

APPENDIX 11

OZS-2019-0012 – RESULTS OF APPLICATION CIRCULATION

January 19, 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
Torbram Road, south of Mayfield Road
City Files: OZS-2019-0012 & 21T-19019B
Alectra EP File: K1-21

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-2019-0012) and Draft Plan of Subdivision (21T-19019B), 0 Torbram Rd., Brampton

2020-06-15

Mark Michniak

Brampton

, ,

Attention: Mark Michniak

Re: ZBLA (OZS-2019-0012) and Draft Plan of Subdivision (21T-19019B), 0 Torbram Rd., Brampton; Your File No. OZS-2019-0012,21T-19019B

Our File No. 87095

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

CANADAPOST.CA

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

POSTESCANADA.CA

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
BERKINFIELD MANAGEMENT INC c/o DG GROUP
KLM PLANNING PARTNERS INC.
0 Torbram Road (No Municipal Address)
City File Number: **OZS-2019-0012**
Subdivision File Number: **21T-19019B**

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 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
Berkinfield Management Inc.
0 Torbram Road (No Municipal Address)
City of Brampton
File No.: OZS-2019-0012

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

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

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

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

Sincerely,

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

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

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

Michniak, Mark

From: Dolly.Shetty@HydroOne.com on behalf of LandUsePlanning@HydroOne.com
Sent: 2021/01/12 12:44 PM
To: Trdoslavic, Shawntelle
Subject: Brampton - 0 Torbram Road - Torbram and Mayfield road - OZS-2019-0012

Hello,

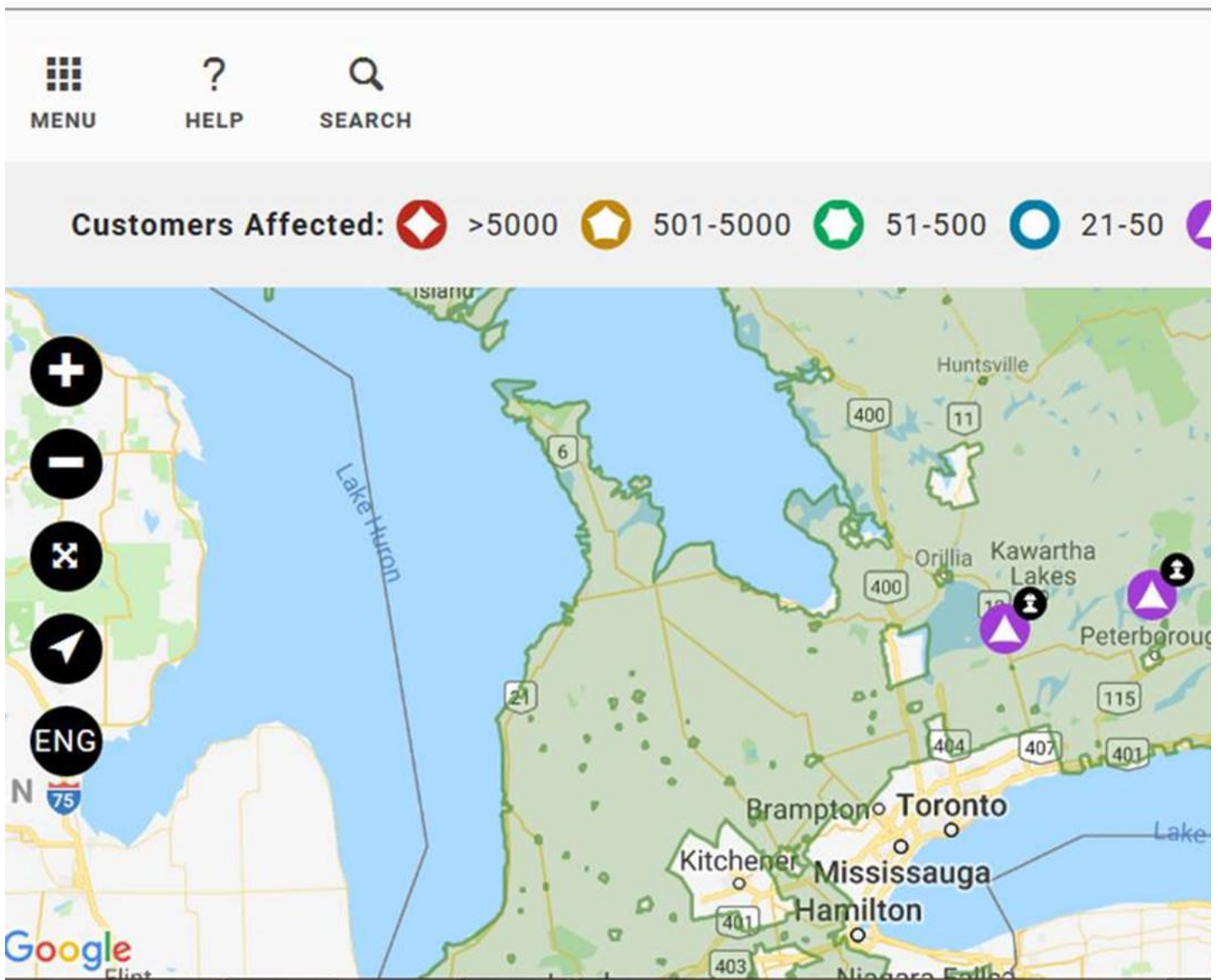
We are in receipt of Application OZS-2019-0012 dated January 6, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

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: Trdoslavic, Shawntelle
Sent: 2020/06/03 3:07 PM
To: Michniak, Mark
Subject: FW: [EXTERNAL]RE: OZS-2019-0012 and 21T-19019B Notice of Application and Request for Comments

FTI

From: Hilvar Castellanos - EXT <Hilvar.Castellanos@rci.rogers.com>
Sent: 2020/06/03 3:00 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Cc: GTAW New Area <gtaw.newarea@rci.rogers.com>
Subject: [EXTERNAL]RE: OZS-2019-0012 and 21T-19019B Notice of Application and Request for Comments

Good afternoon Shawntelle,

Please see below Rogers' comments regarding this OZS-2019-0012 and 21T-19019B Notice of Application

Rogers has no objections.

Rogers' comments:

"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."

Please do not hesitate to contact me if you require further information

Regards,

Hilvar Castellanos

System Planner
Outside Plant Engineering
Rogers Communications Canada Inc
T: 647 426 6516
3573 Wolfedale Rd
Mississauga, ON L5C 3T6

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-19019B (OZS 2019-0012)

**RE: Notice of Application and Request for Comments
Application to Amend the Zoning By-law and Draft Plan of Subdivision
South west quadrant Mayfield Rd and Torbram Rd
21T-19019B (OZS 2019-0012)**

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 designated school block shown as Block 154, is satisfactory in location, size and shape to the Board.

The applicant proposed the development of 106 detached, 158 townhouse, 17 live/work, and approximately 210-319 mixed use units which are anticipated to yield:

- 50 Junior Kindergarten to Grade 8 Students; and
- 28 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 prior to the final approval of the plan, the applicant shall make arrangements satisfactory to the Dufferin-Peel Catholic District School Board for:
 - (a) The acquisition or reservation for future acquisition of Block 154 designated in the plan for catholic elementary school purposes.

- (b) The clearing, grubbing, engineered filling, where required, and grading of Block 154 be carried out to the satisfaction of the Dufferin-Peel Catholic District School Board. This includes the removal of any and all buildings and structures, tanks and utility structures.
 - (c) A clause and securities be included in the Servicing and/or Subdivision agreement which prohibits the stockpiling of any soils or material on Block 317 and guarantees the existing stockpiled material be removed.
 - (d) That the designation of Block 154 as an elementary catholic school site, which shall be subject to the completion of soils reports, of which the findings will be addressed by the applicant to the satisfaction of the Dufferin-Peel Catholic District School Board.
 - (e) That prior to registration of the plan, that farm fencing be erected around the perimeter of Block 154 to the satisfaction of the Dufferin-Peel Catholic District School Board.
 - (f) A clause to be included in the Servicing and/or Subdivision agreement stating that community mailboxes, temporary or permanent, will not be located on any boulevards adjacent to proposed school Block 154.
 - (g) A clause to be included in the Servicing and/or Subdivision agreement indemnifying the school board of any and all requirements to install and maintain neighbourhood gateway and/or entry features on proposed school Block 154.
 - (h) A clause to be included in the Servicing and/or Subdivision agreement indemnifying the school board of any and all requirements to install and maintain off-site improvements required to develop Block 154 as a school block (including but not limited to medians and/or centre islands, street lights, turning lanes, etc.)
2. 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.
3. 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

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-19019B / OZS-2019-0012
Berkinfield Management Inc. c/o DG Group – KLM Planning Partners Inc.
0 Torbram Road
West side of Torbram Road, South of Mayfield Road
City of Brampton (Ward 9)**

The Peel District School Board has reviewed the above-noted application (106.5 residential detached units, 158 townhouse units, 17 live/work townhouse units, and 210-319 mixed use units) based on its School Accommodation Criteria and has the following comments:

The anticipated student yield from this plan is as follows:

191	K-8
58	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 a school on Block 153.
5. The applicant is required to provide site development plans for the school site area indicating the location of the required facilities. The Board requires 3.24 ha (8 acres) for an elementary 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 Block 153 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 School Block 153.
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 Block 153.

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)