning clauses.
- 2.3 Financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit.



- 2.4 Details regarding all matters and requirements referenced in these conditions of draft approval may be provided by way of Comments and Conditions Memos from approval authorities, or from agencies and departments of the City and/or Region, in response to the circulation of the draft plan of subdivision. The conditions expressly identified in the Comments and Conditions Memos as referenced and/or attached to this draft approval and/or any such additional or amended Comments and Conditions Memos as may be provided to the owner in accordance with this draft approval shall be deemed to be conditions for the purposes of this draft approval. General requirements of the City's Subdivision Manual, Development Design Guidelines, Region's Design Criteria and Material Specification Manual, and Landscape Guidelines, as applicable and as amended or replaced from time to time, shall be implemented through the terms and conditions of the Subdivision Agreement.

Fees

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

Zoning

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

Easement and Land Dedication within the Plan

5. Prior to registration of the Plan, the owner shall gratuitously convey and/or dedicate any required road or highway widening, 0.3 m (1 ft.) reserves, walkways, sight triangles, radius roundings, buffer blocks other land required for municipal purposes and utility or drainage easements to the satisfaction of the City, Region, or other authority.
6. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.

External Easements and Land Dedications

7. Prior to registration, the owner shall gratuitously convey all necessary external easements and lands for access, drainage, servicing, utility purposes and for any other municipal purposes, as may be required, to the appropriate municipality, agency or public authority. The owner is advised that no servicing works shall be permitted until the detailed engineering drawings are approved and external easements and lands granted.
8. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.
9. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so



conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may reconvey said lands (or any interest therein) to the Owner, gratuitously, provided that the Owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

Parkland Dedication

10. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

Studies

11. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

Staging

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

Drawings

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

Servicing

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



Cost-share Agreement

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

Canada Post

Prior to the registration of the subdivision, the owner shall:

17. Consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
18. Confirm to Canada Post that the final secured permanent locations for the Community Mailboxes 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), bus pads, etc.
19. Agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

Enbridge Gas Distribution

Prior to the registration of the subdivision, the owner shall:

20. Contact Enbridge Gas Distribution's Customer Connections Department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
21. Agree that any easement(s) that are required to service this development and any future adjacent developments will be provided to Enbridge Gas Distribution at no cost.

Bell Canada

Prior to the registration of the subdivision, the owner shall:

22. Acknowledge and agree 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.
23. Agree 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.

Alectra Utilities

Prior to the registration of the subdivision, the owner shall:

24. Grant all necessary aerial or underground easements, as may be required.
25. Observe all aerial and underground clearances, as may be required.
26. Acknowledge that one point of connection will be supplied per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
27. Acknowledge that the maximum transformation capacity supplied by Alectra Utilities (formerly Brampton Hydro) is 1,500 kVA if connected to 27.6kV and 500kVA if connected to 13.8kV distribution circuit.
28. Agree that on-grade transformer vaults to be installed in compliance with Alectra Utilities (formerly Brampton Hydro) conditions of service and Alectra Utilities Brampton standards.
29. Agree that Separate site plan approvals to Alectra Utilities will take precedence over the full development as Alectra Utilities will be able to comment more specifically on each site plan as details will become known.
30. Acknowledge that all individual property owners will receive an individual Offer to Connect (OTC) for the connection to the subdivision.
31. Agree that The above comments are preliminary and do not guarantee a supply to the proposed new buildings. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities (formerly Brampton Hydro) regarding permanent electrical supply to the proposed new buildings as soon as possible. Equipment delivery times may take up to 20 weeks.
32. Agree that if there is any existing plant in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any such existing plant. If such a scenario exists, the property owner will be responsible for all costs associated with the relocation of the existing plant and must coordinate/consult with Alectra Utilities for the relocation of the plant. If Alectra Utilities determines that an easement is required, the property owner will be solely responsible for the full cost and expense for easement registration, obtaining and registering any required postponements and/or discharges and, the reference plan of survey.
33. The owner/developer or their representative is strongly advised to consult Alectra Utilities' (Brampton Hydro's) Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at www.bramptonhydro.com.



34. Observe Acknowledge that All comments from Alectra are not exhaustive in nature and may change as time nears the “approval for construction” phase and during construction.

Toronto and Region Conservation Authority

35. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the plan area. This submission shall include:
- 35.1 Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology.
- 35.2 An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping.
36. That prior to site alteration (with the exception of topsoil stripping) and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA in accordance with Functional Servicing Study, prepared by Candevcon Ltd, updated June 17, 2021, as may be further amended to the satisfaction of TRCA and the City of Brampton. This submission shall include:
- 36.1 A description of the storm drainage system (quantity and quality) for the proposed development.
- 36.2 Plans illustrating how the drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system.
- 36.3 Appropriate stormwater management techniques which may be required to control minor and major flows.
- 36.4 Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial.
- 36.5 Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site.
- 36.6 Proposed measures to mitigate the potential erosive impacts of development on the natural system, both on and off-site.
- 36.7 Proposed measures to promote infiltration and maintain water balance for the plan



area.

- 36.8 A cross-section of the proposed infiltration trenches along with locations and the approximate seasonally high groundwater level.
- 36.9 Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development.
- 36.10 A subsurface investigation (including assessment of groundwater levels) at the location of the stormwater management pond and for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans.
- 36.11 An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements.
- 36.12 Grading plans for the subject lands.
- 36.13 Cross-sections and details where grading is proposed in, or adjacent to, the Stormwater Management Block (Block 6), Open Space and Buffers (Blocks 7, 8 and 9A-B), the noted compensation areas (Compensation Blocks 11A through C), including but not limited to existing and proposed grades, limits of the natural features and hazards, buffers, transition to the development lands, interim stabilization of the slopes/disturbed areas, mitigation, and supporting geotechnical/soils analyses.
- 36.14 An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.
- 36.15 The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended.
- 36.16 The location and description of all cut and fill as per Drawing CF-1: Rainbow Creek Cut and Fill Plan, prepared by Candevcon Ltd., dated March 17, 2021, as may be further amended to the satisfaction of TRCA.
- 37. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site to the satisfaction of TRCA. The Environmental Impact Study and Geomorphology Assessment, prepared by Palmer, dated January 24, 2020 and associated addendums



dated December 10, 2020 and March 2, 2021 can be used as a basis for the detailed tree protection and preservation plan, but would need to be updated to reflect the most up-to-date development limits and proposed areas of disturbance. The recommendations of the tree protection and preservation plan shall be implemented by the Owner to the satisfaction of TRCA prior to topsoil stripping.

38. That prior to the registration of this plan or any phase thereof, the Owner prepare comprehensive edge management plans/restoration planting plans to the satisfaction of TRCA for the Open Space and Buffers (Blocks 7, 8 and 9A-B), the noted compensation areas (Compensation Blocks 11A through C)".
39. That prior to the registration of this plan or any phase thereof, the Owner prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Open Space and Buffers (Blocks 7, 8 and 9A-B), the noted compensation areas (Compensation Blocks 11A through C) to the satisfaction of TRCA, which must include but is not limited to the removal of paths, culverts, structures, fences, debris, etc. and the restoration of these areas to a natural state.
40. That prior to the registration of this plan or any phase thereof, the Owner prepare planting plans for the Stormwater Management Block (Block 6) to the satisfaction of TRCA.
41. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
42. That the Open Space and Buffers (Blocks 7, 8 and 9A-B), the noted compensation areas (Compensation Blocks 11A through C) be dedicated to a public agency free of all charges and encumbrances, to the satisfaction of TRCA.
43. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
44. That the Owner initiate and continue to undertake the monitoring programs outlined in the Functional Servicing Report and the Environmental Impact Study, as may be amended to the satisfaction of TRCA and City of Brampton, which includes but is not limited to the submission of monitoring reports and mitigation and adaptive management plans where negative impacts are anticipated or have occurred as a result of development in the plan area, to the satisfaction of TRCA and City of Brampton. The recommendations of the mitigation and adaptive management plans shall be implemented by the Owner to the satisfaction of TRCA and City of Brampton.
45. That the implementing zoning by-law recognize the Stormwater Management block (Block 6) and the Open Space and Buffers (Blocks 7, 8 and 9A-B), the noted compensation areas (Compensation Blocks 11A through C) in an open space, or other



suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.

46. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
- 46.1 To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval.
 - 46.2 To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA.
 - 46.3 To carry out, or cause to be carried out, to the satisfaction of TRCA, the monitoring programs outlined in the final approved Functional Servicing Report and the Environmental Impact Study, as may be amended to the satisfaction of TRCA and City of Brampton, which includes but is not limited to the submission of monitoring reports and mitigation and adaptive management plans where negative impacts are anticipated or have occurred as a result of development in the plan area, to the satisfaction of TRCA and City of Brampton. The Owner agrees to carry out, or cause to be carried out, the mitigation and adaptive management plans to the satisfaction of TRCA and City of Brampton.
 - 46.4 To provide the updated HEC-RAS floodplain model and floodplain mapping to the satisfaction of TRCA.
 - 46.5 To obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
 - 46.6 To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA.
 - 46.7 To erect a permanent fence along all lots and blocks that abut the Open Space and Buffers (Blocks 7, 8, 9A-B) and in other areas as may be required to the satisfaction of TRCA to protect existing and future open space lands from unauthorized/non-programmed entry.
 - 46.8 To prohibit grading works within the Open Space and Buffers (Blocks 7, 8, 9A-B) unless approved by TRCA.
 - 46.9 To prohibit retaining walls in or adjacent to the Open Space and Buffers (Blocks 7, 8, 9A-B) and Compensation Blocks (Blocks 11A-C) unless approved by TRCA.



47. That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA.
48. That the Owner provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to facilitate the clearance of conditions of draft plan approval.

Hydro/Telecommunications

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

Region of Peel

50. The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval.
51. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
 - 51.1 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.
 - 51.2 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.
52. Provision shall be made in the Subdivision Agreement with respect to:
 - 52.1 Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges.
 - 52.2 Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks)

pursuant to the Region's Development Charges By-law, as amended from time to time.
53. 3. In respect of the water meter fees:
 - 53.1 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.

- 53.2 A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time.
- 53.3 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.
54. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:
- 54.1 A road widening pursuant to the Region's Official Plan along Regional Road #50 (Highway 50). The Region's Official Plan road widening requirement for mid-block along Highway 50 is 45 metres right-of-way (22.5 metres from the centerline). Additional property as per the Official Plan requirement will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 50.5 metres for a single left turn lane intersection configuration (25.25 metres from the centerline of Highway 50).
- 54.2 15m x 15m daylight triangle at the intersection of Highway 50 and Castlemore Road and Highway 50 and Old Castlemore Road.
- 54.3 A 0.3 metre reserve along the frontage of Highway 50 behind the property line and behind the daylight triangles except at the approved access.
- 54.4 Prior to registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate the required lands as well as any permanent easements in support of Regional Capital Projects #11-4060 and #11-4855, Regional Road #50 road improvements (Project Manager, John Hasslebacher), to the Region of Peel, free and clear of all encumbrances.
55. Clauses shall be included in the Subdivision Agreement stating that:
- 55.1 The Region shall permit one (1) fully restricted right-in/right-out access to the Lands on the west side of Highway 50, located approximately centrally along the subject Lands, designed to the satisfaction of the Region ("Approved Access"). To that end, the Developer shall waive and release the Region from any claims for compensation, injurious affection or other damages which may hereafter arise as a result of rightin/ right-out access restriction to the Lands.



- 55.2 The Developer acknowledges and agrees that the safe function of the proposed development requires a southbound right turn lane equipped with a storage and taper designed to TAC standards ("Right Turn Lane"). To this end, the Southbound Right Turn Lane shall be constructed by the Developer at the sole cost and expense of the Developer.
- 55.3 The Developer shall include warning clauses reflecting the aforementioned access restriction in all Purchase and Sale and Lease Agreements.
- 55.4 The Developer shall remove any existing driveway/accesses along the frontage of Highway 50 that do not conform to the approved plans at its sole cost.
- 55.5 No lots or blocks shall have direct access to Highway 50.
56. Prior to the registration of this Plan, or any phase thereof:
- 56.1 The Developer shall be responsible for the design and construction of the restricted right in/right out access. The Developer shall make necessary arrangements to the satisfaction of the Region in respect of the design and construction of the right in / right out access, at the sole cost and expense of the Developer, of the following road and access works on Highway 50:
- 56.1.1 Equipping the right in/right out access to and from the Lands with a right turn lane with minimum storage and taper designed to TAC standards.
- 56.1.2 Constructing a Concrete Centre Median designed to the Region's satisfaction, to restrict the Approved Access to right in/right out movements only along Highway 50.
- 56.2 A detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer shall be submitted to the Region for review and approval prior to construction. The engineering submission shall include removals, new construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings.
- 56.3 The Developer shall be responsible for 100% of the cost of the Approved Access works. Prior to the commencement of such works within the Region's right-of-way, the Developer shall submit to the Region the following:
- 56.3.1 A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way.
- 56.3.2 Engineering and inspection fees in the amount of 7% of the estimated cost of road and access works.



- 56.4 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.
- 56.5 In respect of the Right Turn Lane, the Developer shall at its sole cost:
Submit securities in the amount of 100% of the estimated cost of the Approved Access and Right Turn Lane. A clause in respect of same shall be included in the subdivision agreement.
- 56.6 The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 for pavement markings on Highway 50. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings on Highway 50 shall be in accordance with the Region's specifications and standards, as amended from time to time. A clause shall be included in the Subdivision Agreement in respect of same.
57. Prior to any grading, servicing and construction, the Developer shall obtains from the Region's Public Works Department a road occupancy permit and construction access permit for all works within the Region's road right-of-way, including access works, 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 access and road works within the Region's right-of-way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region. A clause shall be included in the Subdivision Agreement in respect of same.
- 58.
- 58.1 The Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way.
- 58.2 The Developer shall acknowledge and agree that 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 storm water from Blocks 1 and 2 be diverted to or along the Highway 50's right of way (by pipe or channel); and
- 58.3 The Region shall not permit any alteration to grading within Highway 50 right-of-way along the frontage of the Lands.
- Clauses shall be included in the Subdivision Agreement in respect of same
59. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.



60. 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.

61. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
62. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
- 62.1 Revised Traffic Impact Study (TIS) detailing the impact of the Development on the Regional road network and identifying any mitigation measures. The intersection geometrics and turning lanes requirements will be provided at such time the TIS is acceptable to the Region.
63. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
64. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
65. Prior to registration of the plan of subdivision, the Developer shall ensure that:
- 65.1 All lots and blocks must be serviced via an internal road network.
66. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
67. 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.

68. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law.

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

69.

69.1 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.

69.2 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.

69.3 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:

69.3.1 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:

69.3.1.1 Bacteriological Analysis - Total coliform and E-coli counts

69.3.1.2 Chemical Analysis - Nitrate Test



69.3.1.3 Water level measurement below existing grade

69.4 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.

69.5 Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

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

70. 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.

71. 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:

71.1 A copy of the final signed M-Plan

71.2 A copy of the final draft R-Plan(s); and

71.3 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.

Administrative — Clearance of Conditions

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

NOTE 1:

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

NOTE 2:



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

Canada Post Corporation
200 - 5210 Bradco Blvd
Mississauga, Ontario
L4W 1G7

The Dufferin-Peel Catholic District School Board
40 Matheson Boulevard West
Mississauga, Ontario
L5R 105

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

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

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

Bell Canada
100 Commerce Valley Drive West
Thornhill, Ontario
L3T 0A1

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

Region of Peel
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

Toronto and Region Conservation Authority
101 Exchange Avenue,
Vaughan, Ontario
L4K5R6



NOTE 3:

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

NOTE 5:

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

Draft Plan of Subdivision Conditions of Draft Approval Comments and Conditions Memo Tracking Sheet

MHBC Planning Limited – Goldshore Investments Inc.

File: OZS-2020-0010 & 21T-20003B

Planner: Mark Michniak

Date of Draft Approval:

Department/Division/Section	Memo Date		
	Initial Draft Approval	Revisions Memo Date	Effective Draft Approval Date*
Public Works – Development Engineering	June 24, 2021		
Public Works – Transportation Engineering	May 21, 2021		
Planning & Development Services – Development Services	June 5, 2021		
Planning & Development Services – Building Division			
Public Works & Engineering Development – Park Planning	June 7, 2021		
Region of Peel	June 8, 2021		
Toronto and Region Conservation Authority	July 6, 2021		

*day after 20 days after making decision (date of decision = date of cover memo signed by Commissioner/Director for minor amendments of Notice of Decision)

Note 1:

Any changes to the conditions (including minor amendments and revisions) to the conditions expressly identified in any Comment and Conditions Memo are subject to Section 51 (41) of the Planning Act and the amendment to the draft approval shall be deemed to have been made the day after the appeal period is over (the day after the 20-day appeal period), whether or not notice has been issued).

Accordingly, preparation of any agreement or supplementary agreement (as the case may be), will not occur until the appeal period has passed.

COMMENTS AND CONDITIONS MEMO

Date: June 5, 2021

File: **(OZS-2020-0010 and 21T-20003B)**

From: Mark Michniak

Subject: Requirements for Plan of Subdivision
(To permit development of industrial business uses)
MHBC Planning Limited – Glenshore Investments Inc.
5203 Old Castlemore Road
Ward: 10

Circulation Date: June 5, 2021

Plan: Part of Lot 10, Concession 11 (Northern Division) City of
Brampton, Regional Municipality of Peel

Plan Dated: June 14, 2017

Comment Revision #: 1.0

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

A. PRIOR TO DRAFT PLAN APPROVAL

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

Sales Office Information Map

1. Prior to draft plan approval, the developer shall prepare a preliminary Information Map of the subdivision to be posted in a prominent location in each sales office where blocks/lots/units in the subdivision are being sold. The map shall contain the following information and clauses as applicable:

- a) The proposed land uses within the subdivision based on the latest draft plan.
- b) Where applicable, a statement indicating that church and school sites may be used for residential uses if they are not acquired for their original purpose within the time period specified in the subdivision agreement.
- c) The immediately surrounding existing and proposed land uses.
- d) Those lots or blocks that have existing and potential noise environmental problems based on the noise feasibility study. Include all relevant warning clauses on the map.
- e) The approximate locations of noise attenuation walls and berms;
- f) The approximate locations and types of other fencing within the subdivision
- g) Where parks and open space, storm water management facilities and walkways are located.
- h) The types and locations of parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance (to be confirmed in each case with the Engineering and Development Services Division).
- i) Potential locations of all Canada Post community mail boxes on corner lots (except corner lots at the intersection of an arterial road).
- j) The locations of all Brampton Transit routes through the subdivision.
- k) The following standard notes, using capital letters where noted:

i. "NOTICE AND ADVICE TO PURCHASERS:

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

PLEASE NOTE:

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

- ii. "The map shows that there will be industrial business uses within this plan of subdivision. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

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- iii. "There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
 - iv. "Some lots and development blocks will be affected by noise from adjacent roads, the railway, industries or aircraft and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
 - v. "Valleys and storm water management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
 - vi. "The final location of walkways may change without notice. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
 - vii. "The development will be subject to an application for Site Plan Approval. Site details may change without notice. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
 - viii. "Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be directly beside some lots. If you have any questions, please call 1-800-267-1177."
 - ix. "There may be Brampton Transit bus routes on some streets within this subdivision with stops beside some homes. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage. If you have any questions, please call (905) 874-2750 or email transit@brampton.ca."
 - x. "Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart."
 - xi. "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City

does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”

- xii. “The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.’
- xiii. “Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted.”
- xiv. “The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City’s discretion, without notification to purchasers. Builders’ sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders’ sales brochures.”
- xv. “The City of Brampton’s Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.”
- xvi. “FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL PLANNING.DEVELOPMENT@BRAMPTON.CA.”
- xvii. “FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER’S ENGINEERING CONSULTANT.
- xviii. FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER’S LANDSCAPE ARCHITECTURAL CONSULTANT.”

Growth Management/Staging and Sequencing

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

Digital Submission of Plans

3. Prior to draft plan approval, a digital submission of the current draft plan to be draft-approved shall be provided to the City, in accordance with the Planning, Building and Economic Development Department's digital submission requirements.
 - Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

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

Final Buyers Information Map

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

Land Notices: Statements and Clauses

3. The applicant shall include the following warnings in bold type in all offers of purchase and sale for all lots and blocks within the plan:
 - a) A statement indicating that Blocks 1, 2, 3, and 4 will be developed for industrial business purposes.

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- b) A statement to the satisfaction of the Development Engineering Division of the Public Works Department indicating that Blocks 7, 8, 9A, 9B, 11A, 11B, and 11C shall be developed for valleyland purposes.
 - c) A statement to the satisfaction of the Development Engineering Division of the Public Works Department indicating that Block 7 shall be developed for stormwater management purposes.
 - d) A statement indicating that Blocks 6, 7, 8, 9A, 9B, 11A, 11B, and 11C shall be left in a naturalized state and will have minimal maintenance such as the periodic removal of paper and debris. This statement shall also advise purchasers that for more information the Development Engineering Division of the Public Works Department can be contacted at (905) 874-2050 or email planning.development@brampton.ca.
 - e) A statement to the satisfaction of Brampton Transit that the City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage.
 - f) A statement which advises the prospective purchasers that mail delivery will be from a designated Community Mailbox.
 - g) A statement indicating that gates are not permitted in fences when lots abut a valleyland, park or stormwater management block.
 - h) A statement indicating that the City of Brampton's Zoning By-law regulates the width of driveways and that owners not widen their driveway before inquiring about the permitted driveway width for the lot.
 - i) A statement advising prospective purchasers that Old Castlemore Road will be extended in the future.
 - j) A statement advising purchasers that access to Regional Road 50 will be restricted to right-in/right-out only traffic movements to the shared access between Block 1 and Block 2.
 - k) The following statements:
 - i. "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the

purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”

- ii. “The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.”
 - iii. “Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted.”
 - iv. “The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City’s discretion, without notification to purchasers. Builders’ sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders’ sales brochures.”
- l) A statement indicating that Blocks 1, 2, 3, and 4 will be subject to a future application for Site Plan Approval. The site design and building elevations may change without further notice.
4. The applicant shall notify purchasers of the exact Community Mailbox locations prior to the closing of any sales.

Land Notices: Signage

5. The applicant shall erect and maintain signs in the following locations and in the following manner:
- a) to the satisfaction of the Development Engineering Division of the Public Works Department on Stormwater Management Block 6, indicating that this block shall be developed as a storm water management pond/ and will be left in a naturalized state and will have minimal maintenance such as the periodic removal of paper and debris. The signage shall also advise that for more information, the Development Engineering Division of the Public Works Department can be contacted at (905) 874-2050 or email at planning.development@brampton.ca.
 - b) at the open ends of all road allowances to advise purchasers of the future extension of these streets.

Cost Sharing

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

Site Plan Approval

7. Approval of site development plans by the City in accordance with the City's site development plan approval procedure shall be a prerequisite to the issuance of a building permit for Blocks 1, 2, 3, and 4.

Telecommunications

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

communication/telecommunication infrastructure. If the applicant elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the applicant shall be required to demonstrate to the telecommunication provider that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services.

Growth Management/Staging and Sequencing

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

Sustainability Score and Summary

11. The applicant has completed a Sustainability Assessment for the proposal and has provided a summary to measure the sustainability of the development proposal. The proposal achieves an overall sustainability score of 29 points, which satisfies the City's Bronze Threshold for sustainability assessment. The applicant will need to demonstrate through a future application for Site Plan Approval that the minimum standards for sustainable assessment are maintained. Staff will continue to work with the applicant to identify opportunities to further improve the sustainability score of the proposed development.

C. GENERAL COMMENTS

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

1. N/A

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



Mark Michniak, MCIP, RPP
Planner III, Development Services
Planning, Building and Economic Development
905-874-3882
mark.michniak@brampton.ca

COMMENTS AND CONDITIONS MEMO

Date: June 24, 2020
Revised: June 24, 2021
File: **(OZC-2020-0010 File and 21T- 20003B)**
To: Mark Michniak
From: Olti Mertiri
Subject: **Requirements for Plan of Subdivision 21T-20003**
Owner Name: Glenshore Investment Inc.
Location: 5203 Old Castlemore Road
Circulation Date: June, 2021
Plan: Draft Plan of Subdivision
Plan Dated: May 6, 2021

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

A. PRIOR TO DRAFT PLAN APPROVAL

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

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

B. DRAFT PLAN APPROVAL REQUIREMENTS

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

1. Environmental Engineering

1.1. Acoustic

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

1.2. Environmental

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

1.3. Stormwater Management

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

2. Road Reconstruction/Cash Contributions

- 2.1. The owner agrees to provide cash-in-lieu for any infrastructure internal to the plan that cannot be feasibly constructed, to the subdivision limits, due to grading and/or other

servicing constraints. The value of the cash-in-lieu shall be established by the City's Commissioner of Public Works & Engineering or designate prior to the registration of the subdivision.

3. Financial Impact

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

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

4. Sidewalks

4.1. N/A

5. Land Dedications and Easements

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

6. 0.3 Metre Reserves/Reserve Block(s)

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

7. Warning Clauses

7.1. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:

7.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,

7.1.2. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

8. Soil

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

C. GENERAL COMMENTS

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

1. Subdivision Agreement

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

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

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

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

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

3. Storm Drainage

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

As a part of detailed processing of servicing submissions, the owner's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

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

4. Sanitary and Water Service

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

5. Soil Conditions

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

6. Streetlighting

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

7. Signs

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

8. Utilities

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

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

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

Prior to execution of the Subdivision Agreement, the owner must submit in writing evidence to the Commissioner of Public Works & Engineering that satisfactory arrangements have been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

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

9. Removal of Existing Buildings

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

10. City Road Maintenance/Construction Access

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

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

11. Road Design

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

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

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

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

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

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

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Public Works &

Engineering, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

13. Acoustical

At first engineering submission, the owner is to submit a Noise Report prepared by an Acoustical Consultant. The report is to address methods of dealing with acoustical aspects evolving from all the noise sources. The report should also detail the type of noise attenuation that will be implemented for all noise sources.

14. Community Postal Boxes

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

15. Preservicing

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

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

Regards,



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

Cc: Accela
Frank Mazzotta (Manager, Development Engineering)

COMMENTS AND CONDITIONS MEMO

Transportation Development Engineering

Date: May 21, 2021
File: OZS-2020-0010 - 5203 Old Castlemore Road, 21T-20003B
To: Mark Michniak
From: Scott McIntyre (Transportation Development Engineering)
Subject: Requirements for Plan of Subdivision 21T-
Description - Proposal to subdivide the subject lands for future employment and commercial uses.
Applicant Name MHBC Planning Limited
Developer Name Glenshore Investments Inc.
Location – 5203 Old Castlemore Road

Circulation Date: May 10, 2021
Plan: Draft Plan of Subdivision
Plan Dated: May 06, 2021
Comment Revision #: **#1**

A. PRIOR TO DRAFT PLAN APPROVAL

1. The following studies shall obtain approval status, where applicable:
 - a. Traffic Impact Study (TIS).
 2. The applicant will submit fully dimensioned functional design drawings for any permanent or temporary cul-de-sacs, roundabouts, intersections and road connections proposed within the subdivision, to ensure they meet all current city standards. Cul-de-Sacs are to adhere to City standard drawing #214.
 3. A separate drawing is to be submitted depicting sidewalks, intersection daylighting dimensions, intersection curb radii, and road elbows. Daylighting, curb radii, and road elbows will be required to meet the current City standards or meet other satisfactory arrangements as determined by PW&E.
- Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo.

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

1. Prior to registration of the plan of subdivision, the owners shall make arrangements for the construction of Old Castlemore Road, between the Rainbow Creek NHS corridor and Highway 50.
 - a. The applicant will remove the existing Old Castlemore Road cul-de-sac and will provide a boulevard, side walk, and curbs when extended to Highway 50. The applicant is required to submit a cost estimate and 100% of the cost shall be secured in the form of a Letter of Credit.

C. GENERAL COMMENTS

1. 0.3m Reserves may be required on Industrial, Commercial lots, across the terminus of roads to be later extended, and at the ends of Cul-de-sacs.
2. Traffic Signal Funding to be determined by the Region of Peel.
3. Cost Sharing agreements to be finalized by the owner/applicant for all spine roads, where necessary.
4. Vertical curves – grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of Public Works.
5. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
6. ROW – Minimum 17.0 metre, 20.0 metre, 23.0 metre etc. right-of-way, as per City standard drawings are required.

Regards,



Scott McIntyre

Transportation Engineering | Engineering Division | Public Works & Engineering Dept | City of Brampton

T: 905.874.2540 | F: 905-874-2599 | 2 Wellington Street West | ON L6S 6E5

COMMENTS & CONDITIONS MEMO

Date: June 7, 2021

File: OZS-2020-0010

To: Mark Michniak, Development Services

From: Jaskiran Kaur Bajwa, Park Planning & Development

Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**
Proposed Draft Plan of Subdivision

UPDATED (To permit *proposal to subdivide the subject lands for future employment and commercial uses*)

Conditions from the Park Planning & Development Section

Consultant: **MHBS PLANNING LIMITED.**

Owner: **GLENSHORE INVESTMENTS INC.**

Location: 5203 OLD CASTLEMORE RD, BRAMPTON, ON
Circulation Date: June 15, 2020
Ward: 10

In response to the Accela circulation of the above noted Draft Plan of Subdivision dated June 15, 2020, the following represents a summation of conditions from the **Park Planning and Development Section** and general comments from the **Park Planning Unit**. The **Open Space Development Unit** may also provide their own general comments through the Accela workflow.

A. PRIOR TO DRAFT PLAN APPROVAL

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

~~Tableland Vegetation:~~ (Satisfied May 19, 2021)

1. ~~A [Tree Evaluation Report](#), must be submitted 'Prior to Draft Plan Approval' in accordance with the City's [Tableland Tree Assessment Guidelines](#), to the satisfaction of the City.~~

~~Identification of Lands to be dedicated to the City for Parks, Open Space: (Satisfied May 19, 2021)~~

- ~~2. The limit of development shall be finalized to the satisfaction of the *Toronto & Region Conservation Authority* and the City.~~
- ~~3. A minimum 10 m buffer block shall be established to facilitate protection and preservation of the Natural Heritage System (NHS) valleyland. The final width of the buffer shall be established by the approved Environmental Implementation Report/Environmental Impact Study, to the satisfaction of the *Toronto & Region Conservation Authority* and the City.~~

~~Sustainability – Park and Open Space Requirements: (Satisfied May 19, 2021)~~

- ~~4. A Sustainability Score and Summary shall be submitted and approved to the satisfaction of the Director, Planning & Development Services. The Sustainability Score and Summary shall comply with the latest requirements set out by the City for the development of such documents.~~

Planting Plan:

5. “Prior to Draft Plan Approval, the applicant shall provide a planting plan with additional tree compensation in Block 7 Open Space, to the satisfaction of the applicable approving department, in order to mitigate the grading encroachment into Buffer Block 8. This planting plan must be incorporated within the Landscape Plan, satisfaction of the applicable approving department.

B. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS

The Owner is required to address the following prior to the identified milestone, in accordance with City standards, and to the satisfaction of the Environment and Development Engineering Division.

a) Prior to 1st Engineering Submission:

Hoarding of Natural Features:

6. The Owner shall erect and maintain in good condition, hoarding along the property boundary where the proposal abuts the outer limits of the Natural Heritage System (NHS) buffer, and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

Notification Signage – Public Lands:

7. The Owner is required to install and maintain notification signage, to City standards, advising future residents of the future uses of all identified park, open space and stormwater management blocks. The signs will be installed on the subject blocks,

along all public road frontages, and will state the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed.

b) Prior to Registration:

The following are requirements that the Owner shall be required to fulfill prior to the release of the plan for registration. Items are listed alphabetically.

Community Information Maps:

8. The Owner shall prepare a detailed Homebuyers' Information Map, based on the final M-plan, to the satisfaction of the City.

Entry Features:

9. A 1.01 metre wide (or larger if require) Entry Feature Block(s) shall be identified at (both corners of) the intersection of (name location(s)). The Entry Feature Block(s) will be located behind the daylight triangle. The Owner shall comply with the recommendations of the approved Urban Design Brief/Community Design Guidelines (as applicable), to the satisfaction of the City.

Fencing:

10. The Owner shall make satisfactory arrangements with the City to provide fencing, at their cost, in accordance with the City Fencing Policy and the approved Urban Design Brief/Community Design Guidelines (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the City.

Maintenance Fees:

11. The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the City standard. This may include, but not be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.
12. The Owner shall agree to provide a cash-contribution in accordance with Council Resolution 181-2014 towards the long-term management of all Natural Heritage System (NHS) lands conveyed to the City. The payment shall be calculated at a rate of \$5,000 / hectare of NHS lands conveyed (per the final plan) and shall be documented in Schedule 'G' of the Subdivision Agreement.

Parkland Dedication:

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

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

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

To facilitate the calculation of CIL-payable for all lots and blocks identified in the plan, the Owner will be required to commission and submit an Appraisal, in accordance with City standards, and subject to the review and ratification by the City's Realty Services Section.

Plan Requirements for all Public Lands:

14. Prior to plan registration, the Owner shall provide detailed working drawings for all identified NHS, NHS buffer landscape buffer blocks, open space block, streetscape planting, walkways and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners. The Owner shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Design Brief.

Streetscape Plans:

15. Prior to plan registration, the Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement and the landscape drawings' submission, to provide street trees along all internal streets within the subject plan and along immediately abutting street, including the implementation of boulevard and buffer planting, and entry features. The Owner shall comply with the recommendations of the approved Urban Design Brief/Community Design Guidelines (as amended and as applicable).

Summary Requirements:

16. Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the City with a detailed summary of all areas of open space, stormwater management ponds, valleylands, woodlots, and buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Owner and will become the City's responsibility to maintain.

Tableland Tree Compensation:

17. Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the City.

Tableland Vegetation:

18. A Tree Evaluation Report, shall be finalized and approved in accordance with the City's Tableland Tree Assessment Guidelines, to the satisfaction of the City.

Note: The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works & Engineering Departments.

Warning Clauses – Street Trees

19. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale indicating that:

"The Owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in front of some homes. For more information, please call the City of Brampton's Public Works & Engineering Department at (905) 874-2050.

c) Post Registration:

The following are requirements that the Owner shall be required to fulfill as a condition of plan registration. Items are listed in typical order of completion:

Conveyance of Public Lands:

20. All identified parks, stormwater management ponds, Natural Heritage System (NHS) lands (including associated buffers) shall be conveyed to the City in a form and condition satisfactory to the City.

Development of all Public Lands:

21. The Owner is responsible for the development of all dedicated parks and open space (e.g. Neighbourhood Parklands, valleylands, open space and landscape buffer blocks) in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the City.

Streetscape Implementation:

22. The Owner shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Urban Design Brief/Community Design Guidelines (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

Reimbursement for Creditable Work:

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

Note: The Owner shall be entitled to compensation for select works in accordance with the approved drawings and cost estimates and in accordance with the most recently approved Development Charge Background Study document. Where applicable, arrangements for development charge credits/compensation select works will be concluded upon in conjunction with the development of the block. The identified works shall be completed within twelve (12) months of the first building permit being issued for any lot or block in the plan of subdivision, unless an extension has been granted in writing by the City or unless a more rapid delivery of the (e.g. valleyland) block(s) is required to service existing residents.

As-Built Drawings:

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

d.) Prior to Assumption:

Hazard Removal:

25. Prior to assumption, any material identified in the Tree Evaluation Report and Woodlot Management Plan as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in a Natural Heritage System (NHS) lands, whether in a woodlot block, valleyland / greenbelt block, vista block or other location as determined by the City, shall be removed at the Owner's expense.

C. GENERAL COMMENTS

The following General Comments are provided to assist the Owner. These comments shall be read in conjunction with the Draft Plan conditions (Section B).

Parks and Open Space Naming:

26. Names for all identified park, open space and stormwater management blocks shall be incorporated in to the Recommendation Report, for Council's approval. In this regard, the following blocks have been identified and the following names are recommended:
 - a) Open Space Block shall be finalized at a later stage.
 - b) NHS Valley Block shall be finalized at a later stage.
 - c) Stormwater Management Pond Block shall be finalized at a later stage.

Note: Park Planning & Development will identify and finalize names for the identified blocks, in conjunction with the Owner, Development Services and in accordance with the Parks and Open Space Naming Policy, prior to incorporation into the Recommendation Report.

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

Jaskiran Kaur Bajwa
Park Planner, Park Planning & Development Section
Parks Maintenance & Forestry Division
Community Services Department
Tel: (905) 874-3479 Fax: (905) 874-3819
jaskiran.bajwa@brampton.ca

cc. (via email only):
J. Mete, R. da Cunha, W. Kuemmling, P. Pushan.

(Note: A digital copy has also been uploaded to Accela.)

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June 8, 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
5203 Old Castlemore Road
Glenshore Investments Inc.
Brampton
City File: OZS-2020-0010
Region File: 21T-20003B**

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-20003B, 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 a 750mm diameter subtrunk sewer on Highway 50, 1200mm trunk sewer on Highway 50 and 900mm subtrunk sewer on Castlemore Road.
 - External easements and construction may be required.

Water Facilities

- The lands are located in Water Pressure Zone 5.
- Existing infrastructure consists of a 300mm diameter watermain on Old Castlemore Road, 400mm diameter watermain on Highway 50, 400mm diameter watermain on Castlemore Road and 1800mm diameter transmission main Castlemore Road.
 - External easements and construction may be required.

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Functional Servicing Report

The Region has reviewed the revised Functional Servicing Report (dated May 2021) prepared by Candevcon Limited. The report is satisfactory based on the following:

- Water
 - Based on the domestic water demand estimated in the report and the proposed watermain connections to existing infrastructure surrounding the site the Region has no objection to the proposed water servicing strategy at this time.
 - The applicant will however be required to submit a functional servicing report inclusive of fire hydrant flow tests, fire flow calculations, and confirmation of domestic demands as part of each site plan application for Blocks 1 to 4.
- Sanitary sewers
 - The proposed sanitary sewer connection to the existing 900mm sanitary subtrunk sewer will be permitted.
- Storm Sewer
 - The proposed stormwater drainage and stormwater management will be dealt with within the boundaries of the subject site. No stormwater discharge will be permitted onto Highway 50.

Regional Roads

- The proposed development abuts Highway 50 (Regional Road #50).
- The Region will not permit any changes to grading within the Highway 50 right of way along the frontage of proposed development.
- No lots or blocks shall have direct access to Highway 50. Any future access shall be in accordance with the Region's Controlled Access By-law.
- The Developer is advised that the Region has recently undertaken design for road improvements along Highway 50 under Regional capital project no. #11-4060 and 11-4855.
 - The Region recommends the developer and/or consultant contact the Region to clarify specific road improvement requirements prior to preparation of detailed engineering plans and/or reports, as lands for grading and/or hydro easements may be required.
 - The developer shall ensure that sufficient widening along Highway 50 is gratuitously dedicated as public right-of-way (ROW) to the Region of Peel.
 - Prior to the registration of this Plan or any phase thereof, the developer shall demonstrate, to the satisfaction of the Region of Peel, that the Highway 50 widening was dedicated as required.

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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Waste Management Requirements

- On site waste collection is required through a private waste hauler.

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:

Development Charges

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

pursuant to the Region's Development Charges By-law, as amended from time to time.

Water Meter Fees

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

Land Dedications

4. As a condition of registration of this Plan 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 #50 (Highway 50). The Region's Official Plan road widening requirement for mid-

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block along Highway 50 is 45 metres right-of-way (22.5 metres from the centerline). Additional property as per the Official Plan requirement will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 50.5 metres for a single left turn lane intersection configuration (25.25 metres from the centerline of Highway 50).

- b. 15m x 15m daylight triangle at the intersection of Highway 50 and Castlemore Road and Highway 50 and Old Castlemore Road.
- c. A 0.3 metre reserve along the frontage of Highway 50 behind the property line and behind the daylight triangles except at the approved access.
- d. Prior to registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate the required lands as well as any permanent easements in support of Regional Capital Projects #11-4060 and #11-4855, Regional Road #50 road improvements (Project Manager, John Hasslebacher), to the Region of Peel, free and clear of all encumbrances.

Access

5.

Clauses shall be included in the Subdivision Agreement stating that:

- a. The Region shall permit one (1) fully restricted right-in/right-out access to the Lands on the west side of Highway 50, located approximately centrally along the subject Lands, designed to the satisfaction of the Region ("Approved Access"). To that end, the Developer shall waive and release the Region from any claims for compensation, injurious affection or other damages which may hereafter arise as a result of right-in/right-out access restriction to the Lands.
- b. The Developer acknowledges and agrees that the safe function of the proposed development requires a southbound right turn lane equipped with a storage and taper designed to TAC standards ("Right Turn Lane"). To this end, the Southbound Right Turn Lane shall be constructed by the Developer at the sole cost and expense of the Developer.
- c. The Developer shall include warning clauses reflecting the aforementioned access restriction in all Purchase and Sale and Lease Agreements.
- d. The Developer shall remove any existing driveway/accesses along the frontage of Highway 50 that do not conform to the approved plans at its sole cost.
- e. No lots or blocks shall have direct access to Highway 50.

Traffic Engineering

6. Prior to the registration of this Plan, or any phase thereof:

- a. The Developer shall be responsible for the design and construction of the restricted right in/right out access. The Developer shall make necessary arrangements to the satisfaction of the Region in respect of the design and construction of the right in / right out access, at the sole cost and expense of the Developer, of the following road and access works on Highway 50:
 - i. Equipping the right in/right out access to and from the Lands with a right turn lane with minimum storage and taper designed to TAC standards.
 - ii. Constructing a Concrete Centre Median designed to the Region's satisfaction, to restrict the Approved Access to right in/right out movements only along Highway 50.
- b. A detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer shall be submitted to the Region for review and approval

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- prior to construction. The engineering submission shall include removals, new construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings.
- c. The Developer shall be responsible for 100% of the cost of the Approved Access works. Prior to the commencement of such works within the Region's right-of-way, the Developer shall submit to the Region the following:
 - i. A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way.
 - ii. Engineering and inspection fees in the amount of 7% of the estimated cost of road and access works.
 - d. 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.
 - e. In respect of the Right Turn Lane, the Developer shall at its sole cost:
Submit securities in the amount of 100% of the estimated cost of the Approved Access and Right Turn Lane. A clause in respect of same shall be included in the subdivision agreement.
 - f. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 for pavement markings on Highway 50. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings on Highway 50 shall be in accordance with the Region's specifications and standards, as amended from time to time. A clause shall be included in the Subdivision Agreement in respect of same.
7. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permit and construction access permit for all works within the Region's road right-of-way, including access works, and obtain 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 access and road works within the Region's right-of-way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region. A clause shall be included in the Subdivision Agreement in respect of same.

Traffic/Development Engineering Conditions

- 8.
- a. The Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way.
 - b. The Developer shall acknowledge and agree that 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 storm water from Blocks 1 and 2 be diverted to or along the Highway 50's right of way (by pipe or channel); and
 - c. The Region shall not permit any alteration to grading within Highway 50 right-of-way along the frontage of the Lands.

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

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Drawings – Servicing and “As Constructed”

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

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

General Conditions

11. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
12. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a. Revised Traffic Impact Study (TIS) detailing the impact of the Development on the Regional road network and identifying any mitigation measures. The intersection geometrics and turning lanes requirements will be provided at such time the TIS is acceptable to the Region.
13. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
14. Prior to registration of the plan of subdivision, the Developer shall pay the Region’s costs for updating its electronic “As Constructed” information for the infrastructure installed by the Developer. The cost shall be based on a “per kilometre” basis for combined watermains and sanitary sewers installed pursuant to the Region’s latest User Fees By-law.
15. Prior to registration of the plan of subdivision, the Developer shall ensure that:
 - a. All lots and blocks must be serviced via an internal road network.
16. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
17. 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.

18. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs

associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law.

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

19.

- a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision.
- b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying 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.
- c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
 - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a) Bacteriological Analysis - Total coliform and E-coli counts
 - b) Chemical Analysis - Nitrate Test
 - c) Water level measurement below existing grade
- d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
- e. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

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

20. 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.

Public Works

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

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21. 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

July 6, 2021

CFN: 63315

BY EMAIL: mark.michniak@brampton.ca

Mr. Mark Michniak, Development Planner
Planning and Development Services
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Michniak:

**Re: Third Submission – Conditions of Draft Plan of Subdivision - amended
Draft Plan of Subdivision – 21T-20003B
Zoning By-law Amendment – OZS-2020-0010
5203 Old Castlemore Road
Part Lot 10, Concession 11, N.D.
City of Brampton
Glenshore Investments Inc. (Agent: MHBC)**

This letter will acknowledge receipt of the above noted Draft Plan of Subdivision and Zoning By-law Amendment (ZBLA) applications (received May 10, 2021) and revised supporting material (received June 25, 2021). As per the "Living City Policies for Planning and Development within the Watersheds of the 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 O. Reg. 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

Purpose of the Application

It is our understanding that the purpose of the above noted applications is to provide commercial and employment lands for future development opportunities. Further, we understand the ZBLA seeks to amend the mapping and text of the City Zoning By-law by changing the existing Agricultural (A) zone to Site-Specific Industrial Business (MBI) and Floodplain (F) zone to permit a broad range of employment and commercial uses.

O. Reg. 166/06

The subject lands is traversed by Rainbow Creek, a tributary of the Humber River Watershed. As such, a significant portion of the site is regulated by TRCA under O. Reg. 166/06 and are subject to the policies of TRCA's LCP. A TRCA permit will be required prior to any works commencing within the Regulated Area of the Humber River Watershed. As such, a TRCA permit will be required from TRCA prior to any works commencing within the regulated portion of the site. TRCA staff will discuss permit fees and requirements with the proponent at such time that the review and approvals have advanced and TRCA permits are required to facilitate the proposed development.

Comments

Materials in support of the proposed Draft Plan of Subdivision and Zoning By-law Amendment, as outlined in Appendix I, were received by TRCA. The information submitted satisfies TRCA's comments of February 22, 2021.

Recommendation

As such, TRCA staff has **no objection** to the Draft Plan of Subdivision (draft plan dated May 6, 2021) and ZBLA as currently submitted and TRCAs staff are in position to provide Conditions of Draft Plan Approval that are attached as Appendix II.

Please note that when the applicant requests clearance of our conditions, a copy of the most recent Conditions of Draft Plan Approval and draft plan, the Executed Subdivision Agreement, the implementing Zoning By-law and supporting documentation must be provided to the TRCA with a cover letter that identifies how the conditions have been fulfilled.

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

Yours truly,

Colleen Bonner, MES, RPP
Senior Planner
Development Planning & Permits
Extension 5307
/cb

cc: Adam Miller, BES, MCIP, RPP – TRCA (adam.miller@trca.ca)
Oz Kemal, BES, MCIP, RPP – MHBC (okemal@mhbcplan.com)
Diarmuid Horgan, P.Eng. – Agent (dhorgan@candevcon.com)

APPENDIX I: Materials Reviewed

The following materials were received by TRCA on May 10, 2021

- Cover Letter, dated May 7, 2021, prepared by MHBC;
- Comment Response Matrix, dated May 7, 2021, prepared by MHBC;
- Arborist Report, revised April 20, 2021, prepared by MHBC;
- Response to City of Brampton Environment & Development Engineering Comments, dated March 2, 2021, prepared by Palmer
- Functional Servicing Study, dated May 3, 2021, prepared by Candevcon Ltd.
- Draft Zoning By-law Amendment and Schedule, prepared by MHBC;
- Dwg. Concept Plan, dated May 6, 2021, prepared by MHBC;
- Dwg. Draft Plan of Subdivision, dated May 6, 2021, prepared by MHBC;
- Dwg. TI-1 & TI-2 Tree Inventory Plan, dated April 21, 2021, prepared by MHCB;

The following materials were received by TRCA on May 25, 2021

- HEC-RAS model, prepared by Candevcon
- Dwg. CF-1 Rainbow Creek Cut and Fill Plan, dated March 17, 2021 prepared by Candevcon;
- Dwg. RFL-1 Rainbow Creek Regional Floodline, prepared by Candevcon Ltd., dated March 17, 2021.

The following materials were received by TRCA on June 25, 2021

- Functional Servicing Report response letter, prepared by Candevcon Ltd., dated June 17, 2021.
- Functional Servicing Study, prepared by Candevcon Ltd., updated June 17, 2021.
- Dwg PS1: Preliminary Servicing Plan and Grading Plan, prepared by Candevcon Ltd., dated June 17, 2021.
- Dwg ST-1: Storm Drainage Area Plan, prepared by Candevcon Ltd., dated June 17, 2021.

APPENDIX II: Conditions of Draft Approval 21T-20003B and Comments on Zoning By-Law Amendment Application OZS-2020-0010

TRCA's Conditions of Draft Plan Approval

TRCA requires the following conditions be included to establish Conditions of Draft Plan of Subdivision Approval for Application 21T-20003B, Part of Lot 10, Concession 11 ND, City of Brampton, Regional Municipality of Peel, prepared by MHBC, May 6, 2021. TRCA's comments on Zoning By-law Amendment Application OZS-2020-0010 can be found within the conditions of draft plan approval.

1. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the plan area. This submission shall include:
 - a. Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology.
 - b. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping.
2. That prior to site alteration (with the exception of topsoil stripping) and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA in accordance with Functional Servicing Study, prepared by Candevcon Ltd, updated June 17, 2021, as may be further amended to the satisfaction of TRCA and the City of Brampton. This submission shall include:
 - a. A description of the storm drainage system (quantity and quality) for the proposed development.
 - b. Plans illustrating how the drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system.
 - c. Appropriate stormwater management techniques which may be required to control minor and major flows.
 - d. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial.
 - e. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site.
 - f. Proposed measures to mitigate the potential erosive impacts of development on the natural system, both on and off-site.
 - g. Proposed measures to promote infiltration and maintain water balance for the plan area.
 - h. A cross-section of the proposed infiltration trenches along with locations and the approximate seasonally high groundwater level.

- i. Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development.
 - j. A subsurface investigation (including assessment of groundwater levels) at the location of the stormwater management pond and for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans.
 - k. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements.
 - l. Grading plans for the subject lands.
 - m. Cross-sections and details where grading is proposed in, or adjacent to, the Stormwater Management Block (Block 6), Open Space and Buffers (Blocks 7, 8 and 9A-B), the noted compensation areas (Compensation Blocks 11A through C), including but not limited to existing and proposed grades, limits of the natural features and hazards, buffers, transition to the development lands, interim stabilization of the slopes/disturbed areas, mitigation, and supporting geotechnical/soils analyses.
 - n. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.
 - o. The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended.
 - p. The location and description of all cut and fill as per Drawing CF-1: Rainbow Creek Cut and Fill Plan, prepared by Candevcon Ltd., dated March 17, 2021, as may be further amended to the satisfaction of TRCA.
3. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site to the satisfaction of TRCA. The Environmental Impact Study and Geomorphology Assessment, prepared by Palmer, dated January 24, 2020 and associated addendums dated December 10, 2020 and March 2, 2021 can be used as a basis for the detailed tree protection and preservation plan, but would need to be updated to reflect the most up-to-date development limits and proposed areas of disturbance. The recommendations of the tree protection and preservation plan shall be implemented by the Owner to the satisfaction of TRCA prior to topsoil stripping.
 4. That prior to the registration of this plan or any phase thereof, the Owner prepare comprehensive edge management plans/restoration planting plans to the satisfaction of TRCA for the Open Space and Buffers (Blocks 7, 8 and 9A-B), the noted compensation areas (Compensation Blocks 11A through C)".
 5. That prior to the registration of this plan or any phase thereof, the Owner prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Open Space and Buffers (Blocks 7, 8 and 9A-B), the noted compensation areas (Compensation Blocks 11A through

- C) to the satisfaction of TRCA, which must include but is not limited to the removal of paths, culverts, structures, fences, debris, etc. and the restoration of these areas to a natural state.
6. That prior to the registration of this plan or any phase thereof, the Owner prepare planting plans for the Stormwater Management Block (Block 6) to the satisfaction of TRCA.
 7. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
 8. That the Open Space and Buffers (Blocks 7, 8 and 9A-B), the noted compensation areas (Compensation Blocks 11A through C) be dedicated to a public agency free of all charges and encumbrances, to the satisfaction of TRCA.
 9. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
 10. That the Owner initiate and continue to undertake the monitoring programs outlined in the Functional Servicing Report and the Environmental Impact Study, as may be amended to the satisfaction of TRCA and City of Brampton, which includes but is not limited to the submission of monitoring reports and mitigation and adaptive management plans where negative impacts are anticipated or have occurred as a result of development in the plan area, to the satisfaction of TRCA and City of Brampton. The recommendations of the mitigation and adaptive management plans shall be implemented by the Owner to the satisfaction of TRCA and City of Brampton.
 11. That the implementing zoning by-law recognize the Stormwater Management block (Block 6) and the Open Space and Buffers (Blocks 7, 8 and 9A-B), the noted compensation areas (Compensation Blocks 11A through C) in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
 12. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
 - a. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval.
 - b. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA.
 - c. To carry out, or cause to be carried out, to the satisfaction of TRCA, the monitoring programs outlined in the final approved Functional Servicing Report and the Environmental Impact Study, as may be amended to the satisfaction of TRCA and City of Brampton, which includes but is not limited to the submission of monitoring reports and mitigation and adaptive management plans where negative impacts are anticipated or have occurred as a result of development in the plan area, to the satisfaction of TRCA and City of Brampton. The Owner agrees to carry out, or cause to be carried out, the mitigation and adaptive management plans to the satisfaction of TRCA and City of Brampton.

- d. To provide the updated HEC-RAS floodplain model and floodplain mapping to the satisfaction of TRCA.
 - e. To obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
 - f. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA.
 - g. To erect a permanent fence along all lots and blocks that abut the Open Space and Buffers (Blocks 7, 8, 9A-B) and in other areas as may be required to the satisfaction of TRCA to protect existing and future open space lands from unauthorized/non-programmed entry.
 - h. To prohibit grading works within the Open Space and Buffers (Blocks 7, 8, 9A-B) unless approved by TRCA.
 - i. To prohibit retaining walls in or adjacent to the Open Space and Buffers (Blocks 7, 8, 9A-B) and Compensation Blocks (Blocks 11A-C) unless approved by TRCA.
13. That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA.
14. That the Owner provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to facilitate the clearance of conditions of draft plan approval.

TRCA's Comments on the Zoning By-law Amendment Application

TRCA's comments on Zoning By-law Amendment Application OZS-2020-0010 can be found above within the conditions of draft plan approval for Draft Plan of Subdivision Application 21T-20003B.

Should any revisions to Draft Plan of Subdivision Application 21T-20003B or Zoning By-law Amendment Application OZS-2020-0010 be proposed now or in the future, TRCA staff asks to be given the opportunity to amend our conditions and comments.