

Appendix 9

Results of Application Circulation

COMMENTS AND CONDITIONS MEMO

Date: June 7, 2021

File: OZS-2019-0003

To: Nasir Mahmood

From: Anthony Magnone

Subject: Requirements for
Heritage Creditview Inc.
13834 Heritage Road

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the **BUILDING DIVISION** with respect to the above matter.

A. PRIOR TO DRAFT PLAN APPROVAL

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

- Not Applicable

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

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

- Not Applicable

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.

- **Prior to registration of the Plan, or any phase thereof**, provide a **final version** of the detailed soils investigation of the site prepared, signed and sealed by a qualified Geotechnical Engineer.

Building Removal

- Prior to registration, the applicant shall remove any existing buildings on the site.

Exposed Basements

- Where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.

Fire Break Lots

- For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.

Foundations

- Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.

Noise Abatement

- **Prior to registration**, site plan approval, and prior to the applicant entering into any purchase and sale agreements, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.
- The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton. (and Region of Peel as required)
- **Prior to registration** and site plan approval the applicant shall prepare a Noise Attenuation Statement, a copy of which shall be provided to the City's Chief Building Official.
- **Prior to the issuance of any building permits**, the applicant shall 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 acoustical report and the approved plans.

Municipal Addressing

- **Prior to registration**, the applicant shall provide confirmation that the digital submission requirements and GIS requirements for the submission of the proposed final M-plan (CAD file) are complete and uploaded in the City's GIS system. Refer to the attached link for clarification:

https://www.brampton.ca/EN/Business/planning-development/Documents/e-Forms/DevServ/ZB_OP_Amendment_Application_Package.pdf

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



Anthony D. Magnone
Regulatory Co-ordinator
Tel: (905) 874-2415 Fax: (905) 874-2499
anthony.magnone@brampton.ca

COMMENTS AND CONDITIONS MEMO

Date: Jan. 18, 2021
File: **OZS-2019-0003, 21T-19022B**
To: Nasir Mahmood
From: Julia Zalecki
Subject: **Requirements for Residential Development**
Application to Amend the Official Plan, Zoning By-Law and
Proposed Draft Plan of Subdivision

Applicant Name - Glen Schnarr & Associates Incorporated
Developer Name - Heritage Creditview Inc.
Location - East of Heritage Road, North of Embleton Road

Circulation Date: January 5, 2021
Plan: Draft Plan of Subdivision
Plan Dated:

A. PRIOR TO DRAFT PLAN APPROVAL

1. The Owner shall gratuitously convey to the City a land for Heritage Road right of way (ROW), 10m wide along the entire Heritage Road frontage towards the ultimate ROW of 30m, to the satisfaction of the Commissioner of Public Works and Engineering.

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

Regards,

Julia Zalecki
Capital Works Engineering
Public Works & Engineering | City of Brampton
T: 905.874 2463

COMMENTS AND CONDITIONS MEMO

Date: November 21, 2019
Revised: February 1, 2021
File: (OZS-2019-0003 File and 21T- 19022B)
To: Nasir Mahmood
From: Olti Mertiri
Subject: **Requirements for Plan of Subdivision 21T-19022B**
Heritage Creditview Inc.
Ward 6
Circulation Date: November 7, 2019
Plan: Draft Plan of Subdivision
Plan Dated: September 17, 2018

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 9~~
- ~~The applicant shall demonstrate to the satisfaction of Engineering and Development Services Division how the plan will have access the greater public road network and municipal services. - Added Condition 2~~

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 Credit Valley 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. Registration Timing

- 2.1. The developer acknowledges and agrees that registration of this plan is dependent on the prior registration of the adjacent plan to the south for access and servicing.

3. Road Reconstruction/Cash Contributions

- 3.1. 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.

4. Financial Impact

- 4.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.
- 4.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

5. Sidewalks

- 5.1. Prior to the first engineering submission, the owner shall submit a sidewalk and parking plan.

6. Land Dedications and Easements

- 6.1. 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.

7. 0.3 Metre Reserves/Reserve Block(s)

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

8. Warning Clauses

- 8.1. 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:
 - 8.1.1. 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,
 - 8.1.2. Any walkways or retaining walls that may evolve on the plan,
 - 8.1.3. 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,

9. Soil

- 9.1. 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)

Date: May 26, 2021
To: Nasir Mahmood
From: Reshma Fazlullah
Subject: Phase One Environmental Site Assessment, 9306 Heritage Road, Brampton
File: OZS-2019-0003

Submission:

- Phase One Environmental Site Assessment, 9306 Heritage Road, Brampton, Ontario, prepared by Forward Engineering & Associates Inc., July 11, 2018.

Comments:

Staff have reviewed the above-noted report in support of a development proposal consisting of residential use (detached dwellings) on the subject property.

Staff agree the Phase One Environmental Site Assessment (ESA) was carried out in general accordance with Ontario Regulation 153/04, as amended and concur with the conclusion that the site is not likely to have any areas of potential environmental concern.

Given the preceding, staff provide clearance with respect to the ESA, to support the ZBA for the proposed development.

There is no mandatory requirement for filing of a Record of Site Condition based on past uses, and the proposed future use. However, a RSC will be required by the City of Brampton for all land conveyances and/or dedications (e.g. roads, parks) to the City, if applicable, prior to plan registration.

***Note:** City of Brampton Building Department reserves the right to request additional environmental requirements in accordance with their policy and procedures. Prior to the issuance of a building permit the owner must file a RSC on the ESR, if the proposed development would otherwise be prohibited by the EPA as described under s. 168.3.1 of EPA and Part IV, s. 14.1 of O. Reg. 153/04.*

Reshma Fazlullah

Environmental Engineering | Environment and Development Engineering |
T: 416.848.5350 | E: reshma.fazlullah@brampton.ca

Date: January 29, 2021

To: Olti Mertiri, Supervisor, Development Approvals

From: Donna Sanders, Engineering Technologist

Subject: Functional Servicing Report
GLEN SCHNARR & ASSOCIATES – Heritage Creditview Inc.
East side of Heritage Road, North of Embelton Road

File: OZS-2019-0003 / 21T-19022B

Submission:

- Functional Servicing Report for Heritage Creditview Inc. prepared by R.J. Burnside & Associates Limited dated Revised October 2020, and received January 8, 2021

Comments:

We have reviewed the Functional Servicing Report as noted above, in support of the Application to Amend the Zoning By-Law, and confirm that we are satisfied that the site can achieve the grading, storm servicing, and Stormwater Management proposed therein.

Please have the applicant submit a hard copy of the final Functional Servicing Report for our records.

Please ensure the following is included in the draft conditions:

1. It is noted on page 2 that the lands to the south are required for access and servicing. In this regard, the southerly lands shall be registered and the outlet constructed prior to approval of the Subject Lands.

cc. Maggie Liu
Nasir Mahmood

COMMENTS & CONDITIONS MEMO

Date: January 18, 2021

File: OZS-2019-0003 & 21T-19022B

To: N. Mahmood, Development Services

From: C. Heike, Park Planning & Development

Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**
Application to Amend the Official Plan, Zoning By-Law and
Proposed Draft Plan of Subdivision
(To permit the redevelopment of the subject property for a residential subdivision consisting of thirty-two (32) single-detached residential dwellings with lot frontages of approximately forty (40) feet (12.2 metres) along a future public road, proposed to be named Warm Springs Crescent.)

Updated Conditions from the Park Planning & Development Section

Consultant: **GLEN SCHNARR & ASSOCIATES INC.**

Owner: **HERITAGE CREDITVIEW INC.**

Location: East side of Heritage Road, north of Embleton Road
Circulation Date: January 5, 2021
Ward: 6

In response to the Accela circulation of the above noted Official Plan and Zoning By-Law amendment and Draft Plan of Subdivision application dated January 5, 2021, the following represents a REVISED 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.

Please note that this memo replaces our Comments & Conditions Memo dated November 13, 2019.

A. PRIOR TO DRAFT PLAN APPROVAL

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

1. NIL

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 City.

a) Prior to 1st Engineering Submission:

Hoarding of Natural Features:

2. The Owner shall erect and maintain in good condition, hoarding along the outer limits of the Natural Heritage System (NHS) buffer (NHS Buffer Block 33), 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:

3. The Owner is required to install and maintain notification signage, to City standards, advising future residents of the future uses of all identified open space 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:

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

Fencing:

5. 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 *Block Plan 40-3 Riverview Heights Community Design Guidelines* (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the City.

Maintenance Fees:

6. 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.

7. 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:

8. 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:

9. Prior to plan registration, the Owner shall provide detailed working drawings for all identified NHS, landscape buffer blocks, streetscape planting, 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.

Signage for NHS:

10. Prior to plan registration the Owner shall submit a comprehensive signage package for the Natural Heritage System (NHS) lands, to the satisfaction of the City.

Streetscape Plans:

11. 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 *Block Plan 40-3 Riverview Heights Community Design Guidelines* (as amended and as applicable).

Summary Requirements:

12. 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, valleylands, 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:

13. 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:

14. The 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 –NHS, Open Space, etc.

15. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for Natural Heritage System (NHS) open space blocks - (NHS Block 32 and NHS Buffer Block 33) that state:

"The subject blocks (Builder(s) to insert name of block(s) here) may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information,

please call the City of Brampton's Public Works & Engineering Department at (905) 874-2050.

Warning Clauses – Street Trees

16. 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:

17. All identified Natural Heritage System (NHS) lands (including associated buffers) shall be gratuitously conveyed to the City in a form and condition satisfactory to the City.

Development of all Public Lands:

18. The Owner is responsible for the development of all dedicated parks and open space (e.g. 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:

19. 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 *Block Plan 40-3 Riverview Heights Community Design Guidelines* (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

As-Built Drawings:

20. 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 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:

21. Prior to assumption, any material identified in the Tree Evaluation Report 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 valleyland 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).

22. NIL

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

Christopher Heike B.Sc., M.Pl., MCIP, RPP
Park Planner, Park Planning & Development Section
Parks Maintenance & Forestry Division
Community Services Department
Tel: (905) 874-2422 Fax: (905) 874-3819
christopher.heike@brampton.ca

cc. (via email only):
R. da Cunha, W. Kuemmling, M. Colangelo, S. Kassaris

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

COMMENTS AND CONDITIONS MEMO

Date: June 06, 2021
File: **OZS-2019-0003 & 21T-19022B**
To: Nasir Mahmood
From: Jane Kuang
Subject: Requirement for Draft Plan Approval 21T-19022B

Location: East of Heritage Road, North of Embleton Road

Circulation Date: April 21, 2021

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Urban Design Section with respect to matters dealing with urban design:

A. PRIOR TO DRAFT PLAN APPROVAL

- N/A

B. CONDITIONS OF DRAFT PLAN APPROVAL

In accordance with the “Architectural Control Guidelines for Ground Related Residential Development”, Chapter 7 of the “Development Design Guidelines”, and to adhere to and implement the Architectural Control Protocol Summary (Appendix 2 - Architectural Control Report), as per By-Law 177-2008, the owner shall agree to the following:

1. That, the Control Architect shall organize an information meeting with builders, designers, key stakeholders and City staff to identify the City’s expectations, key issues, the Architectural Control Compliance process and milestones. Written confirmation of the participants’ attendance and their understanding of the entire process will be provided to the City;
2. That, the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models;
3. To pay all associated fees to the City as per By-law 110-2010;
4. After Registration, the owner agrees that the Control Architect provides to the City, during construction, Quarterly Site Monitoring reports;
5. Upon completion of the subdivision , the owner agrees that the Control Architect provides to the City Final Completion Letter.

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:

- N/A

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

Jane Kuang

Jane Kuang

Urban Designer | Planning, Building, & Economic Development Services

City of Brampton | Tel: 905-874-2928

E-Mail: jane.kuang@Brampton.ca

COMMENTS AND CONDITIONS MEMO

Date: May 26, 2021
File: **OZS-2019-0003, 21T-19022B**
To: Nasir Mahmood
From: Scott McIntyre
Subject: Requirements for Plan of Subdivision 21T-19022B
(Description)
Applicant Name - Glen Schnarr & Associates Incorporated
Developer Name - Heritage Creditview Inc.
Location - East of Heritage Road, North of Embleton Road

Circulation Date: Jan 10, 2020
Plan: Draft Plan of Subdivision
Plan Dated: Sept 17, 2018
Comment Revision #: **#2**

A. PRIOR TO DRAFT PLAN APPROVAL

1. The applicant will supply a digital copy of the approved traffic study. (OK, Jan 12, 2021. SM)
 2. Designs are to adhere to the City subdivision requirements as found within the Corporation of The City of Brampton Subdivision Design Manual. To that end, prior to draft plan approval, the applicant will be required to demonstrate that Transportation Development Engineering requirements have been achieved. In this regard, the following is a list of some of the respective design requirements that will need to be demonstrated prior to draft approval being issued. Lot layout must accommodate all the following conditions.
 - i. A separate drawing is to be submitted (pdf preferred) depicting sidewalks, intersection daylighting dimensions, intersection curb radii and driveway locations. Daylighting, curb radii, and driveway locations will be required to meet the current City standards. (OK, May 26, 2021 SM)
 3. Draft Plan is to depict right-of-way dimensions. (OK, Jan 12, 2021. SM)
 4. Cul-de-Sacs – cul-de-sacs are to adhere to City standard drawing #214. (OK, Jan 12, 2021. SM)
- 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. Driveways shall not to encroach within intersection daylighting (rounded or triangles), and/or all driveway locations shall adhere to Section 10.12 of the residential zoning bylaw, which states “The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6.0 metres.” Where intersection daylighting exceeds 6.0 metres, driveways locations will not be permitted to encroach within intersection daylighting.
2. Curb radii – curb radii are to adhere to City standard drawing #245.

C. GENERAL COMMENTS

1. 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.
2. 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.
3. Road Elbows – Road Elbows must adhere with City standard drawing #215.
4. Parking supply is to be as per the City zoning requirements.
5. ROW – Minimum 17.0 metre, 20.0 metre, 23.0 metre etc. right-of-way, as per City standard drawings are required;
6. Prior to registration, the City, at its own discretion, may require the early dedication of all roads, or portions thereof.
7. Registration of the Plan will be dependant of the prior registration of the plan to the south, for servicing and access reasons.
8. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
9. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
10. Utility clearance of 1.5 metres from residential driveways is required.
11. Identify the community mailbox location(s) (if available) that will be affiliated with this proposed development.

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

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

To: Bindu Shah, Development Planner

From: Shahinaz Eshesh, Assistant Policy Planner

Date: January 13, 2020

File: OZS-2019-0003

Subject: ***Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision***
Permit the development of 27 single detached units and 5 residential reserve blocks
GLEN SCHNARR & ASSOCIATES INC. – HERITAGE CREDITVIEW INC.
Part of Lot 7, Concession 5 W.H.S.
North of Embleton Road, East of Heritage Road

Circulation Date: November 7, 2019

Plan: Draft Plan of Subdivision Heritage Creditview Inc.

Plan Dated: April 30, 2019

Comment Revision #: First

Policy Planning staff have reviewed the above noted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications that will facilitate the development of 27 single detached units and five residential reserve blocks.

The Official Plan Amendment application proposes to:

- Amend Schedule SP40(a) Chapter 40(d) of the Bram West Secondary Plan to add a special policy area to permit a minimum lot frontage of 12.2 metres and a maximum density of 18.94 units per net residential hectare.

The Zoning By-law Amendment application proposes to:

- Rezone the property from 'Agricultural' to 'Residential Single Detached'.

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Policy Planning Division with respect to matters dealing with policy planning and growth management:

A. PRIOR TO DRAFT PLAN APPROVAL

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

1. Prior to Draft Plan Approval, the Owner shall agree to enter into the Bram West Area 40-3 Cost Sharing Agreement.
2. Prior to Draft Plan Approval, the Owner shall provide a written and signed acknowledgement from the Trustee appointed pursuant to the agreement that the Owner has signed the Cost Sharing Agreement.

Sustainability Score and Summary

No comments.

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

1. Prior to registration, the owner shall demonstrate to the satisfaction of the Commissioner, Planning and Development Services, how each of the applicable requirements of the approved Block Plan Area 40-3 Growth Management Staging and Sequencing Strategy have been met. The applicant will need to demonstrate that they have signed onto the Bram West 40-3 Cost Sharing Agreement.

C. GENERAL COMMENTS

Planning Justification Report

The Applicant submitted a Planning Justification Report (PJR) prepared by Glen Schnarr & Associates Inc. dated July 2019 in support of the proposal. The PJR provides rationale for the proposed development that is summarized as follows:

- The proposed development is consistent with the Provincial Policy Statement (PPS) and 'A Place to Grow' Plan that promotes the creation of livable complete communities and efficient use of land.
- The proposed development completes the adjacent development application Great Gulf (C05W06.007 & 21T-06026B) immediately south of the subject lands. The development proposes a logical completion of the neighbourhood fabric on the proposed Warm Springs Drive and provides a consistent built-form and architectural details.
- The proposed development will contribute to the minimum density target for the Region of Peel of 50 residents and jobs per hectare. The development is proposed to contribute 32 residential units that will yield approximately 77.5 residents per hectare, which exceeds the minimum density target of the Growth Plan.
- The proposed development maintains the upscale executive character of the area through enhanced urban design, landscape features and architectural treatments.

Upscale Executive Housing

The subject lands are located within Special Policy Area 1 on Schedule A1 of the Official Plan. Policy 4.2.2.6 of the Official Plan states the Bram West Secondary Plan Area 1 targets a minimum of 1,000 units of upscale housing. Policy staff estimate that Bram West has not met the upscale housing target to date.

While the proposed development proposes to reduce the minimum lot size and increase the density permitted, it will ultimately maintain the intent of the Upscale Executive Housing policies through priority lots and providing the upscale executive housing architectural elements and features of the Community Design Guidelines for Block Plan 40-3 Riverview Heights. The development will be consistent in design, scale, lot sizes and architectural detail as the Great Gulf lands immediately south of the subject lands. The development will meet core principles in the Community Design Guidelines for Block 40-3 Riverview Heights to maintain the upscale executive character such as unique architectural styles, detailed decorative elements (entrances, roof pitches, porches, etc), special feature areas, and articulation in elevations.

Housing Mix and Scale

Staff recognize that the City's Upscale Executive Housing policies may need to be revisited based on the current Provincial policies of 'A Place to Grow' Plan that supports complete, compact and transit supportive communities, as well as supports housing choice, particularly providing a diverse range and mix of housing options and densities for a variety of income levels and family sizes. The proposed development seeks to balance the Provincial interest and the City's current policy framework to deliver upscale housing in the area of Bram West by providing an upscale character with respect with to architectural elements with smaller lot frontages. Staff are generally satisfied that the broader intent of the Official Plan and Secondary Plan are maintained by providing a range of housing types that incorporate executive housing elements and an increase in the maximum density permitted. Staff are generally satisfied that the intent of the Provincial policies are maintained with respect to compact and transit supportive development.

However, Policy planning staff are not in support of the proposed redesignation to low/medium density residential as there is no rationale to suggest there is no market demand for executive residential housing in the Bram West Secondary Plan Area. Given that Bram West is largely undeveloped and Heritage Heights has yet to be planned, it is unreasonable to remove the anticipated planned upscale executive housing units from this location as it would impact the executive housing target for Bram West. The removal of these lands from the executive housing area would require these units to be compensated elsewhere in Bram West or in Heritage Heights. Official Plan Policy 4.2.2.7 requires the achievement of the executive housing yield for the area and detailed studies prior to the removal of lands from Schedule A1 of the Official Plan. The City will conduct a review of the executive residential housing areas and related policies through a future City-Initiated Official Plan Amendment or as part of the Official Plan Review.

Additional Amendments Recommended

Policy planning staff recommend further amendments/modifications to the draft Official Plan Amendment that is similar to the approach taken for the development application Great Gulf (C05W06.007 & 21T-06026B) immediately south of the subject lands to maintain consistency. Staff suggest the following modifications:

- 1) The lands identified as 'Special Policy Area 1' in the 2006 Official Plan Schedule A1 (Upscale Executive Housing Special Policy Areas) shall be redesignated as 'Special Policy Area 1A'. The Official Plan will have site-specific policy that states:

"Notwithstanding the density and lot size policies of Section 4.2.2 Upscale Executive Housing, the lands designated as Special Policy Area 1A on Schedule A1 may be developed for a wider range of housing types provided that they incorporate the executive housing elements and design policy objectives of the Upscale Executive Housing designation."

- 2) The lands be added to the 'Special Policy Area 15 (Executive Residential)' in the Bram West Secondary Plan Area 40(d).
- 3) The policies of Special Policy Area 15 (Executive Residential) of the Bram West Secondary Plan Area 40(d) shall be amended to facilitate the developments of Great Gulf lands and the Heritage Creditview lands.
- 4) A provision under Section 3.8.5 Special Policy Area 15 (Executive Residential) in the Bram West Secondary Plan Area 40(d) be added to permit a minimum lot frontage of 13.7 metres (45 feet) for lands located on Warm Springs Drive adjacent to the valley.
- 5) The lands identified on Riverview Heights Block Plan Area 40-3 Schedule shall be amended to reflect the lotting and internal street network proposed on the Draft Plan. The boundaries of the Executive Residential Special Policy Area 15 shall be revised to include the proposed development.

Further, staff require that the plan be revised to provide a minimum lot frontage of 13.7 metres (45 feet) to be consistent in scale, lot sizes and architectural detail as the Great Gulf lands along Warm Springs Drive (to the south of the subject lands).

Conclusion

Based on the above analysis, Policy planning staff find that the development is consistent with the PPS, the Growth Plan, and Region of Peel Official Plan and is generally in conformity with the Official Plan.

Staff require further revisions to the draft Official Plan Amendment to maintain the Executive Residential designation and to permit the higher density through a Special Policy Area. Staff recommend revising the Draft Plan to incorporate lot frontage of 13.7 metres (45 feet).

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



Shahinaz Eshesh
Assistant Policy Planner, Policy Planning
Planning and Development Services
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c: Malik Majeed, Acting Manager of Policy Planning

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June 2, 2021

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

**RE: Draft Plan of Subdivision
East of Heritage Road, North of Embleton Road
Heritage Creditview Inc.
Brampton
City File: OZS-2019-0003
Region File: 21T-19022B**

Dear Mr. Mahmood,

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-19022B, 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 600mm diameter sanitary trunk sewer on Rivermont Road, approximately 500 meters north of Lionhead Golf Club Road.
 - External easements and construction will be required.

Water Facilities

- The lands are located in Water Pressure Zone 5.
- Existing infrastructure consists of a 300mm diameter watermain on Embleton Road, a 250mm diameter watermain on Heritage Road, and a 400mm diameter watermain on Rivermont Road, approximately 500 meters north of Lionhead Golf Club Road.
 - External easements and construction will be required.

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Functional Servicing Report

- The Water and Sanitary Sewer Capacity for the subject development will be reviewed and approved through the associated subdivision application North of Embleton Road, East of Heritage Road (Regional File 21T-06026B).
 - The Functional Servicing Report (dated February 2020) has been reviewed and approved for Regional file 21T-06026B.

Development Charges

- 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

- Servicing of this Plan will require construction of oversized 525/600mm dia. sanitary sewers and oversized 400mm dia. watermain works which are the financial responsibility of the Region pursuant to the Region's Development Charges By-law.
- Should the Developer wish to proceed with these works in order to obtain clearance of the Draft Plan conditions at a time when the Region is not prepared to fund the works, then the Developer shall be required to enter into a Front-Ending Agreement prior to the construction of the works.
- This Agreement will be subject to the Region's determination that it has or will have sufficient funds to justify entering into the Front-Ending Agreement and Regional Council approval. The following required oversized sanitary sewers, and watermain works are included in the Five Year Capital Budget and Forecast.

Sanitary Sewers and Watermains

Component No.	Project No.	Construction Year	Description
52090	11-2102	2020	600mm dia. sanitary sewer from existing stub on Rivermont Road to Embleton Road.
21561	20-2133	2020	525mm dia. sanitary sewer on Rivermont Road from Embleton Road to Heritage Road.
28821	11-1136	2020	400mm dia. Watermain from existing stub on Rivermont Road to Heritage Road.

Waste Management

- The site is eligible for curbside cart-based collection provided that the requirements outlined in Sections 2.0 and 3.0 of the Waste Collection Design Standards Manual have been satisfied.
- For more information please review the Region of Peel's [Waste Collection Design Standards Manual](#)

Conditions of Draft Approval

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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.
4. Servicing of the subdivision will require:
 - a. Construction of oversized 400mm dia. Watermain along Rivermont Road which is the financial responsibility of the Region pursuant to the Region's Development Charges By-Law. This 400mm dia. watermain is included in the Region's Five Year Capital Budget and Forecast.
 - b. Construction of oversized 525/600 mm dia. sanitary sewers along Rivermont Road which are the financial responsibility of the Region pursuant to the Region's Development Charges By-Law. These 525/600 mm dia. sanitary sewers are included in the Region's Five Year Capital Budget and Forecast.
 - c. The Developer shall make appropriate financial arrangements with the Region prior to construction of such works. The construction will be subject to the Region's determination that it has or will have sufficient funds to finance the works. The Developer is required to front end the cost of construction of said watermains and sanitary sewers.

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

5.

- a. A Restriction on transfer or charge of all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the prior written consent of the Region shall be required until the external sanitary sewers and watermain to service this Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title.

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

Drawings – Servicing and “As Constructed”

6. Prior to servicing, the Developer's engineer shall submit all engineering drawings in digital format to the latest Region's Digital Format Guidelines.
7. 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 Procedures Manual”.

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

General Conditions

8. Prior to registration of the plan of 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.
9. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region for review and approval.
10. 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 watermain and sanitary sewers installed pursuant to the Region's latest Fee's By-law.
11. Prior to registration of the plan of subdivision, the Developer shall ensure that all lots and blocks are serviced via an internal road network.

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

12. Prior to servicing the Region may require the Developer to construct a sampling station (at the Developers cost) within the proposed plan. Location and the requirement for a sampling station will be determined during the engineering review stage.
13. 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 Fee's By-Law.

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

14. The Developer will maintain adequate chlorine residuals in the watermain within the plan from the time the watermain is 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 Region's Fees By-Law in effect from time to time.

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

- 15.
- 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 shall 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.

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16. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external sanitary sewers and watermain, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that external sanitary sewers and watermain, including fire protection, have been constructed, inspected, and shall function in accordance with the detailed design as approved by the Region.

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

17. 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.
18. Prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
- A copy of the final signed M-Plan
 - A copy of the final draft R-Plan(s)
 - Easement and conveyance documents required pursuant to this Agreement and 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



**Credit Valley
Conservation**
inspired by nature

May 26, 2021

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

Attention: Nasir Mahmood

**Re: CVC File No. 21T-19022B
City File No. OZS-2019-0003
Heritage Creditview Inc.
Part Lot 7, Concession 5 WHS
City of Brampton**

Credit Valley Conservation (CVC) staff have received the above noted draft plan of subdivision, Official Plan Amendment and Zoning By-Law Amendment and provide the following comments for your consideration.

SITE CHARACTERISTICS

The subject property is located adjacent to the Credit River and is partially regulated by CVC due to the associated Credit River valley, floodplain and meander belt allowance. There are also wetlands (Provincially Significant Churchville-Norval Wetland Complex) present on site. As such, the majority of the site is located within the CVC regulated area and a permit for development under Ontario Regulation 160/06 is required.

Credit River Watershed Natural Heritage System

The subject property is partially within the Credit River Watershed Natural Heritage System (CRWNHS). The CRWNHS consists of High Functioning and Supporting terrestrial and aquatic natural heritage features, buffers, and complementary natural heritage areas (Centres for Biodiversity). Based on a watershed scale, the CRWNHS is intended to support Provincial, Regional and local municipal natural heritage systems as identified in their respective Strategies or Plans. As a watershed based management agency and landowner, CVC intends to implement the CRWNHS by using it as a strategic program guidance tool; to inform further development of CVC projects and policies; to assist CVC staff in providing technical advice to landowners and stakeholders at a watershed scale; and to promote a more consistent approach to natural heritage system planning across CVC's jurisdiction.

Core Greenlands

It should be noted that the valley corridor is designated as Core Greenlands by the Region of Peel. It is the policy of the Region of Peel to protect the form and function of these natural areas. CVC provides technical support to this agency with respect to delineation of natural features and reviewing potential impacts from subsequent development within and adjacent to these lands.

GENERAL COMMENTS

The subject property is located within Sub-Area 40-3 known as the Riverview Heights Community. As part of the Sub-Area review, various technical studies had been submitted to support the overall development of the block.

Site specifically, CVC staff have reviewed an Addendum to the Environmental Implementation Report prepared by Burnside (last updated October 2020) and an Environmental Impact Study prepared by Beacon Environmental (April 2021), and have found them satisfactory. It should be noted that the site drains to a proposed stormwater management facility (known as SWM Facility C1) in the adjacent Draft Plan of Subdivision (21T-06026B). As such, development of this site will be dependent on timing of detailed design and construction of SWM Facility C1 and associated servicing within Draft Plan of Subdivision 21T-06026B.

CONDITIONS OF DRAFT APPROVAL

Based on the above, CVC staff have no concerns with the City approving the draft plan and recommend the following conditions of draft approval:

1. The City of Brampton's Restricted Area Zoning Bylaw shall contain provisions which will place all lands within Blocks 33 (Valley) and 34 (10m Valley Buffer) in an appropriate designation such that the natural heritage system is protected in perpetuity.
2. That the portions of the Natural Heritage System and buffer on the property (Blocks 33 and 34) be gratuitously dedicated to the City of Brampton, as appropriate.
3. Prior to the registration of the plan and any site grading and servicing in the respective phase, that the following information be prepared to the satisfaction of the CVC and the City of Brampton:
 - a) A Stormwater Management Implementation Report in accordance with the approved Addendum to the Environmental Implementation Report and detailed plans for SWM Facility C1 and associated servicing.
 - b) Review of the water balance calculations by a Hydrogeologist based on detailed grading plans to confirm the assessment in the Water Balance Memo (SLR, July 2019 and May 2020).
 - c) Detailed engineering and grading plans for the overall draft plan of subdivision, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
 - d) Appropriate sediment and erosion control measures be implemented as approved by the CVC and the City of Brampton, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
4. Prior to the registration of the plan and/or any phase of the plan, the following information will be prepared to the satisfaction of CVC and the City of Brampton:
 - a) That prior to the issuance of building permits, confirmation be received from a qualified professional that the stormwater management facility C1 has been constructed in accordance with the approved plans.

- b) That buffer restoration and landscape plans are submitted to the satisfaction of CVC and the City of Brampton in accordance with the approved Environmental Impact Study.
- c) That the Servicing Agreement between the Owner and the Municipality contain provisions, wherein the Owner agrees to:
 - a. carry out the works noted in Conditions #3 and 4.
- d) that a Warning Clause be included in the Agreements of Purchase and Sale advising the future landowners of Lots 1-29 and 32 that the adjacent public land (i.e. Natural Heritage System) will remain as a low maintenance environment.
- e) That a Homeowner's Factsheet that describes the benefits of some landscape naturalization for lots backing onto the Natural Heritage System, as an educational tool to promote enhancement, be completed and included as part of the Purchase of Sale Agreement prior to closing.

I trust this is satisfactory, however if you need further assistance, please do not hesitate to contact the undersigned.

Sincerely,



Trisha Hughes
Planner

cc: John Hardcastle, Region of Peel
Bruce McCall-Richmond, Glen Schnarr & Associates Inc.

January 2, 2020

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Bindu Shah

Re: Notice of Application and Request for Comments
Glen Schnarr & Associates Inc – Heritage Creditview Inc
City File Number: OZS-2019-0003
Subdivision File Number: 21T-19022B
Alectra EP File: B3-42

Dear Bindu,

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

A) Please include the following as conditions of approval:

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

B) The owner/developer shall contact Alectra Utilities Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule. The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.

C) The owner/developer or their representative is strongly advised to consult Alectra Utilities' Conditions of Service, as they must adhere to all the conditions.

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

Yours Truly,

Henry Gamboa, CET
Supervisor, Distribution Design – Subdivisions

November 22, 2019

Bindu Shah
Development Planner
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Bindu,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-law Amendment
Heritage Creditview Inc.
East side of Heritage Road, north of Embleton Road
City of Brampton
File No.: OZS-2019-0003

Enbridge Gas Inc. does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Inc.'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, silica cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

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

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Inc. reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alice Coleman'.

Alice Coleman

Municipal Planning Coordinator
ENBRIDGE GAS INC.

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Safety. Integrity. Respect.

November 28th, 2019

5650 Hurontario Street
Mississauga, ON, Canada L5R 1C6
t 905.890.1010 1.800.668.1146
f 905.890.6747
www.peelschools.org

Bindu Shah
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Shah:

**RE: Notice of Application and Request for Comments
Application to Amend the Official Plan, Zoning By-Law and Draft Plan of
Subdivision – 21T-19022B / OZS-2019-0003 / PRE17-051
Heritage Creditview Inc. - GSAI
East side of Heritage Road, North of Embleton Road
City of Brampton (Ward 6)**

The Peel District School Board has reviewed the above-noted application (32 residential single detached units) based on its School Accommodation Criteria and has the following comments:

The anticipated student yield from this plan is as follows:

18	K-8
6	9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Huttonville P.S.	266	715	0
Jean Augustine S.S.	983	1,533	0

The Board requires the inclusion of the following conditions in the Development Agreement as well as the Engineering Agreement:

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

Trustees

Stan Cameron, Chair
Sue Lawton, Vice-Chair
Carrie Andrews
Susan Benjamin
Robert Crocker
Nokha Dakreub

Will Davies
David Green
Brad MacDonald
John Marchant
Kathy McDonald
Balbir Sohi

Director of Education and Secretary
Peter Joshua

Associate Director, Instructional and Equity Support Services
Poleen Grewal

Associate Director, Operational Support Services
Jaspal Gill

Associate Director, School Support Services
Mark Haarmann

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

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

If you require any further information please contact me at 905-890-1010, ext. 2217.

Yours truly,



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

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

June 15, 2021

City of Brampton
Planning Department

To: Bindu Shah

Re: **Application No:** OZS-2019-0003 and 21T-19022B
Heritage Creditview Inc. - GSAI
East Side of Heritage Road, North of Embleton Road

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

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will 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) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary 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.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the **City of Brampton**.

- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

The Location of the Local Post Office is 26 Hale Road, Brampton, ON—Phone number - 905-453-4176 X2006

Sincerely,

Christopher Fearon

Delivery Services Officer - Delivery Planning
200-5210 Bradco Blvd
Mississauga ON L4W 1G7
905-206-1247 ext. 2027
christopher.fearon@canadapost.ca

Mahmood, Nasir

From: circulations@wsp.com
Sent: 2019/11/08 3:17 PM
To: Shah, Bindu
Subject: OPA/ZBLA (OZS-2019-0003) and Draft Plan of Subdivision (21T-19022B) - East side of Heritage Rd., North of Embleton Rd.

2019-11-08

Bindu Shah

Brampton

, ,

Attention: Bindu Shah

Re: OPA/ZBLA (OZS-2019-0003) and Draft Plan of Subdivision (21T-19022B) - East side of Heritage Rd., North of Embleton Rd.; Your File No. OZS-2019-0003,21T-19022B

Our File No. 85831

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

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

As of June 1, 2019, Meaghan Palynchuk will be taking maternity leave and returning in the first quarter of 2020. In my absence please contact Ryan Courville for any matters concerning this file.

Yours truly,

Ryan Courville
Access Network Provisioning Manager
Municipal Relations
Phone: 416-570-6726
Email: planninganddevelopment@bell.ca

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