

APPENDIX 12

OZS-2019-0013 – RESULTS OF APPLICATION CIRCULATION

Public Works

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

**RE: Draft Plan of Subdivision
 5603 Mayfield Road, 11825 Torbram Road, and 0 Torbram Road
 Sandringham Place Inc
 Brampton
 City File: 21T-19020
 Region File: 21T-19020B**

Dear Mr. Michniak,

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

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-19020B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

General Comments

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

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 975/750mm diameter sanitary sewer on Airport Road, a 525mm diameter sanitary sewer on Torbram Road, and a 525mm diameter sanitary sewer on Countryside Drive.
 - External easements and construction will be required.

Water Facilities

- The subject lands are located within Water Pressure Zone 6
- Existing infrastructure consists of a 400mm diameter watermain (zone 6) on Torbram Road, a 600mm diameter watermain (zone 5) on Countryside Drive, a 300mm diameter watermain (zone 6) on Mountainash Road south of Countryside Drive, a 300mm diameter watermain (zone 6) on Mayfield Road, a 750mm diameter sub-transmission main (zone 6) on Mayfield Road, a 300mm diameter watermain (zone 5) on Airport Road, and a 1050mm diameter transmission main (zone 4) on Airport Road.
 - External easements and construction will be required

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- The Region will require a Condominium Water Servicing Agreement and a draft Declaration and Description with completed Schedule A for the future Common Elements Condominiums (Block 529, Block 530, Block 531).

Regional Roads

- The proposed development abuts Mayfield Road (Regional Road #14) and Airport Road (Regional Road #7).
- The Region will not permit any changes to grading within Mayfield Road and Airport Road ROWs along the frontage of proposed development.
- No lots or blocks shall have direct access to Mayfield Road and Airport Road. Any future access shall be in accordance with The Region Access Control By-law.
- Storm water flow shall be looked at in a holistic manner for all developments along Regional roadways. The relocation of storm systems across Regional roadways shall be done symmetrically, so that the distance between the inlet and outlet of the system onto the Regional roadway are the same or less as compared to the pre-development condition. Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel), in order to accomplish the relocation of a drainage feature with-in or adjacent to the Regional right of way, without the prior written consent of the Region.

Functional Servicing Report

The Region has reviewed the revised Functional Servicing and Stormwater Management Report (dated November 2020) prepared by Rand Engineering Corporation and finds it satisfactory.

Hydrogeological Assessment and Water Balance Report

The Region has reviewed the Hydrogeological Assessment and Water Balance Report (dated October 2020) prepared by R.J. Burnside and Associates Limited. The following must be revised:

- A well record search within a 500 metre zone of influence.
- A door-to-door survey must be performed within the 500 metre zone of influence.
- A contingency and monitoring plan must be included for the proposed development conditions.

Development Charges

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

Capital Budget

- Servicing of this Plan will require construction of oversized 375/450/525/600mm diameter sanitary sewers which are the financial responsibility of the Region as per Development Charges By-law.
- Should the Developer wish to proceed with these works in order to obtain clearance of the Draft Plan conditions at a time when the Region is not prepared to fund the works, then the Developer shall be required to enter into a Front-Ending Agreement prior to the construction of the works. This Agreement will be subject to the Region's determination that it has or will have sufficient funds to justify entering into the Front-Ending Agreement and Regional Council approval.

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- The following required oversized sanitary sewers, watermain and intersection improvement works are included in the Five Year Capital Budget and Forecast.

Component No.	Project No.	Construction Year	Description
37567	15-2151	2019	450mm dia. sanitary sewer within an easement along Countryside Drive from Airport Road to Street "15".
38791	15-2151	2019	450mm dia. sanitary sewer on Street "15" from Countryside Drive to Street "1".
37547	22-2154	2022	375mm dia. sanitary sewer on Street "1" and Street "5" from Street "15" to north limits of Street "5".
3849	22-2152	2022	600mm dia. sanitary sewer within an easement along Airport Road from approx. 300 meters north of Countryside Drive to Creek Crossing.
3845	23-2155	2023	600mm dia. sanitary sewer within an easement and on Street "11" from Creek Crossing to Mayfield Road.

Waste Management Requirements

- The Region of Peel will provide curbside waste collection provided that future submissions satisfy the requirements outlined in sections 2.0 and 3.0 of the Waste Collection Design Standards Manual.
- For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

Conditions of Draft Approval

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

Development Charges

- Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
 - 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.
 - 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.
- Provision shall be made in the Subdivision Agreement with respect to:
 - Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges.

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- b. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks).

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

Water Meter Fees

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

Land Dedications

- 4. As a condition of registration of the plan of subdivision or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:
 - a. A road widening pursuant to the Region's Official Plan along Regional Road #7 ("Airport Road"). The Region's Official Plan road widening requirement for mid-block along Airport Road is 45 metres right-of-way (22.5 metres from the centerline). Additional property pursuant to the Region's Official Plan will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 50.5 metres for a single left turn lane intersection configuration (25.25 metres from the centerline of Airport Road).
 - b. A road widening pursuant to the Region's Official Plan along Regional Road #14 ("Mayfield Road"). The Region's Official Plan road widening requirement for mid-block along Mayfield Road is 50 metres right-of-way (25.0 metres from the centerline). Additional property pursuant to the Region's Official Plan will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 55.5 metres for a single left turn lane intersection configuration (27.75 metres from the centerline of Airport Road);
 - c. 15m x 15m daylight triangle at the intersection of Mayfield Road and Street "2".
 - d. 15m x 15m daylight triangle at the intersection of Mayfield Road and Street "10".
 - e. 15m x 15m daylight triangle at the intersection of Airport Road and Countryside Drive.
 - f. A 0.3 metre reserve along the frontages of Mayfield Road and Airport Road behind the property line and behind the daylight triangle; and
 - g. 4.5m buffer block along the frontage of Mayfield Road, in front of Lots 1 to 13, lot 21 and Block 496.

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5.
 - a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
 - i. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.
 - b. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

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

Access

6.
 - a. Prior to the Registration of the plan of subdivision the Developer shall remove any existing driveway/accesses along the frontages of Airport and Mayfield Road that do not conform to the approved plans at its sole cost. No lots or blocks shall have direct access to Mayfield Road.

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

7.
 - a. Prior to the Registration of the plan of subdivision, The Region requires a revised Traffic Impact Study which includes the following, for the Region's review and comment:
 - i. A functional design which outlines the geometric requirements for the intersections of Mayfield Road at Street "2", and Street "10", clearly outlining the proposed storage and taper lengths for the auxiliary turn lanes.
 - ii. A Traffic Signal Warrant Analysis for the intersection of Mayfield Road at Street "2".
 - b. The Developer shall be responsible for the design and construction costs of the intersection and any required road works. Prior to construction within the Region's right of way a detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer and a detail cost estimate of the proposed road and access works will require to be submitted to the Region for review and approvals. The engineering submission must include removals, new construction and grading, typical sections, and pavement marking and signage drawings, as well as plan and profile drawings.
 - c. The Region will permit a left in / right in / right out movement at the intersection of Mayfield Road and Street "2". Geometric requirements for auxiliary turn movement must be included within a revised Traffic Impact Study as per Regional and TAC standards.
 - d. The Region will permit the location of the proposed full-movement access at Mayfield Road at Street "10"
 - e. The Developer shall include warning clauses reflecting the aforementioned intersection restriction in all Purchase and Sale and Lease Agreements.
 - f. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy/construction access permit for all works within the Region's road right-of-way and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be the responsibility of and be borne by the Developer.

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

8. Prior to the registration of the plan of subdivision, or any phase thereof:
 - a. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$300,000 (HST included) for future traffic control signals at the intersection Mayfield Road at Street "10". All actual costs associated with the traffic control signals at the Regional road intersections shall be borne by the Developer.
 - b. The Developer shall provide to the Region, Public Works Department, a certified cheque in the amount of \$71,190.00 (HST included) for maintenance of future traffic control signals at the intersection of Mayfield Road at Street "10".
 - c. The Developer shall be responsible bearing the costs for the boulevard works related to the plan of subdivision and within the Region's right of way limits adjacent to the plan of subdivision. Prior to the commencement of such works within the Region's right-of-way, the Developer shall submit to the Region the following:
 - i. A Letter of Credit in the total amount of the estimated cost to construct the required road and access works within the Region's right-of-way; and
 - ii. Engineering and inspection fees in the amount of 7% of the estimated cost of road and access works.
 - d. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 for pavement markings on Mayfield Road/Street "2" intersection. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings along Regional roads shall be in accordance with the Region's specifications and standards, as amended from time to time. A clause shall be included in the Subdivision Agreement in respect of same.
 - e. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 for pavement markings on Mayfield Road/Street "10" intersection. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings along Regional roads shall be in accordance with the Region's specifications and standards, as amended from time to time. A clause shall be included in the Subdivision Agreement in respect of same.
9. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy/construction access permit for all works within the Region's road right-of-way and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be borne entirely by the Developer.

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

Traffic/Development Engineering Conditions

- 10.

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- a. Landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits.
- b. Noise walls adjacent to Regional roads shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. Region's requirements to be referenced in the noise abatement report and on all applicable drawings.
- c. The Developer shall acknowledge and agree that the Region's storm sewers are designed to convey run-offs from the right-of-way of regional roads only. Under no circumstance shall the flow of storm water from Lots/Blocks abutting Mayfield Road be diverted to or along the Mayfield Road's right of way (by pipe or channel).
- d. The Region will not permit any alteration to grading within Mayfield Road right-of-way along the frontage of the Lands.

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

11. Servicing of the subdivision will require:

- a. Construction of oversized 375/450/600mm dia. sanitary sewers which are the financial responsibility of the Region as per Development Charges By-Law. 375/450/600mm dia. sanitary sewers are included in the Five Year Capital Budget and Forecast.
- b. The Developer shall make appropriate financial arrangement 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.
- c. Construction of an access road within Blocks 534, 536, 538, 539, 542 and an external lands owned by the Applicant which would permit operation and maintenance of the proposed sanitary sewer infrastructure. The Developer must ensure that the proposed sanitary sewer easements through these Blocks are sized adequately as per current regional standards and specifications. A detail easement cross-sections will be required.

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

12. Restriction on transfer or charge for 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 consent of the Region until Mayfield Road's intersection improvements and external sanitary sewers 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.

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

Drawings – Servicing and “As Constructed”

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

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

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General Conditions

15. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
16. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a. A cross-section drawing for Streets 2, 5, 11 and 15 showing proposed watermain, storm and sanitary infrastructure. Given proposed depth of the sanitary subtrunk sewers within these streets a local sanitary sewer may be required. Based on the cross-section drawings the ROW widths for the above-mentioned streets may need to be increased.
 - b. Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Mayfield Road and Airport Road.
 - c. Traffic Impact Study (TIS) detailing the impact of the Development on the Regional road network and identifying any mitigation measures. The intersection geometrics and turning lanes requirements will be provided at such time the TIS is acceptable to the Region.
 - d. Road Functional Design for the access works taking into account the ultimate Mayfield Road improvement works. The design shall include the appropriate storage and taper lengths as well as the operation of the Transit bus bay located on the south side of Mayfield Road, west of the proposed access.
17. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
18. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermain and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
19. Prior to registration of the plan of subdivision, the Developer shall ensure that all lots and blocks must be serviced via an internal road network.

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

20. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
21. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law.

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

22. The Developer will maintain adequate chlorine residuals in the watermain within the plan from the time the watermain 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

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flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law.

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

23.

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

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

24. 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 Mayfield Road/Street "2" and Mayfield Road/Street "10" intersection improvement works and internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that Mayfield Road/Street "2" and Mayfield Road/Street "10" intersection improvement works and the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region.

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

25. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Mayfield Road.
26. 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
27. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
 - a. A copy of the final signed M-Plan
 - b. A copy of the final draft R-Plan(s); and
 - c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

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

Yours truly,



Alex Martino
Planner, Development Services
Region of Peel

June 22, 2021

62261

BY EMAIL: mark.michniak@brampton.ca

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

Dear Mr. Michniak:

**Re: Draft Plan of Subdivision Application – 21T-19020B
Zoning By-law Amendment Application – OZS-2019-0013
5603 Mayfield Road, 11825 Torbram Road, & 0 Torbram Road
Part Lot 16 & 17, Concession 6
City of Brampton
Wolverleigh Construction Ltd. c/o DG Group “Sandringham East” (Agent: KLM Planning Partners Inc.)**

Further to our previous letter dated February 17, 2021, the purpose of this letter is to provide Toronto and Region Conservation Authority (TRCA) staff comments on the third submission materials for the above noted Draft Plan of Subdivision and Zoning By-law Amendment (ZBLA) applications. The circulation package was received from the applicant on April 20, 2021, and includes the following materials:

- Response Letter, dated April 20, 2021, prepared by RAND Engineering Corporation;
- HEC-RAS model;
- Preliminary Grading Plan, Drawing No. 1, dated July 2019, prepared by RAND Engineering Corporation;
- SWM Pond WB-2 (Sections), Drawing No. 6, dated July 2019, prepared by RAND Engineering Corporation;
- Opportunities and Constraints, Figure 6, dated June 2017, prepared by Beacon Environmental.

As per the “Living City Policies for Planning and Development within the Watersheds of the TRCA” (LCP), staff provides the following comments as part of the TRCA’s commenting role under the *Planning Act*, the Authority’s delegated responsibility of representing the Provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement (PPS, 2020); TRCA’s Regulatory Authority under O. Reg. 166/06 (as amended), *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

Purpose of the Application

It is our understanding that the purpose of the above noted Draft Plan of Subdivision and ZBLA applications is to permit a residential development that consists of approximately 661 dwellings (including some part lots), commercial/retail blocks, a school block, stormwater management ponds, valley corridors and parks.

O. Reg. 166/06

The subject lands are traversed by Tributary D, E, F, G2, and H1, all tributaries of the Humber River Watershed. As such, a portion of the subject lands are located within TRCA's Regulated Area and are subject to O. Reg. 166/06 and TRCA's LCP. Based on our review, the proposed development involves the removal of Tributaries G2 and H1 as per the recommendations of the Block 48-2 Environmental Implementation Report (EIR), as well as development adjacent to the Tributary D, E, and F valley corridors. As such, a TRCA permit will be required from TRCA prior to any works commencing within the regulated portion of the site.

Background

The subject property is located within the boundaries of the Countryside Villages Secondary Plan (Area 48) and Block 48-2. A Master Environmental Servicing Plan (MESP) (dated 2010) was prepared and approved by the City and TRCA as part of the Secondary Plan review, and an EIR (dated 2017) was approved by the City and TRCA for Block 48-2.

Comments

TRCA has an interest in several issues associated with the proposed development. Our issues relate to natural hazards, natural heritage protection and restoration, stormwater management, and water balance. TRCA staff has reviewed the latest resubmission and provide the following comments:

1. TRCA has reviewed the HEC-RAS model provided with this resubmission. It is noted that the proposed pedestrian bridge on Tributary F will increase the Regulatory Flood elevation by 14 cm. We understand at the detailed design stage, the applicant will revise the model to eliminate the increase.
2. Based on the responses and our recent meeting with the applicant on May 31, 2021, it is staff's understanding that due to the ephemeral nature of the headwater drainage feature (HDF), it does not have substantial impact on the baseflow of the H4 Tributary located downstream. Mitigation measures will be implemented long-term.
3. Staff has reviewed the responses to the previous geotechnical comments which adequately address our concerns.

Recommendation

Given the supplementary documents submitted, TRCA's key priority issues have in-principle been adequately addressed. As such, TRCA has **no objection** to the Draft Plan of Subdivision and ZBLA as currently submitted. Based on the draft plan dated October 23, 2020, prepared by KLM Planning Partners Incorporated, TRCA staff are in position to provide Conditions of Draft Plan Approval that are attached as Appendix I.

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

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

Yours truly,



Adam Miller, BES, MCIP, RPP
Senior Manager
Development Planning and Permits
Extension 5244

Encl: *APPENDIX I: TRCA Staff Conditions of Draft Plan Approval (City File #21T-19020B)*

cc: Juli Laudadio, DG Group: jlaudadio@dgggroup.ca
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Michael Hoy, City of Brampton: michael.hoy@brampton.ca
Maggie Liu, City of Brampton: maggie.liu@brampton.ca
Brennan Paul, TRCA
Dilnesaw Chekol, TRCA

APPENDIX I: TRCA Staff Conditions of Draft Plan Approval (City File #21T-19020B)

TRCA Conditions of Draft Plan Approval

Red-line Revisions

1. The final Plan shall be in general conformity with the draft plan prepared by KLM Planning Partners Incorporated, dated October 23, 2020, prior to a request for clearance of any phase of this plan, to:
 - a. Include appropriate blocks that are to be conveyed to the City of Brampton or TRCA as appropriate to the satisfaction of the City of Brampton and TRCA.
 - b. Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of required studies.
 - c. Should the above not be adequately addressed in the Plan, red-line revision will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.
2. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted block lines, additional blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

Prior to Works Commencing

3. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
 - a. A detailed engineering report (i.e., Stormwater Management and Site-Level Water Balance) that describes in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:
 - i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.
 - ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources, including how they relate to terrestrial and aquatic species and their habitat, in addition to natural features and systems, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing ecological function of all features, and proposed ecological function for proposed features (i.e., wetlands) is to be maintained, consistent with TRCA's guidelines.

- iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the TRCA's Erosion and Sediment Control (ESC) guidelines (dated 2019) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.
 - iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.
 - v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.
 - vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.
 - vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent possible, pre-development hydrology to the satisfaction of the TRCA.
 - viii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel and/or wetland, where applicable, to the satisfaction of the TRCA.
 - ix. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) 2003 "Stormwater Management Planning and Design Guide", TRCA's Stormwater Management Criteria Document, and TRCA's LID Stormwater Management Planning and Design Guide, and all applicable City of Brampton design standards.
- b. Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated buffers. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.
 - c. Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach, or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within environmental buffer areas, or proposes environmental protection area lands, beyond those approved by the TRCA.

- d. A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow groundwater, and dewatering requirements should not be permitted. If identified, refinements and/or revisions to the stormwater management system will be required to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from development must be assessed and mitigated.
- e. Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of dewatering whether a TRCA permit is required.
- f. Overall Site-Level Water Balance Report that will identify measures that will be implemented during and pre and post-development that:
 - i. Mimic the pre-development surface and groundwater balance for the overall site to the greatest extent achievable;
 - ii. Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site to the satisfaction of the TRCA;
 - iii. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
 - iv. Maintain baseflow contributions at pre-development levels, duration, and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.
- g. A Wetland Compensation Plan for the proposed wetland compensation areas (Block 552, 553, 554, and 555). For the purposes of the Compensation Plan, a component of the compensation project must include replicating loss of land base at a 1:1 ratio for the removal of isolated, low functioning, tableland wetlands identified within Block 48-2. Detailed grading and planting strategy for the wetland feature is required. Key elements of the design include, but not limited to:
 - i. Creation of a depression with variable microtopography, including gradual slopes and deeper pockets.
 - ii. A planting plan consisting of herbaceous ground covers, trees and shrubs, including potentially bioengineering plantings (e.g., live stakes) to effectively stabilize the site and provide opportunity to enhance the habitat function and diversity. Species selected for the plantings will be native to the eco-region, well-adapted to site conditions, and complimentary to those present in the adjacent wetland communities. This approach will provide an opportunity to enhance overall native species diversity and cover on the property.

- h. An overall monitoring plan for the Wetland Compensation Area works to include, but not limited to, general observations of the wetland compensation area works to document the wetland condition after construction, collection of photographic records of site conditions; as built surveys of the wetland feature; a general vegetation survey for restoration and enhancement plantings for the wetland feature, assessment of water levels in the wetlands to ensure their intended ecological function is maintained. An adaptive management plan will be provided outlining management options should the wetland feature not function as intended.
- i. An overall monitoring plan for the LIDs and adaptive stormwater management plan, which is required to support the proposed environmental and engineering functions/targets associated with the Wetland Compensation Area, to the satisfaction of the TRCA.
- j. That the applicant obtains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.
- k. That the size and location of all LID measures associated with this development be confirmed to the satisfaction of TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.
- l. That the size and location of Stormwater Management Block 534, 535, and 536 (SWM Blocks), including any outlets and outfalls into Block 541 (Valleyland Block), Block 542 to 548 (Buffer Blocks), and Block 552 to 555 (Wetland Compensation Area Blocks) and any stormwater management infrastructure utilized for quantity and quality control, be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to expand these blocks, or modify their size or configuration into the surrounding lands within this subdivision which are currently proposed for development.
- m. That an extensive enhancement planting plan be provided to the satisfaction of the TRCA for Block 541 (Valleyland Block), Block 542 to 548 (Buffer Blocks), and Block 552 to 555 (Wetland Compensation Area Blocks), as well as Block 534 to 536 (SWM Blocks).

Subdivision Agreement

- 4. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:
 - a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.
 - b. To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.
 - c. To design and implement on-site erosion and sediment controls in accordance with current TRCA standards.

- d. To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.
- e. To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.
- f. To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting natural areas and their buffers (if gratuitously dedicated to the TRCA).
- g. To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property.
- h. To design a monitoring protocol, obtain approvals, monitor, and maintain the site level water balance measures on this site (including LIDs) and to provide for the long-term monitoring of this system for a period as agreed to once the facilities are operational, to the satisfaction of the TRCA.
- i. To provide for planting, and enhancement of all-natural heritage features and buffer areas in accordance with the drawings approved by the TRCA. And that monitoring and replanting of these areas be completed for a minimum 3-year period, to the satisfaction of the TRCA, with sufficient funds being secured through Letter of Credit in favour of the City of Brampton, or other appropriate measure.
- j. To provide for the warning clauses and information identified in TRCA's conditions.
- k. That where required to satisfy TRCA's conditions, development shall be phased within this Plan.
- l. That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.
- m. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all agreements of purchase or sale agreements, for lots and blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.
- n. To gratuitously dedicate Block 541 (Valleyland Block), Block 542 to 548 (Buffer Blocks) and Block 552 to 555 (Wetland Compensation Area Blocks) to the City of Brampton or TRCA, in a condition that is satisfactory to the City of Brampton and TRCA.
- o. That all community information maps and promotional sales materials for blocks adjacent to Block 541, 542 to 548, and 552 to 555 clearly identify the presence of these features, identify limitations to permitted uses within these areas, and restrictions to access.

Purchase and Sale Agreements

5. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for lots and blocks adjacent to Block 541, 542 to 548, and 552 to 555 (natural heritage system and buffers) which identifies the following:
 - a. That a natural environmental restoration block is being provided adjacent to the subject property. These blocks are part of the publicly owned environmental protection area and will remain in a naturalized state. Private uses are not permitted on these lands. Uses such as private picnic; barbeque or garden areas; storage of materials and/or dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private gates are prohibited.

Implementing Zoning By-law

6. That the implementing Zoning By-law recognize all natural heritage features and environmental buffer blocks in a suitable zoning category which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.

February 9, 2021

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

Re: Request for Comments
Berkinfield Management Inc. c/o DG Group (Sandringham East)
Airport Road, south of Mayfield Road
City Files: OZS-2019-0013 & 21T-19020B
Alectra EP File: L1-26

Dear Mark,

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

A) Please include the following as conditions of approval:

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

B) The owner/developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF) and to discuss the electrical service installation requirements and schedule. The owner/developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is available by visiting <https://alectrautilities.com/find-form?parent=9> (under Construction Services).

If you have any questions or concerns, feel free to contact me at 416.859.8126.

Yours Truly,

Ryan Erzek, CET
Design Tech., Distribution Design – Subdivisions

Michniak, Mark

From: circulations@wsp.com
Sent: 2020/06/15 4:20 PM
To: Michniak, Mark
Subject: [EXTERNAL]ZBLA (OZS-2019-0013) and Draft Plan of Subdivision (21T-19020B), 5603 Mayfield Road, 11825 Torbram Road, & 0 Torbram Road, Brampton

2020-06-15

Mark Michniak

Brampton

, ,

Attention: Mark Michniak

Re: ZBLA (OZS-2019-0013) and Draft Plan of Subdivision (21T-19020B), 5603 Mayfield Road, 11825 Torbram Road, & 0 Torbram Road, Brampton; Your File No. OZS-2019-0013,21T-19020B

Our File No. 87096

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

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

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

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

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

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

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

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

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk
Manager - Municipal Relations

Network Provisioning

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

Email: planninganddevelopment@bell.ca

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-LAEmHhHzdJzBITWfa4Hgs7pbKl

January 28, 2021

Mark Michniak

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

Reference: **Notice of Application and Request for Comments**
Application for Draft Plan of Subdivision
**CASA-NORTH INVESTMENTS INC., SANDRINGHAM PLACE INC.,
BERKINFIELD MANAGEMENT INC. & WOLVERLEIGH CONSTRUCTION LTD.
c/o DG GROUP "SANDRINGHAM EAST"
KLM PLANNING PARTNERS INC.**
5603 Mayfield Rd., 11825 Torbram Rd., 0 Torbram Rd.,
and 'Unassigned Parcels'
City File Number: **OZS-2019-0013**
Subdivision File Number: **21T-19020B**

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

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

In order to provide mail service to the proposed residential, retail and mixed-use units, Canada Post requests that the owner/developer comply with the following conditions:

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

- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of the Canada Post CMB site location, as approved by Canada Post and the City of Brampton;
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated CMB, and to include the exact location thereof; and further, advise any affected homeowners of any established easements granted to Canada Post;

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

Regards,



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

February 9, 2021

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

Dear Mark,

Re: Draft Plan of Subdivision, Zoning By-law Amendment
Casa-North Investments Inc., Sandringham Place Inc.,
Berkinfield Management Inc. & Wolverleigh Construction Ltd.
5603 Mayfield Rd, 11825 Torbram Rd, 0 Torbram Rd, & 2 "Unassigned" Parcels
City of Brampton
File No.: OZS-2019-0013

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

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

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

Sincerely,

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

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

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

Michniak, Mark

From: Dolly.Shetty@HydroOne.com on behalf of LandUsePlanning@HydroOne.com
Sent: 2021/02/09 12:50 PM
To: Michniak, Mark
Subject: [EXTERNAL]Brampton - Mayfield Road and Torbram Road - OZS-2019-0013

Hello,

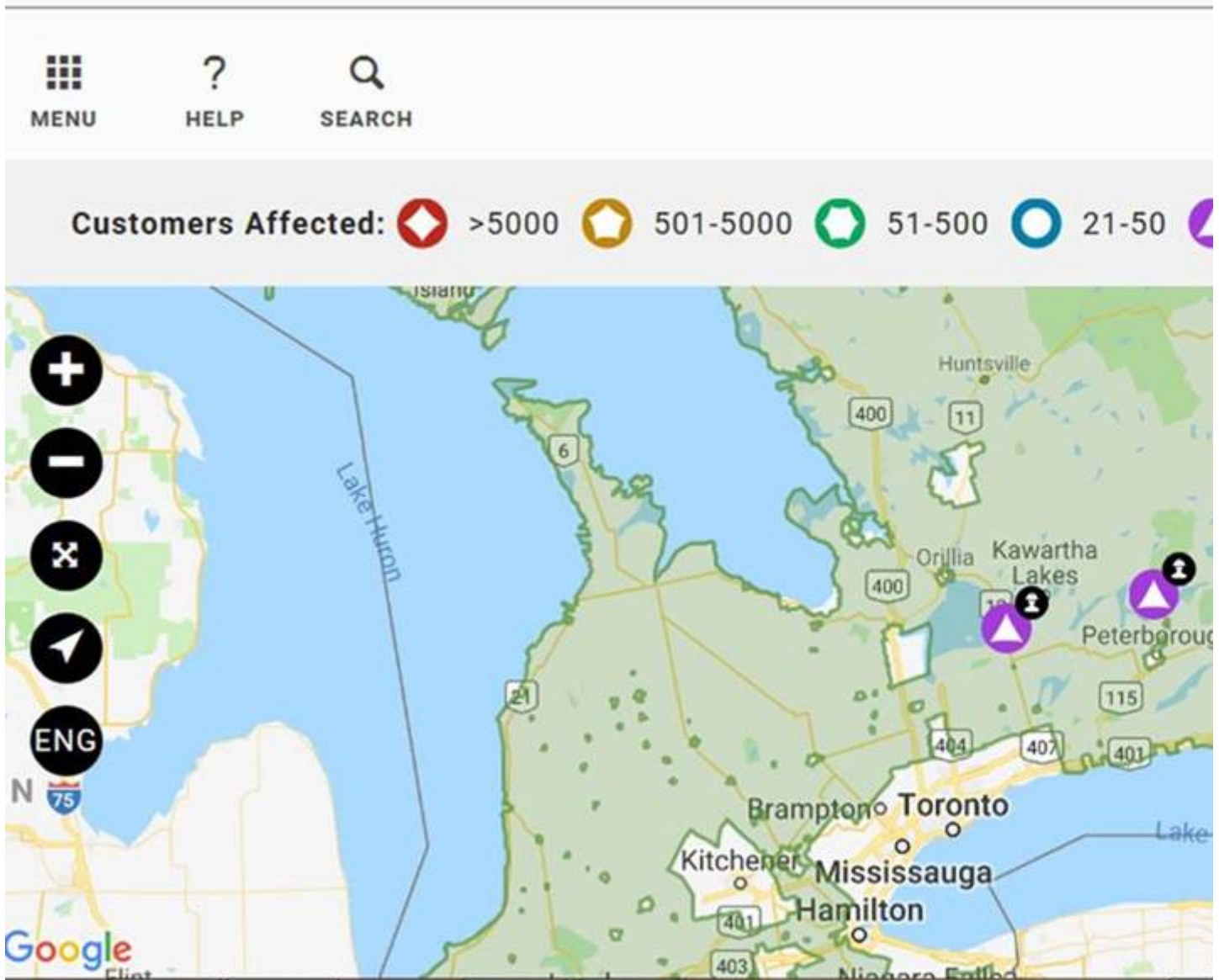
We are in receipt of Subdivision Application OZS-2019-0013 dated February 9, 2021 . We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

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



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Best Wishes,

Dolly Shetty

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: Dolly.Shetty@HydroOne.com



Michniak, Mark

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2020/08/14 1:44 PM
To: Michniak, Mark
Cc: GTAW New Area
Subject: [EXTERNAL]FW: OZS-2019-0013 and 21T-19020B Notice of Application and Request for Comments
Attachments: OZS-2019-0013 and 21T-19020B Notice of Application and Request for Comments (June 3, 2020).pdf; OZS-2019-0013 Zoning By-law Amendment Application.pdf; OZS-2019-0013 Draft Plan of Subdivision Application.pdf; OZS-2019-0013 Draft Plan of Subdivision.pdf

Hi Mark

Rogers Communications Canada Inc. has no objections.

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

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

Thank you

Debbie Purves
System Planner

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

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



From: Trdoslavic, Shawntelle [mailto:Shawntelle.Trdoslavic@brampton.ca]
Sent: Wednesday, June 03, 2020 3:24 PM

June 15th, 2020

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

Dear Mr. Michniak:

**RE: Application to Amend the Zoning By-Law and Proposed Draft Plan of
Subdivision – 21T-19020B / OZS-2019-0013
Casa-North Investments Inc., Sandringham Place Inc., Berkinfield
Management Inc. & Wolverleigh Construction Ltd. c/o DG Group
“Sandringham East” – KLM Planning Partners Inc.
5603 Mayfield Road, 11825 Torbram Road, 0 Torbram Road
East of Torbram Road, West of Airport Road, North of Countryside Drive,
and South of Mayfield Road
City of Brampton (Ward 10)**

The Peel District School Board has reviewed the above-noted application (473.5 residential detached units, 216 townhouse units, 31-52 medium density units, and 136-360 mixed use units) based on its School Accommodation Criteria and has the following comments:

The anticipated student yield from this plan is as follows:

444	K-8
151	9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Countryside Village P.S.	503	885	0
Louise Arbour S.S.	1,331	1,530	0

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

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.

2. The Peel District School Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the subdivision agreement:
 - (a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
 - (b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."
3. The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchases 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 Peel District Board's Transportation Policy.
4. The applicant is required to arrange a site inspection in order to assess the suitability for the construction of schools on Blocks 532 and 533.
5. The applicant is required to provide site development plans for the school site areas indicating the location of the required facilities. The Board requires 3.24 ha (8 acres) for an elementary school site and 6.47 ha (16 acres) for a secondary school site.
6. Prior to registration of the plan, the City of Brampton requires that satisfactory arrangements shall have been made with the Peel District School Board for the acquisition, or reservation for future acquisition, of Blocks 532 and 533 designated in the plan for public school purposes.
7. A clause and securities be included in the servicing agreement which prohibits the stockpiling of any soils or material on Blocks 532 and 533.
8. In order to ensure that sanitary, storm, and utility easements (hydro, gas, water, etc.) do not interfere with approved site plans, it is requested that such easements be approved by the School Accommodation Department prior to their establishment on each of the proposed school site.
9. The applicant will ensure that Community mailboxes are not located along the frontage of School Blocks 532 and 533.

An addition, portables, boundary change and/or school re-organization may be required at the affected school(s) to accommodate the anticipated number of students from this development.

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

If you require any further information please contact me at 905-890-1010, ext. 2724.

Yours truly,

Branko Vidovic

Branko Vidovic
Intermediate Planning Officer
Planning and Accommodation Dept.

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

Michniak, Mark

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2020/06/05 9:44 AM
To: Michniak, Mark
Cc: Hanson, Nicole; Fay, Lucy
Subject: [EXTERNAL]Comments 21T-19020B (OZS 2019-0013)

**RE: Notice of Application and Request for Comments
Application to Amend the Zoning By-law and Draft Plan of Subdivision
South east quadrant Mayfield Rd and Torbram Rd
21T-19020B (OZS 2019-0013)**

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposed the development of 473 detached, approximately 247-268 townhouse and approximately 136-360 mixed use units which are anticipated to yield:

- 127 Junior Kindergarten to Grade 8 Students; and
- 79 Grade 9 to Grade 12 Students

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

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	Ven. Michael J McGivney	437	550	2
Secondary School	St. Marguerite d'Youville	1471	1458	11

The Dufferin-Peel Catholic District School Board is committed to the phasing of residential development coincidental with the adequate provision and distribution of educational facilities. Therefore, the Board requests that the City of Brampton include the following school accommodation condition:

"Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan."

The Board requests that the following conditions be incorporated in the conditions of draft approval:

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "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." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.
2. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.

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

The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Regards,

Krystina Koops, MCIP, RPP

Planner - Planning Department

Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga ON L5R 1C5

Tel: 905-890-0708 ext. 24407 | Email: krystina.koops@dpcdsb.org

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Michniak, Mark

From: planification <planification@csviamonde.ca>
Sent: 2021/01/05 8:31 AM
To: Trdoslavic, Shawntelle
Cc: Michniak, Mark
Subject: [EXTERNAL]RE: [EXTERNE] - OZS-2019-0013 Revision 1 : DUE JAN 18/2021

Good Morning,

The Conseil scolaire Viamonde has no comment regarding application file no. OZS-2019-0013 Revision 1 for lands located at 5603 Mayfield Road, 11825 & 0 Torbram Road, & 2 Unassigned Parcels.

Best regard and Happy New Year !

Kenny Lamizana

Agent de Planification, Secteur de l'immobilisation, de l'entretien et de la planification
Planning Officer, Building, Maintenance and Planning Department
Conseil Scolaire Viamonde | 116 Cornelius Parkway, Toronto, ON M6L 2K5



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

Envoyé : 4 janvier 2021 16:37

À : FarouqueAlthaf <althaf.farouque@peelregion.ca>; 'Alex Martino (alex.martino@peelregion.ca)' <alex.martino@peelregion.ca>; Sepe, Alexander <alex.sepe@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Henry Gamboa <henry.gamboa@alecrautilities.com>; christopher.fearon@canadapost.ca; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; planification <planification@csviamonde.ca>

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

Objet : [EXTERNE] - OZS-2019-0013 Revision 1 : DUE JAN 18/2021

Good Afternoon and Happy New Year!

Please find below the FTP Site login for the **OZS-2019-0013 Revision 1** applicant submitted documents for **5603 Mayfield Road, 11825 & 0 Torbram Road, & 2 Unassigned Parcels**.

If you have any concerns please contact the assigned planner, Mark Michniak at Mark.Michniak@brampton.ca

Please note comments are due to Himanshu by **January 18, 2021**

FTP Log in instructions below:

Michniak, Mark

From: Rob Hughes <Rob.Hughes@caledon.ca>
Sent: 2021/08/23 4:41 PM
To: Ganesh, Steve
Cc: Michniak, Mark
Subject: RE: [EXTERNAL]RE: [OZS-2019-0013] Revision 2: DUE JUL 13/2021

Hi Steve,

I have confirmed with engineering staff.

I can advise that Caledon Planning staff have no comments at this time regarding the application.

Rob Hughes, RPP

Manager, Planning Services
Planning Department

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Fax: 905.584.4325
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