

**SCHEDULE A  
CONDITIONS OF DRAFT APPROVAL**

**DRAFT APPROVAL DATE:** xx-xx, 2021

**SUBJECT:** Draft Plan of Subdivision  
**HERITAGE CREDITVIEW INC.- GLEN SCHNARR  
& ASSOCIATES INC.**  
East side of Heritage Road, North of Embleton  
Road  
Part lot 7 Con 5, WHS Chinguacousy Parts 1,2,3  
and 4, Plan 43R32142, City of Brampton  
Ward: 6  
File: OZS-2019-0003 & 21T-19022B  
**Planner:** Nasir Mahmood

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In accordance with By-law 216-2017 the Commissioner of Planning, Building and Economic Development 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 Glen Schnarr & Associates Inc. dated April 05, 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 access, 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, and other land required for municipal purposes and utility or drainage easements to the satisfaction of the City, Region, or other authority.

### **External Easements and Land Dedications**

6. 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.
7. 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 re-convey 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 re-conveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

### **Record of Site Condition**

8. Prior to registration, the owner shall submit a Record of Site Condition to the satisfaction of the Director of Public Works & Engineering.

### **Parkland Dedication**

9. Prior to registration, parkland dedication requirements for the subject application shall be finalized. In this regard, arrangements shall be made to the satisfaction of the Commissioner of Planning, Building, and Economic Development and in accordance with the terms of the City's Parkland Dedication By-law, applicable at the time of plan registration.

### **Studies**

10. Prior to registration, the owner shall provide all outstanding reports, plans or studies to the satisfaction of the City of Brampton, external agencies or public authorities, 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**

11. 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.

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**

12. 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**

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

### **Cost-share Agreement**

14. Prior to registration the owner shall sign the applicable Cost Sharing 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.

### **Schools**

#### **Dufferin-Peel Catholic District School Board**

15. Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of the Dufferin-Peel Catholic District School Board:
  - a) The owner shall include the following warning clauses in all offers of purchase and sale of residential lots:

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

### **Peel District School Board**

- 16.** Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of the Peel District School Board:
- a) Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.
  - b) The Board requires that the following clauses be placed into any agreements of sale and purchase entered into with regard to any units in this plan to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the Plan:
    - i). “Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed 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.”
    - ii). “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.”

### **Canada Post**

- 17.** Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of Canada Post:

- a) The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of CMBs and to indicate these locations on appropriate servicing plans;
- b) The owner/developer will confirm to Canada Post that the final secured permanent CMB locations will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
- c) The owner/developer will install a concrete pad at each CMB location as well as any required walkway across the boulevard and any required curb depression for wheelchair access as per Canada Post's concrete pad specification drawings;
- d) The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary CMB location. This location will be in a safe area away from construction activity in order that CMB may be installed to service addresses that have occupied prior to the pouring of the permanent CMB pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- e) 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;
- f) The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of the Canada Post CMB site location, as approved by Canada Post and the Town of Caledon; and,
- g) The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated CMB, and to include the exact location thereof; and further, advise any affected homeowners of any established easements granted to Canada Post.

### **Enbridge Gas Distribution**

18. Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of Enbridge Gas Distribution:
- a) The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas

pipng 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; and,

- b) In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

### **Rogers Telecommunications**

**19.** Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of Rogers Communications:

- a) Prior to registration of the Plan of Subdivision, the developer/owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telecommunications companies and broadcasting distribution companies intending to serve the Subdivision (collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the developer/owner will cause these documents to be registered on title; and,
- b) Prior to registration of the plan of subdivision, the developer/owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

### **Bell Canada**

**20.** Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of Bell Canada:

- a) 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.
- b) That Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are located to the street line.
- c) Prior to commencing any work, the owner shall confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the owner shall be required to

pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

### **Alectra Utilities**

**21.** The following conditions shall be included in the Subdivision Agreement to the satisfaction of Alectra Utilities:

- a) The owner 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.
- b) The owner shall enter into a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- c) The owner shall be responsible for the costs of the relocation of existing plant to accommodate new road(s).
- d) The owner shall be responsible for the costs associated with the hydro plant expansion to supply the development.
- e) The owner 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.

### **Hydro/Telecommunications**

**22.** Prior to the release of the plan for registration, the owner must submit in writing, evidence to the Commissioner, Planning, Building, and Economic Development Department 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**

#### **Development Charges**

**23.** Prior to execution of the Subdivision Agreement by the Region, the Developer shall:

- a) Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and,
- b) Pay to the Region the appropriate hard service residential development



charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.

- 24.** Provision shall be made in the Subdivision Agreement with respect to:
- a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and,
  - b) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks), pursuant to the Region's Development Charges By-law, as amended from time to time.

### **Water Meter Fees**

- 25.** 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.
- 26.** 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) A clause shall be included in the Subdivision Agreement that 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.
- d) A clause shall be included in the Subdivision Agreement that 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 watermains 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.

### **Drawings – Servicing and “As Constructed”**

- 27. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
- 28. A clause shall be included in the Subdivision Agreement that 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”.

### **General Conditions**

- 29. 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 Regional standards and requirements.
- 30. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region for view and approval.
- 31. 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.

32. Prior to registration of the plan of subdivision, the Developer shall ensure that all lots and blocks are serviced via an internal road network.
33. 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 sampling hydrant will be determined at the engineering review stage.
34. A clause shall be included in the Subdivision Agreement that 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.
35. A clause shall be included in the Subdivision Agreement that the Developer shall maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, 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 current User Fee By-Law.
36. The following clauses shall be included in the Subdivision Agreement:
  - 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 water to the affected residents until the issue is resolved to the satisfaction of the 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 to 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.
- 37.** 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 watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region.
- 38.** 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.
- 39.** A clause shall be included in the Subdivision Agreement that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the developer shall forward the following 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 registration of this plan.

### **Credit Valley Conservation**

40. The City of Brampton's Restricted Area Zoning Bylaw shall contain provisions which will place all lands within Block 33 (Valley) and Block 34 (10m Buffer) in an appropriate designation such that the natural heritage system is protected in perpetuity;
41. That the portions of the Natural Heritage System Buffer on the property (Blocks 33 and 34) be gratuitously dedicated to the City of Brampton, as appropriate;
42. That prior to the registration of the plan and any site grading and servicing, 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.
43. 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.

#### **Administrative – Clearance of Conditions**

- 44. Prior to the signing of the final plan by the Commissioner, Planning, Building and Economic Development, or his designate, 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:

Mr. Chris Fearon  
Delivery Planning  
Canada Post Corporation  
5210 Bradco Blvd, Suite 200  
Mississauga, Ontario L4W 1G7

Ms. Krystina Koops  
The Dufferin-Peel Catholic District School Board  
40 Matheson Boulevard West  
Mississauga, Ontario L5R 1C5

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

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

Mr. Henry Gamboa  
Alectra Utilities  
175 Sandalwood Parkway West  
Brampton, Ontario L7A 1E8

Ms. Meaghan Palynchuk  
Bell Canada  
Floor 5, 100 Borough Drive  
Scarborough, Ontario M1P 4W2

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

Mr. Althaf Farouque  
Region of Peel  
10 Peel Centre Drive  
Brampton, Ontario L6T 4B9

Trisha Hughes  
Credit Velley Conservation  
1255 Old Derry Road  
Mississauga Ontario L5N 6R4

**NOTE 3:**

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

**NOTE 4:**

It is recommended that the owner or their consultant contact the Credit Velley Conservation to clarify specific requirements prior to preparation of detailed engineering reports.

**COMMENTS AND CONDITIONS MEMO**

Date: June 16, 2021

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

From: Nasir Mahmood

Subject: Requirements for Draft Plan of Subdivision 21T-19022B  
**HERITAGE CREDITVIEW INC.- GLEN SCHNARR & ASSOCIATES INC.**  
East side of Heritage Road, North of Embleton Road  
Part lot 7 Con 5, WHS Chinguacousy Parts 1,2,3 and 4, Plan 43R32142, City  
of Brampton  
Ward: 6

Circulation Date: November 07, 2019

Plan: 21T-19022B  
Plan Dated: April 05, 2021  
Revision #: 2<sup>nd</sup>

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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.***

1. Outstanding final comments and/or conditions of draft plan approval from City departments, divisions and external commentating agencies shall be received and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

***Preliminary Homebuyers Information Map***

2. Prior to draft plan approval, the developer shall prepare a Preliminary Homebuyers Information Map of the subdivision to be posted in a prominent location in each sales



office where homes in the subdivision are being sold. This map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Homebuyers Information Maps including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration. The map shall specifically contain the following information and clauses as applicable:

- a) The proposed land uses within the subdivision based on the latest draft plan.
- b) The immediately surrounding existing and proposed land uses.
- c) Those lots or blocks that have existing and potential environmental noise problems based on the noise feasibility study. Include all relevant warning clauses on the map.
- d) The approximate locations of noise attenuation walls and berms;
- e) The approximate locations and types of other fencing within the subdivision.
- f) Where parks and open space, storm water management facilities and walkways are located.
- g) 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).
- h) Potential locations of all Canada Post community mail boxes on corner lots (except corner lots at the intersection of an arterial road).
- i) The locations of all Brampton Transit routes through the subdivision.
- j) The following standard notes, using capital letters where noted:

**i. "NOTICE AND ADVICE TO PURCHASERS:**

THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOMEBUYERS 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"

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- ii. "The map shows that there will be single detached dwellings developed in the subdivision. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
  - iii. "Sites shown on the map for future dwellings could have driveways anywhere along their street frontage. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
  - iv. "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](mailto:planning.development@brampton.ca)."
  - v. "Some lots and development blocks will be affected by noise from adjacent roads, and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
  - vi. "The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
  - vii. "Natural Heritage System (NHS) and buffer blocks 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](mailto:planning.development@brampton.ca)."
  - viii. "Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be located directly beside some lots. If you have any questions, please call 1-800-267-1177."
  - ix. "Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
  - x. "The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
  - xi. "This development is beyond Brampton Transit standards for service coverage. Purchasers are advised that all or portions of this

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development will be outside the 400 metre walk distance standard to transit. 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 transit service coverage. If you have any questions, please call (905) 874-2750.”

- xii. “Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart and a tree will not necessarily be located in front of every home.”
- xiii. “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](mailto:planning.development@brampton.ca).”
- xiv. “The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.”
- xv. “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 in front of some homes.”
- xvi. “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.”
- xvii. “Gates are not permitted in fences when lots abut a NHS/buffer/valleyland block.”
- xviii. “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.”
- xix. “There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area.”

- xx. A statement indicating that this community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.
- xxi. "FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL [PLANNING.DEVELOPMENT@BRAMPTON.CA](mailto:PLANNING.DEVELOPMENT@BRAMPTON.CA)."
- xxii. "FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT."
- xxiii. FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT."

### ***Digital Submissions 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.

**NOTE:** 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.***

### ***Zoning –Special Provisions***

N/A

### ***Redline Revisions***

- 1. The owner shall address any redline revisions to the draft plan identified by staff and/or identified in comments.

### ***Residential Reserve Blocks***

- 2. Residential Reserve Blocks shall only be developed in conjunction with adjacent lands and the City shall be satisfied prior to registration of the plan that the blocks, when combined with adjacent lands, will permit development in accordance with the zoning by-law. In this regard, the owner shall place these blocks in a condition

satisfactory to the City and erect signs prohibiting trespassing and dumping, also to the satisfaction of the City, within 6 months of the issuance of any building permit for any dwelling on the plan.

### ***Final Homebuyers Information Map***

3. Prior to registration of the plan, the owner shall prepare a detailed Final Homebuyers Information Map, based on the final M-plan, and approved by the City to replace the preliminary Homebuyers 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) any additional information and warning clauses that may be required as a result of the review of the plan of subdivision;
  - c) the locations of all sidewalks and walkways;
  - d) the locations of all rear yard catch basins and utilities easements on private property where applicable;
  - e) the locations of all above ground utilities;
  - f) the locations of all bus stops (if known); and,
  - g) the final locations of all Canada Post community mail boxes;
4. The owner shall ensure that each builder selling homes 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 Homebuyers Information Maps; and,
  - b) attaches a copy of the preliminary Homebuyers Information Map to each offer of purchase and sale agreement.

### ***Land Notices: Statements and Clauses***

5. The owner shall include the following statements in bold type in all offers of purchase and sale for all lots and blocks within the plan:
  - a) Blocks 1 – 28 will be developed with single detached dwellings. For further information, please contact the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
  - b) Blocks 29 – 32 are residential reserves that will be developed as single detached dwellings in conjunction with the residential reserve blocks in the abutting subdivisions. For further information, please contact the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
  - c) Block 33 will be developed for NHS/Valleyland purposes.
  - d) Block 34 will be developed for NHS/Valleyland buffer purposes.
  - e) Block 35 will be developed for road widening purposes.

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- f) Blocks 36-39 will be developed for 0.3 m reserve purposes.
  - g) This development is currently beyond Brampton Transit standards for service coverage, and the dwelling units in this subdivision will be outside the 400 metre walking distance standard to transit. Home buyers are advised that there will be longer than normal walking distances to transit services.
  - h) The Natural Heritage System (NHS) may contain active recreational facilities. Purchasers of all lots abutting NHS 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.
  - i) Gates are not permitted in fences when lots abut a valleyland, storm servicing or NHS buffer block.
  - j) 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.
  - 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](mailto: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 in front of some homes."
    - iv. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, at the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from

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what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."

- l) This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.
- m) Some lots and development blocks will be affected by noise from adjacent roads, and warnings will apply to purchasers. If you have any questions, please call the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
- n) Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
- o) A statement indicating that those lots and Blocks that have a noise attenuation fence located inside the lot line, within the side and/or rear yard, that the noise attenuation fence shall not be altered or removed, and it shall be the responsibility of the owner of the lot or block to maintain and keep in repair that portion of the noise attenuation fence situated on the lot.
- p) The final mix of houses, elevations, lot widths and housing types will be confirmed upon registration of the subdivision plan. Therefore, the purchasers should check with their builder to determine the final houses for construction in the immediate vicinity of the home that is being purchased.
- q) There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call City of Brampton, Public Works and Engineering Department at (905) 874-2050.
- r) Some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call City of Brampton, Public Works and Engineering Department (905) 874-2050.
- s) Completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call City of Brampton, Public Works and Engineering Department (905) 874-2050.
- t) Mail delivery will be from a designated Community Mailbox and that the builder shall notify the purchaser of the exact Community Mailbox locations

prior to the closing of any sales and advise any affected homeowners of any established easements granted to Canada Post.

- u) The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board, until the permanent school for the area has been completed:
  - i. “Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.”
  - ii. “That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.”
- v) The following clause to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the plan:
  - i. “Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed 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.”
  - ii. “That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.”

- 6. The owner shall notify purchasers of the exact Community Mailbox locations prior to the closing of any sales.

***Land Notices: Signage***

- 7. The owner shall erect and maintain signs in the following locations and in the following manner:
  - a) to the satisfaction of The Dufferin-Peel Catholic District School Board at all major entrances to the proposed development the following:



“Notice:

Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available.”

- b) to the satisfaction of the Peel District School Board at all major entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools according to the Board’s Transportation Policy. These signs shall be to the Board’s specifications, at locations determined by the Board and erected prior to registration.

### ***Cost Sharing***

- 8. 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.

### ***Telecommunications***

- 9. The owner 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 owner shall notify all Telecommunication Providers of the Plan and request that the Telecommunication Providers contact the owner directly within 10 business days if they intend to locate their plant within any future public highway within the Plan. The owner 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 owner shall provide evidence of same satisfactory to the City. Until such installation is completed, the owner 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 owner 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 owner 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.

10. Prior to commencing any work within the plan, the owner 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 owner 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 owner elects not to pay for such connection to and/or extension of the existing communication / telecommunication infrastructure, the owner 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.

### ***Sustainability Score and Summary***

N/A

### **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.



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Nasir Mahmood  
Development Planner  
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[Nasir.mahmood@brampton.ca](mailto:Nasir.mahmood@brampton.ca)

**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**

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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](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: 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

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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](mailto:olti.mertiri@brampton.ca)

Cc: Accela  
Frank Mazzotta (Manager, Development Engineering)

**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

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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.

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**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 1<sup>st</sup> 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 33 and NHS Buffer Block 34) 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:**

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*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.

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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](mailto: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

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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*

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**Jane Kuang**

Urban Designer | Planning, Building, & Economic Development Services

City of Brampton | Tel: 905-874-2928

E-Mail: [jane.kuang@Brampton.ca](mailto: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**

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### **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,

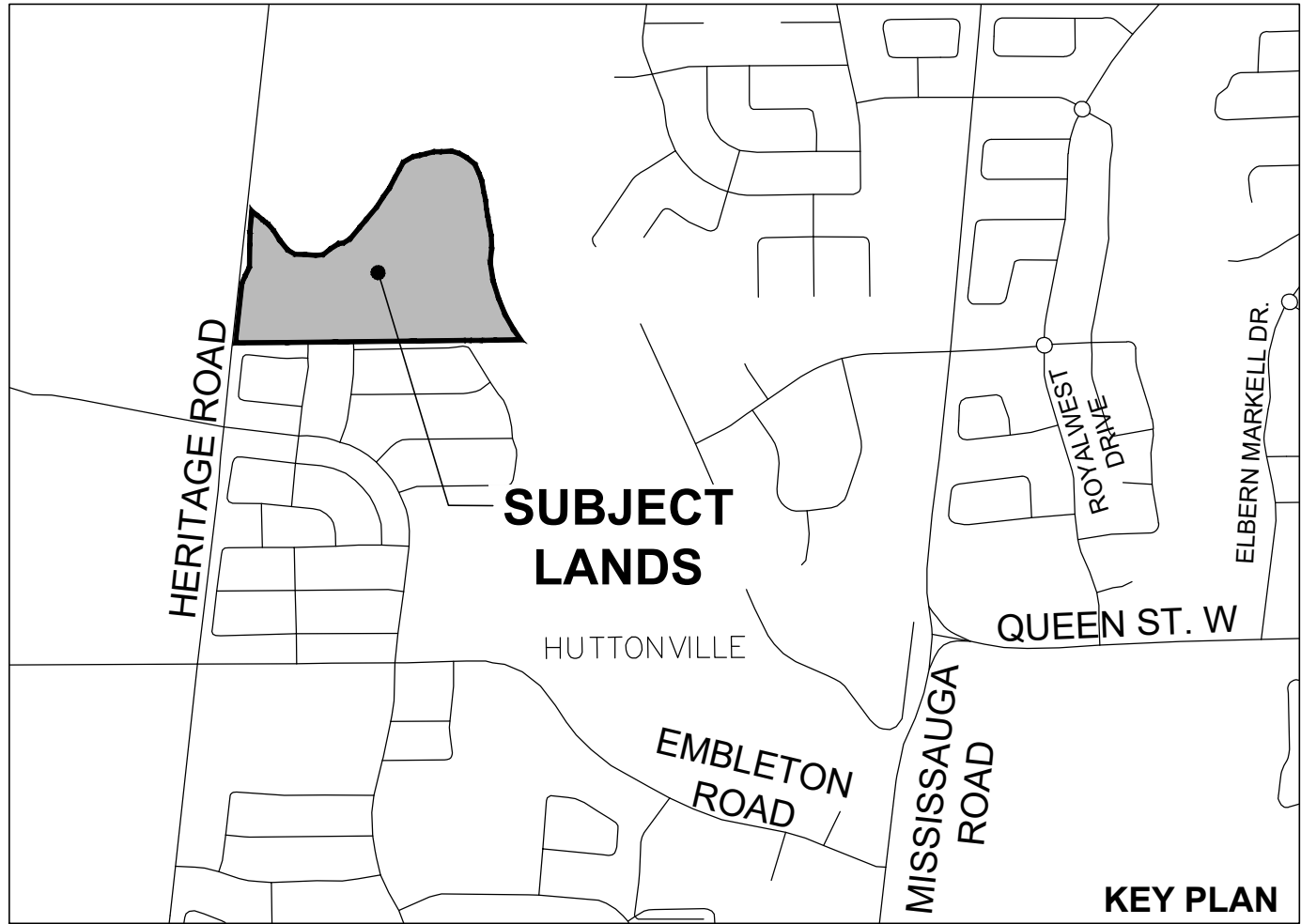
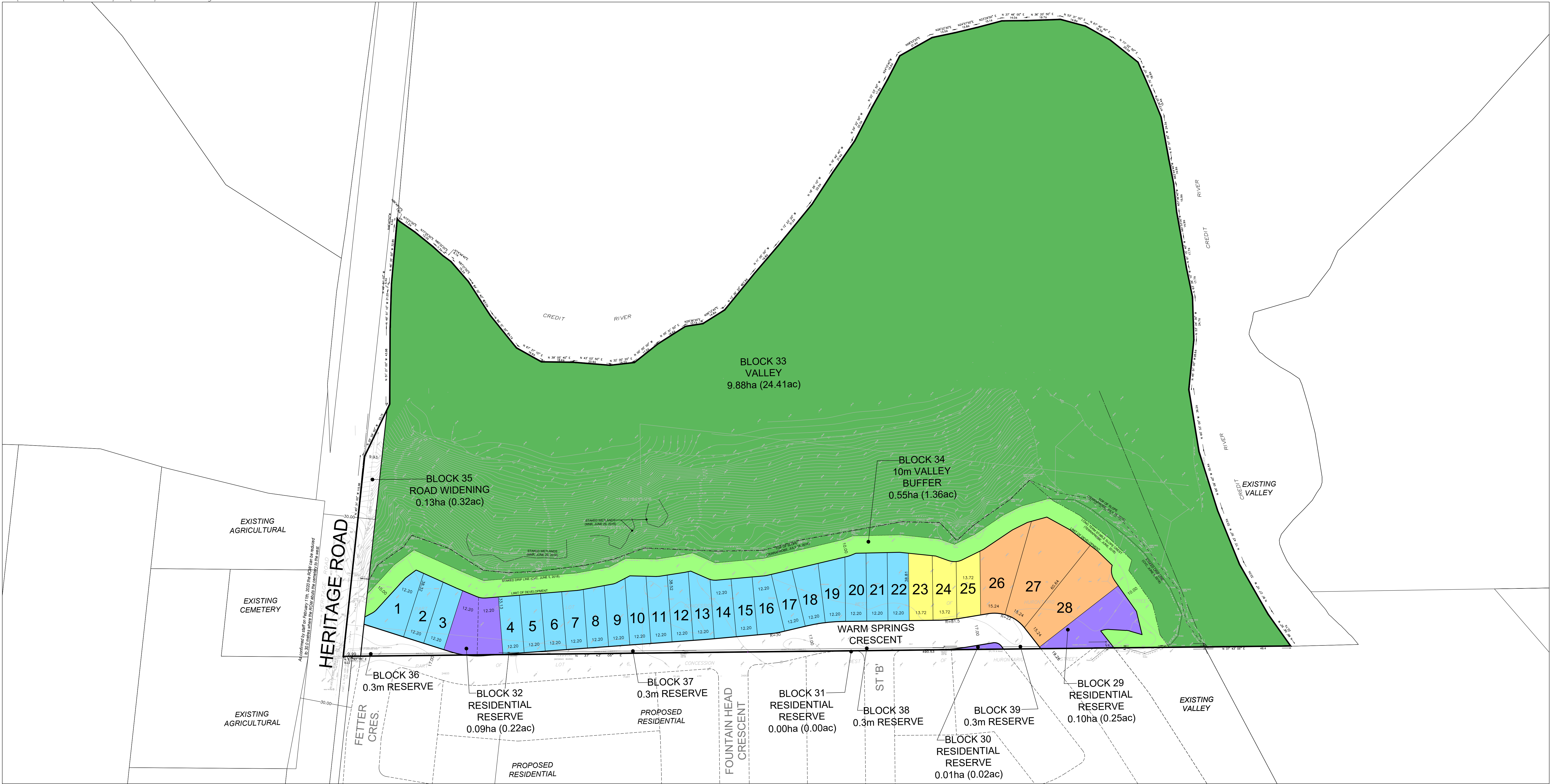


**Scott McIntyre**

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





**DRAFT PLAN OF SUBDIVISION**  
**FILE # 21T-18\_\_\_B**  
**HERITAGE CREDITVIEW INC.**

PART OF LOT 7, CONCESSION 5, W.H.S.  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEE

**OWNERS CERTIFICATE**

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

SIGNED

*[Signature]*  
DARMIN CESTA  
HERITAGE CREDITVIEW INC.

DATE: October 4, 2017

**SURVEYORS CERTIFICATE**

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

SIGNED

*[Signature]*  
DAVID J. HAWLEY B.S., O.L.S., O.L.I.P.  
LAND SURVEY GROUP  
777 THE QUEENSWAY, UNIT 1  
TORONTO ON, M8Z 1N4  
PHONE: (416) 252-2511  
EMAIL: dave@landsurveygroup.com

DATE: October 3, 2017

**ADDITIONAL INFORMATION**

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

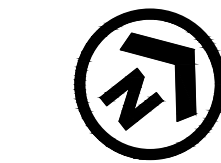
H) MUNICIPAL AND PIPED WATER TO BE PROVIDED  
I) SANDY LOAM AND CLAY LOAM  
K) SANITARY AND STORM SEWERS TO BE PROVIDED

**LAND USE SCHEDULE**

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)	DENSITY (UPAC)
DETACHED - 12.20m (40')	1-22	0.99	2.45	22	22.22	8.99
DETACHED - 13.72m (45')	23-25	0.15	0.37	3	20.00	8.09
DETACHED - 15.24m (50')	26-28	0.37	0.91	3	8.11	3.28
RESIDENTIAL RESERVE	29-32	0.20	0.49			
VALLEY	33	9.88	24.41			
10m VALLEY BUFFER	34	0.55	1.36			
ROAD WIDENING	35	0.13	0.32			
0.3m RESERVE	36-39	0.00	0.00			
17.0m R.O.W. - 163m		0.37	0.91			
TOTAL	39	12.64	31.23	28	18.54	7.51

**NOTES**

- BASE INFORMATION PROVIDED BY LAND SURVEY GROUP & CITY OF BRAMPTON  
- DAYLIGHT ROUNDINGS ARE 5m UNLESS OTHERWISE LABELED  
- AS CONFIRMED BY STAFF ON FEBRUARY 11TH, 2020 THE ROW CAN BE REDUCED TO 30.0 METRES WHERE THE ROW ABUTS THE CEMETERY TO THE WEST.



Scale 1:1000  
(24" x 36")  
April 5, 2021