

## **APPENDIX 9**

### **OZS-2019-0013 – DRAFT CONDITIONS OF DRAFT PLAN APPROVAL**

**SCHEDULE "A"**  
**CONDITIONS OF DRAFT APPROVAL****DRAFT APPROVAL****DATE:** (Day After Last Day for Filing an Appeal if No Appeal has been Filed)**APPLICANT:** KLM Planning Partners Inc.**SUBJECT:** Draft Plan of Subdivision  
OZS-2019-0013/21T-19020B  
City of Brampton  
Planner: Mark Michniak

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

**Approved Plan and Redlines**

1. The final plan shall conform to the draft plan prepared by Gary B. Vanderveen dated April 3, 2019 and revised July 13, 2021 and redlined August 12, 2021.

**Subdivision Agreement**

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

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

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



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

## **Heritage - Archaeological**

3. The lands known as Block 541 (Valleyland), Blocks 542-555 (Open space) have not been assessed through archaeological assessment. These lands are excluded from the development application because they are being transferred to the municipality as Natural Heritage/valley lands/community park area for long term protection. The Owner and the City acknowledge and agree that no construction, demolition, grading, filling, use of heavy machinery or any form of soil disturbances shall take place on these unassessed lands.
4. Prior to registration of the Plan or prior to the issuance of any permit for topsoil stripping, grading, construction, demolition or filling, on all or any portion of the property, whichever comes first, the Owner and the City shall provide the documentation required by Guidelines 7.8.1, Section (f) of the 2011 Standards and Guidelines for Consultant Archaeologists for the commitments of the long term protection and no soil disturbance of the unassessed lands. The documentation must be to the satisfaction of the Archaeology Programs Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries.
5. The Owner and the City acknowledge and agree that the documentation required by Guidelines 7.8.1, Section (f) of the 2011 Standards and Guidelines for Consultant Archaeologists that must be provided by the owner are:
  - a) a map depicting the exact limits of the unassessed lands.
  - b) documentation describing how the limit of the area was determined during the survey and confirming that the area included enough overlap to ensure that all adjacent lands were surveyed.
  - c) a copy of confirmation in writing regarding the manner in which “no-go” instructions to construction crews will be implemented.
6. The Owner and the City acknowledge and agree that the documentation required by Guidelines 7.8.1, Section (f) of the 2011 Standards and Guidelines for Consultant Archaeologists that must be provided by the City is:



- a) A statement in writing confirming that the City is aware that no archaeological assessment has been undertaken for the lands being transferred to the City as Natural Heritage/valley lands/community park area.
7. A Statement within the Subdivision Agreement that the Owner acknowledges and agrees in the Subdivision Agreement that should any archaeological resources be discovered on any portion of the property, they may constitute a new archaeological site, and therefore be subject to Section 48 (1) of the Ontario Heritage Act. Upon the discovery of the archaeological resource(s) any alteration of the Lands must immediately be ceased, a licensed archaeologist shall be engaged to carry out the archaeological field work in compliance with Section 48 (1) of the Ontario Heritage Act, the City Planning & Design Division (Heritage Section) of the City's Planning, Building & Economic Development Department shall be notified.
8. A Statement within the Subdivision Agreement that the Owner acknowledges and agrees in the Subdivision Agreement that the Funeral, Burial and Cremation Services Act, 2002 requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Government and Consumer Services. No further work will be permitted on the Lands until such permission, in the form of a written notice from the City is provided to the Owner.
9. A Statement within the Subdivision Agreement that the Owner agrees that it releases and forever discharges the City, its elected officials, employees, agents and contractors, and any others for whom it is responsible at law, from any and all claims, demands, actions, cause of actions and other proceedings and any liability for damages, costs and expenses for or relative to any loss which the Owner may suffer arising out of, incidental to, or in connection with:
  - a) an archaeological assessment(s) and/or field work that is inaccurate, incomplete, misleading or fraudulent; or
  - b) the issuance of any written notice from the City Planning & Design Division (Heritage Section) of the City's Planning, Building and Economic Development Department permitting the Owner to continue work on the property; or
  - c) the period of time during which the Owner is not allowed to work on the property.
10. A Statement within the Subdivision Agreement that the Owner acknowledges and agrees in the Subdivision Agreement to indemnify and forever save harmless the City, its elected officials, employees, agents and contractors, and any others for whom it is responsible at law from and against any claim, suit, demand, causes of action, and proceedings by whomsoever made or brought, in respect of any costs, expenses, loss, damage or injury including death as well as legal fees arising out of, incidental to or in connection with Conditions 9. a), b), or c) listed above.

**Heritage - Cultural**

11. Prior to registration, the applicant shall satisfy any outstanding conditions noted within City Heritage Staff comments dated January 21, 2021, to the satisfaction of the Director of City Planning and Design. This shall include satisfying all revisions requested and/or comments provided by City Staff with regard to any aspect of the satisfaction of any of the conditions.
12. Prior to registration, the applicant shall develop a commemorative strategy for the property at 11825 Torbram Road to the satisfaction of the Director of City Planning and Design. This shall include satisfying all revisions requested and/or comments provided by City Staff with regard to any aspect of the commemoration strategy.

**Fees**

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

**Zoning**

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

**Easement and Land Dedication within the Plan**

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

**External Easements and Land Dedications**

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



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

## **Parkland Dedication**

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

## **Studies**

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

## **Staging**

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

## **Drawings**

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

## **Servicing**

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



**Cost-share Agreement**

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

**School Boards**

27. 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 owner and the School Boards for this Plan.

**Dufferin-Peel Catholic District School Board**

28. 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:

29. 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.
30. 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."

## **Peel District School Board**

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

31. 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.
32. 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."
33. 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.
34. 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.
35. 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.
36. 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.
37. A clause and securities be included in the servicing agreement which prohibits the





stockpiling of any soils or material on Blocks 532 and 533.

38. 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.
39. The applicant will ensure that Community mailboxes are not located along the frontage of School Blocks 532 and 533.

## **Canada Post**

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

40. Consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
41. Confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
42. Install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
43. Agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
44. Communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
45. Prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.
46. Include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

**Enbridge Gas Distribution**

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

47. Contact Enbridge Gas Distribution's Customer Connections Department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
48. Agree that if the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.
49. Agree that any easement(s) that are required to service this development and any future adjacent developments will be provided to Enbridge Gas Distribution at no cost.
50. That the Owner shall ensure to grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

**Rogers Telecommunications**

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

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

**Bell Canada**

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

53. 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.
54. 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.

**Alectra Utilities**

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

55. 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.
56. Enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
57. Be responsible for the costs associated with the hydro plant expansion to supply the development.
58. Be responsible for costs of the relocation of existing plant to accommodate the new roads or driveways.
59. The owner/developer 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).

**Toronto and Region Conservation Authority****Red Line Revisions**

60. 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.
61. 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**

62. 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, predevelopment 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, welladapted 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, redline 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

63. 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 longterm maintenance, and any restrictions to uses on any portion of their property that these may require.
- n) To gratuitously dedicated 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**

64. 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**

65. 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.

**Hydro/Telecommunications**

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

**Region of Peel**

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**

67. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
- a) Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan.
- b) Pay to the Region the appropriate hard service residential development charges (water, wastewater, and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.



68. Provision shall be made in the Subdivision Agreement with respect to:

- a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges.
- b) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks).

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

## Water Meter Fees

69. 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, semidetached 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

70. 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 midblock 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 midblock



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.

71.

- 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

72.

- 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.

73.

- 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.

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

74. 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.

75. 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**

76.

- 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

77. 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.

78. 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”**

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

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

**General Conditions**

81. 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.
82. 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.
83. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.



84. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
85. 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.
86. 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.
87. 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.

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

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

89.

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.

90. 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.

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

91. Prior to registration of the plan of subdivision a noise abatement report is required for lots





adjacent to Mayfield Road.

92. 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
93. 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.

### **Administrative — Clearance of Conditions**

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

#### **NOTE 1:**

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

#### **NOTE 2:**

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

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

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



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

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

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

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

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

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

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

**NOTE 3:**

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

**NOTE 4:**

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

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

KLM Planning Partners Inc. – Case-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd.

File: OZS-2019-0013 & 21T-19020B

Planner: Mark Michniak

Date of Draft Approval:

Department/Division/Section	Memo Date		
	Initial Draft Approval	Revisions	
		Memo Date	Effective Draft Approval Date*
Public Works – Development Engineering	June 12, 2020	July 12, 2021	
Public Works – Transportation Engineering	June 10, 2020	August 12, 2021	
Planning & Development Services – Development Services	August 13, 2021		
Planning & Development Services – Building Division	June 4, 2020		
Public Works & Engineering Development – Park Planning	August 8, 2021		
Region of Peel	March 2, 2021		
TRCA	June 22, 2021		

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

### Note 1:

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

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

## COMMENTS AND CONDITIONS MEMO

Date: August 13, 2021

File: **(OZS-2019-0013 and 21T-19020B)**

From: Mark Michniak

Subject: Requirements for Plan of Subdivision  
(To permit 1100 residential dwelling units, portions of two institutional blocks, one convenience retail block, four open space blocks, four wetland compensation areas, three Stormwater management ponds, valley lands, and buffer blocks)  
**Case-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc.**  
East of Torbram Road between Mayfield Road and Countryside Drive, Part of Lots 15, 16, and 17, Part of R.A. Between Lots 15 and 16, Concession 6 and Block 227, Registered Plan 43M-1715  
Ward: 10

Circulation Date: August 13, 2021

Plan: East of Torbram Road between Mayfield Road and Countryside Drive, Part of Lots 15, 16, and 17, Part of R.A. Between Lots 15 and 16, Concession 6 and Block 227, Registered Plan 43M-1715, City of Brampton, Regional Municipality of Peel  
Plan Dated: April 3, 2019 and revised July 13, 2021 and redlined August 12, 2021  
Comment Revision #: 1.0

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

## **A. PRIOR TO DRAFT PLAN APPROVAL**

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

1. N/A

Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

## **B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

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

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

1. Prior to registration of the plan, the developer shall prepare a detailed Final Homebuyers Information Map, based on the final M-plan, and approved by the City to replace the preliminary Homebuyers Information Map in all affected sales offices. This map shall contain the following information:
  - a) all of the information required on the preliminary map;
  - b) the locations of all sidewalks and walkways;
  - c) the locations of all rear yard catch basins and utilities easements on private property where applicable;
  - d) the locations of all above ground utilities;
  - e) the locations of all bus stops (if known); and,
  - f) the final locations of all Canada Post community mail boxes;
  - g) the following standard notes, using capital letters where noted:

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

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

PLEASE NOTE:

THIS MAP IS BASED ON INFORMATION AVAILABLE ON (MONTH/YEAR) AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED

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LAND USE INVOLVES A PLANNING PROCESS, INCLUDING  
PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING  
ACT”

- ii. “The map shows that there will be several types of housing in the subdivision including townhouses and apartment buildings. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- iii. “Sites shown on the map for future schools, apartments, townhouses, churches, shopping plazas, parks etc. could have driveways anywhere along their street frontage. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- iv. “Some streets in this subdivision will be extended in the future and temporary access roads will be closed. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- v. “There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- vi. “Some lots and development blocks will be affected by noise from adjacent roads, the railway, industries or aircraft and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- vii. “The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- viii. “Valleys and storm water management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- ix. “The final location of walkways in Blocks 532-586 may change without notice.”

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- x. "Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be directly beside some lots. If you have any questions, please call 1-800-267-1177."
- xi. "School and church sites in this subdivision may eventually be converted to residential uses and houses will be built instead. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
- xii. "Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
- xiii. "The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
- xiv. "There may be Brampton Transit bus routes on some streets within this subdivision with stops beside some homes. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage. If you have any questions, please call (905) 874-2750 or email [transit@brampton.ca](mailto:transit@brampton.ca)."
- xv. "Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart and a tree will not necessarily be located in front of every home."
- xvi. "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
- xvii. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."



- xviii. "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."
- xix. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."
- xx. "Gates are not permitted in fences when lots abut a valleyland, park or stormwater management block."
- xxi. "The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot."
- xxii. "FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL PLANNING.DEVELOPMENT@BRAMPTON.CA."
- xxiii. "FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT."
- xxiv. "FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT."

2. The developer shall ensure that each builder selling homes within the subdivision:
  - a) provides prospective purchasers with a notice from the City in the prescribed format that includes all of the notes required on the Homebuyers Information Maps; and,
  - b) attaches a copy of the preliminary Homebuyers Information Map to each offer of purchase and sale agreement.

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

3. The applicant shall include the following warnings in bold type in all offers of purchase and sale for all lots and blocks within the plan:

- 
- a) A statement indicating that Lots 1-158, 176-192, 198-214, 216-396, 412-488, and 587 and Blocks 159-175, 194-196, 397-411, 490-514 and 516-529 will be developed for residential purposes.
  - b) A statement indicating that Blocks 530 and 531 will be developed for residential and commercial purposes.
  - c) A statement indicating that Block 556 will be developed for retail purposes.
  - d) A statement indicating that Blocks 562-564 will be developed for road widening purposes.
  - e) A statement indicating that Blocks 569-580 will be developed for reserve purposes.
  - f) A statement indicating that Blocks 581-586 will be developed for entry feature purposes.
  - g) A statement to the satisfaction of the Development Engineering Division of the Public Works Department indicating that Blocks 532 and 533 shall be developed for school purposes and are planned to contain school buildings and will include other associated facilities such as play equipment, walkways, lighting, and landscaping.
  - h) A statement to the satisfaction of the Development Engineering Division of the Public Works Department indicating that Blocks 534-536 shall be developed for stormwater management purposes and are planned to contain stormwater management ponds and will include other associated facilities such as walkways, lighting, and landscaping.
  - i) A statement to the satisfaction of the Development Engineering Division of the Public Works Department indicating that Blocks 537-540 shall be developed for park purposes and are planned to contain parks and will include other associated facilities such as play equipment, walkways, lighting, and landscaping.
  - j) A statement to the satisfaction of the Development Engineering Division of the Public Works Department indicating that Blocks 541-548 shall be developed for valleyland purposes and are planned to contain valleyland and will include other associated facilities such as walkways, lighting, and landscaping.
  - k) A statement to the satisfaction of the Development Engineering Division of the Public Works Department indicating that Blocks 549-551 shall be developed for open space purposes and are planned to contain open

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space and will include other associated facilities such as walkways, lighting, and landscaping.

- l) A statement to the satisfaction of the Development Engineering Division of the Public Works Department indicating that Blocks 552-555 shall be developed for wetland compensation purposes and are planned to contain open space and will include other associated facilities such as walkways, lighting, and landscaping.
- m) A statement to the satisfaction of the Development Engineering Division of the Public Works Department indicating that Blocks 557-561 shall be developed for buffer purposes and are planned to contain open space and will include other associated facilities such as walkways, lighting, and landscaping.
- n) A statement to the satisfaction of the Development Engineering Division of the Public Works Department indicating that Blocks 566-568 shall be developed for walkway purposes and are planned to contain open space and will include other associated facilities such as walkways, lighting, and landscaping.
- o) A statement indicating that Blocks 537-540 will be developed as active parks and may contain play equipment, lighted walkways, landscaping, passive use free-play areas, and a multi-purpose pad. The following wording shall also be included with respect to Blocks 537-540:

“Purchasers are advised that residents close to Blocks 537-540 may be disturbed by noise and night lighting from the parks. For more information, please call the Development Engineering Division of the Public Works Department, at (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- p) A statement indicating that Storm Water Management Blocks 534-536 shall be left in a naturalized state and will have minimal maintenance such as the periodic removal of paper and debris. This statement shall also advise purchasers that for more information the Development Engineering Division of the Public Works Department can be contacted at (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).
- q) A statement to the satisfaction of Brampton Transit that the City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage.

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- r) A statement which advises the prospective purchasers that mail delivery will be from a designated Community Mailbox.
  - s) A statement indicating that Lots 1-13, 21, 76, 77, 474, 475, and 587 and Blocks 596 and 597 have a noise attenuation fence and berm located inside the lot line within the side and/or rear yard, that the noise attenuation fence shall not be altered or removed and that it shall be the responsibility of the owner of the lot to maintain and keep in repair that portion of the noise attenuation fence and berm situated on the lot.
  - t) A statement indicating that gates are not permitted in fences when lots abut a valleyland, park or stormwater management block.
  - u) A statement indicating that the City of Brampton's Zoning By-law regulates the width of driveways and that owners not widen their driveway before inquiring about the permitted driveway width for the lot.
  - v) A statement advising prospective purchasers that Streets 1, 8, 9, 10, 11, 13 and 19 will be extended in the future.
  - w) The following statements:
    - i. "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
    - ii. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."
    - iii. "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."
    - iv. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines

or the as-built drawings. The City has no control over builders' sales brochures."

- v. "There are a number of homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area."
- x) A statement indicating that this community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.
- y) A statement indicating that Blocks 532, 533, 529, 530, 531 and 556 will be subject to a future application for Site Plan Approval. The site design and building elevations may change without further notice.
- z) The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board, until the permanent school for the area has been completed:
  - i. "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
  - ii. "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."
- aa) The following clause to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the plan:
  - i. "Whereas, despite the 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."

- ii. "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."
4. The applicant shall notify purchasers of the exact Community Mailbox locations prior to the closing of any sales.

***Land Notices: Signage***

5. The applicant shall erect and maintain signs in the following locations and in the following manner:
  - a) on Block 556 indicating that Block 556 will be developed for retail purposes.
  - b) on Blocks 532 and 533 indicating that Blocks 532 and 533 will be developed for school purposes.
  - c) to the satisfaction of the Development Engineering Division of the Public Works Department, on Neighbourhood Park Blocks 537-540 showing in graphical form, the proposed facilities and indicating that Neighbourhood Park Blocks 537-540 will be developed as active parks with play equipment, lighted walkways, landscaping, passive use free-play areas, and a multi-purpose pad. An advisory that residents close to the parks may be disturbed by noise and night lighting from the parks shall likewise be included. The signage shall also advise that for more information, Development Engineering Division of the Public Works Department can be contacted at (905) 874-2050 or email at [planning.development@brampton.ca](mailto:planning.development@brampton.ca).
  - d) to the satisfaction of the Development Engineering Division of the Public Works Department on Stormwater Management Blocks 534-536, indicating that these blocks shall be developed as a storm water management ponds and will be left in a naturalized state and will have minimal maintenance such as the periodic removal of paper and debris. The signage shall also advise that for more information, the Development Engineering Division of the Public Works Department can be contacted at (905) 874-2050 or email at [planning.development@brampton.ca](mailto:planning.development@brampton.ca).
  - e) at the open ends of all road allowances to advise purchasers of the future extension of these streets.
  - f) to the satisfaction of The Dufferin-Peel Catholic District School Board at all major entrances to the proposed development the following:

“Notice:

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

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

### ***Cost Sharing***

- 6. Prior to registration the owner shall sign the Countryside Villages Area 48-2 Landowners Cost Share Agreement, and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

### ***Commercial***

- 7. The gross (leasable) floor area proposed on Block 530 shall not exceed 9,290 square metres.
- 8. The gross (leasable) floor area proposed on Block 531 shall not exceed 9,290 square metres.

### ***School Site Alternate Use***

- 9. In the event that any block proposed for school purposes is not acquired by the Peel District School Board or The Dufferin-Peel Catholic District School Board, as the case may be, the block, or blocks, shall be offered to the other board of education, and if not acquired by said other board, shall be offered for sale to the City for purchase, in whole, or in part.

### ***School Site Acquisition and Cost***

- 10. The school board shall be offered the school site at a price that does not exceed the value of the land determined as of the day before the day of the approval of the draft plan of subdivision.

### ***Commercial Litter Pick Up***

11. The applicant shall provide an on-site litter pick up service which shall clear litter from Blocks 530, 531, and 556 at least twice weekly.

### ***Site Plan Approval***

12. Approval of site development plans by the City in accordance with the City's site development plan approval procedure shall be a prerequisite to the issuance of a building permit for Blocks 532, 533, 529, 530, 531 and 556.

### ***Telecommunications***

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



communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services.

### **C. GENERAL COMMENTS**

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

1. N/A

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



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

## COMMENTS AND CONDITIONS MEMO

Date: June 12, 2020  
Revised: January 18, 2021  
Revised: July 12, 2021  
**File: (OZS-2019-0013, 21T-19020B)**  
To: Mark Michniak  
From: Olti Mertiri  
Subject: **Requirements for Plan of Subdivision 21T-19020B**  
Owner: Sandrigham Place Inc.  
Location: 5603 Mayfield Road, 11825 Torbram Road, 0 Torbram Road  
Circulation Date: January 29, 2020, January 2021  
Plan: Draft Plan of Subdivision  
Plan Dated: July 8, 2019, Revised October 23, 2020, June 11, 2021

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

### **A. PRIOR TO DRAFT PLAN APPROVAL**

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

- The following studies shall be approved in support of servicing for this development.
  1. ~~Functional Servicing Report (FSR)~~—Cleared by Environmental Engineering
  2. ~~Feasibility Noise Report~~—Cleared by development Engineering
  3. ~~Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required.~~—Cleared by Environmental Engineering
- ~~The owner shall amend the plan to include a 0.3m reserve at the westerly limits of Street 3.~~—Addressed
- ~~The owner shall amend the plan to replace the 10m laneway servicing Blocks 194 and 195 with a 16.5m local road.~~—Addressed

## **B. DRAFT PLAN APPROVAL REQUIREMENTS**

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

### **1. Environmental Engineering**

#### **1.1. Acoustic**

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

#### **1.2. Environmental**

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

#### **1.3. Stormwater Management**

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

### **2. Road Reconstruction/Cash Contributions**

2.1. Prior to pre-servicing and/or registration of the plan the owner shall make satisfactory arrangements to acquire the external lands required for the entire delivery of Street 1, Street 9 and Street 10.

2.2. The owner agrees to provide cash-in-lieu for any infrastructure internal to the plan that cannot be feasibly constructed, to the subdivision limits, due to grading and/or other servicing constraints. The value of the cash-in-lieu shall be established by the City's Commissioner of Public Works & Engineering or designate prior to the registration of the subdivision.

### **3. Financial Impact**

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

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

### **4. Sidewalks**

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

### **5. Land Dedications and Easements**

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

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

### **6. 0.3 Metre Reserves/Reserve Block(s)**

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

### **7. Warning Clauses**

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

- 7.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,
- 7.1.2. Any walkways or retaining walls that may evolve on the plan,
- 7.1.3. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

## **8. Soil**

- 8.1. Prior to pre-servicing, commencement of earthworks and/or registration of the plan the owner shall prepare a remediation/risk management plan for review and approval by the City of Brampton.
- 8.2. Prior to pre-servicing, commencement of earthworks and/or registration of the plan the owner shall undertake the full vertical and horizontal delineation of the contaminated areas..
- 8.3. Prior to the registration of this plan or any phase thereof, the owner shall provide a copy of a Record of Site Condition and confirmation of the filing of the Record of site Condition in the Environmental Site Registry.

## **C. GENERAL COMMENTS**

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

### **1. Subdivision Agreement**

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

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

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

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

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

### **3. Storm Drainage**

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

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



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

**4. Sanitary and Water Service**

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

**5. Soil Conditions**

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

**6. Streetlighting**

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

**7. Signs**

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

**8. Utilities**

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

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

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

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

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

#### **9. Removal of Existing Buildings**

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

#### **10. City Road Maintenance/Construction Access**

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

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

#### **11. Road Design**

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

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

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

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

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

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

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

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

### **13. Acoustical**

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

### **14. Community Postal Boxes**

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

### **15. Preservicing**

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

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

Regards,



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

Cc: Accela  
Frank Mazzotta (Manager, Development Engineering)

## COMMENTS AND CONDITIONS MEMO

Date: Aug 12, 2021  
**File: OZS-2019-0013, 21T-19020B**  
To: Mark Michniak  
From: Scott McIntyre  
Subject: Requirements for Plan of Subdivision 21T-19020B  
Approx. 857 to 1102 residential dwellings, medium density block, and future mixed-use and apartment buildings.  
**Applicant Name – KLM**  
**Developer Name – Sandringham Place Inc.**  
Location – 5603 Mayfield Road, 11825 Torbram Road, 0 Torbram Road

Circulation Date: January 29, 2020  
Plan: Draft Plan, Dwg # 19:4  
Plan Dated: July 08, 2019  
Comment Revision #: **#06**

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### **A. PRIOR TO DRAFT PLAN APPROVAL**

1. The Draft Plan of subdivision is to be revised to depict accommodations for the intersection lane configurations and roundabout requirements, as per city comments pertaining to the Sept 2019 TIS forwarded from this office March 17, 2020. Roundabout requirements Cleared by DM, May 05, 2021. Intersection dimensions redlined onto Draft Plan of Subdivision Aug 12, 2021 SM
2. Facility Fit drawings are to be submitted for Blocks 530, and 531, as these blocks will not be permitted direct access to Inspire Boulevard due to the lack of frontage on Inspire Blvd. and the spacing from the Torbram Road intersection. Completed with concept plan submitted June 08, 2020. (plan dated March 21, 2019) SM

### **B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

1. The following study (studies) shall obtain approval status.
  - a. Traffic Impact Study (TIS).
  - b. Parking Justification study if the plan does not supply parking as per City requirements.
2. Cul-de-Sacs, temporary or permanent, are to adhere to City standard drawing #214.
3. A swept-path analysis, depicting emergency vehicles and winter maintenance vehicles successfully operating through the proposed laneway road elbow, is required to be submitted

and approved. Alterations to the Draft Plan may be required where vehicle manoeuvres are encountered.

4. Separate drawings are to be submitted depicting sidewalks, intersection daylighting dimensions, intersection curb radii and driveway locations. Daylighting, curb radii, and driveway locations will be required to meet the current City standards or meet other satisfactory arrangements as determined by PW&E.
5. Driveways shall not to encroach within intersection daylighting (rounded or triangles).
6. All driveway locations shall also adhere to Section 10.12 of the residential zoning bylaw, which states "The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6.0 metres. Where intersection daylighting exceeds 6.0 metres, driveways locations will not be permitted to encroach within intersection daylighting.
7. Curb radii – curb radii are to adhere to City standard drawing #245. This includes laneways where the minimum allowable curb radius is 7.5 metres.
8. In order to provide maximum safety for pedestrians (as per Vision Zero initiatives), all new roundabouts will require a Type B or Level 2 Type B or Type C Pedestrian Crossover as outlined in OTM Book 15. This requirement means that the driveways for the lots at the roundabouts will need to be behind (prior-to) the stop location on the approach to the crossing, which is located 15m from the yield line of the roundabout, in addition the splitter islands for the roundabouts needs to have sufficient length to accommodate the required signage for the pedestrian signage and other roundabout signs.
  - a. Driveways for residential lots within the roundabout are to be on the approaches and not the departure. This is to increase safety for the residents as the traffic approaching the roundabout is provided increased visibility and are operating at typically reduced speeds on the approach.
9. Prior to registration of the plan of subdivision, the developer shall make arrangements for the delivery of Inspire Boulevard (Street '01'), between Torbram Road and Countryside Drive, in its entirety.
10. Prior to registration of the plan of subdivision Street '10', running between Mayfield Road and Street '11', will be required to be built in its entirety. This includes any intersection daylighting that may be exterior to the plan. Such as the intersection with Mayfield Road.
11. Street '07' requires the 16.5 metre right-of-way to remain continuous. Redesign the westerly limit of Street '07' and Street '09' with road elbows and/or a crescent design. The depicted north/south laneway between Street '07' & Street '09', is to be deleted.
12. Prior to registration of the plan of subdivision Street '09', running between Torbram Road and Street '08, will be required to be built in its entirety. This includes any intersection daylighting. If this street cannot be delivered, lots 197 through 215 will be withheld from registration.
13. 0.3m Reserves are required at the following locations:
  - a. Block 529 across the Torbram Road and Street '02' frontages.
  - b. Block 530 across the entire Torbram Road and Inspire Blvd (Street '01') frontages.
  - c. Block 531 across the entire Torbram Road and Inspire Blvd (Street '01') frontages.
  - d. Block 532 across the inspire Blvd (Street '01') frontage.
  - e. Roads at subdivision limits.

### **C. GENERAL COMMENTS**

1. Signals – Cash and/or securities in the amount of \$200,000 will be required for future signalization Street '15' @ Countryside Drive (Street '15' is the first intersection east of the Inspire Road/Countryside Drive intersection).
2. DC intersections, within this proposed plan of subdivision, include Torbram Road and Countryside Drive.
3. Vertical curves – grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of Public Works.
4. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
5. Cul-de-Sacs – The applicant agrees to provide a temporary turning circle (cul-de-sac), where necessary, such as at the proposed terminus of the several streets such as Street '08', '11', '13', including a 0.3m reserve across the limit of the proposed ROW, to the satisfaction of the Commissioner, Public Works & Engineering. The applicant may be required to obtain easements should it be necessary to locate the cul-de-sacs on adjacent lands. Further comments regarding cul-de-sacs may be forwarded during the engineering review process.
6. Road Elbows – Road Elbows must adhere with City standard drawing #215.
7. Laneways – Are to be straight runs. One-way traffic only is acceptable.
8. Parking supply is to be as per the City zoning requirements.
9. Staging & Sequencing – The Inspire Road (Street '01') right-of-way, between Torbram Road & Countryside Drive, must be open to the public prior to registration.
10. Sidewalk curb cuts are not to be provided at uncontrolled intersection approaches.
11. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
12. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
13. Utility clearance of 1.5 metres from residential driveways is required.
14. Identify the community mailbox location that will be affiliated with this proposed development.

Regards,



**Scott McIntyre**

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

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



## COMMENTS AND CONDITIONS MEMO

Date: June 4, 2020

File: **OZS-2019-0013 and 21T-19020B**

To: Mark Michniak

From: Anthony Magnone

Subject: Requirements for  
**Berkinfield Management Inc.**  
**5603 Mayfield Road, 11825 Torbram Road, 0 Torbram Road**

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

### **A. PRIOR TO DRAFT PLAN APPROVAL**

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

- Not Applicable

### **B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

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

- Not Applicable

### **C. GENERAL COMMENTS**

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

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

### **Building Removal**

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

### **Exposed Basements**

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

### **Fire Break Lots**

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

### **Foundations**

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

### **Noise Abatement**

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

each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.

### **Municipal Addressing**

- **Prior to registration**, the applicant shall forward the proposed plan of subdivision to be registered in digital format (Autocad) to the Digital Innovation & Information Technology department for uploading to the City's GIS system.

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



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

**COMMENTS & CONDITIONS MEMO**

**Date:** August 8, 2021

**File:** OZS 2019-0013/21T-19020B

**To:** Mark Michniak, Development Services

**From:** Jaskiran Kaur Bajwa, Park Planning & Development

**Subject:** **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT  
Proposed Draft Plan of Subdivision**  
*(To permit residential, commercial, mixed use and apartment development, schools, Valley lands and buffers, parks, stormwater management pods and wetland compensation areas.)*

**UPDATED** Conditions from the Park Planning & Development Section

**Consultant:** **KLM PLANNING PARTNERS INC.**

**Owner:** **CASA-NORTH INVESTMENTS INC.**

**Location:** 0 Torbram Road. Part of Lots 16 & 17, Concession 6  
Circulation Date: January 28, 2020  
Ward: 9

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In response to the Accela circulation of the above noted subdivision application dated January 28, 2020, the following represents a summation of conditions from the **Park Planning and Development Section** and general comments from the **Park Planning Unit**. The **Open Space Development Unit** may also provide their own detailed comments through the Accela workflow.

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**A. PRIOR TO DRAFT PLAN APPROVAL**

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

*Requested Adjustments to Plan:* **Satisfied July 22, 2021**

- ~~1. Ensure that all proposed Park Blocks are free of any easements. Should there be a situation where the easement may be necessary, please note these easements will not be calculated towards Parkland Dedication Requirements.~~

2. ~~Park blocks 539 and 538 show encroachment within the Natural Heritage Systems (NHS). The plans must be revised to show a 10m buffer to the NHS adjacent to the above mentioned parks. These buffers should be shown as separate NHS buffer blocks. Please note these buffer blocks will not be calculated towards Parkland Dedication Requirements.~~

~~Sustainability – Park and Open Space Requirements:~~ *Satisfied August 4, 2021*

3. ~~The Sustainability Score and Sustainability Summary shall be finalized and approved in conjunction with the Urban Design Brief (or Community Design Guideline) , to the satisfaction of the Director, Environment & Development Engineering. The Summary shall comply with the latest requirements set out by the City for the development of such documents.~~

~~Tableland Trees:~~ *Satisfied August 4, 2021*

4. ~~A Tree Evaluation Report, shall be submitted and approved, in accordance with the City's Tableland Tree Assessment Guidelines to the satisfaction of the Director, Environment & Development Engineering.~~

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

## **B. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS**

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

### **a) Prior to 1<sup>st</sup> Engineering Submission:**

*Hoarding of Natural Features:*

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

*Notification Signage – Pathway Locations:*

6. The Owner is required to install and maintain notification signage, at the rear of approximately every three (3) lots (facing the residential lot, in accordance with City standards), advising future residents of the following:

*“Purchasers are advised that a multiuse recreational trail will be constructed.*

*For more information, please call the City of Brampton Public Works & Engineering Department at (905) 874-2050.”*

*Notification Signage – Public Lands:*

7. The Owner is required to install and maintain notification signage in accordance with City standards, advising future residents of the future uses of all identified park, open space, Natural Heritage System (NHS), NHS buffer, and stormwater management blocks. The signs will be installed on the subject blocks, along all public road frontages, and will state the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed.

**b) Prior to Registration:**

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

*Community Information Maps:*

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

*Engineering Walkways:*

9. The Owner shall agree to construct a standard engineered walkway to facilitate pedestrian circulation between to and from the development area and Parks. The Owner shall be required to convey the walkway blocks to the City at plan registration and develop them to City standards, at no cost to and to the satisfaction of the City. No credit for the blocks in question will be given against parkland dedication requirements associated with the subject plan.

*Entry Features:*

10. A 1.01 meter wide (or larger if require) Entry Feature Block(s) shall be identified – (adjacent to Blocks: 21,407\*,475,496,497,& 533\* ( \* = Primary Gateways). The Entry Feature Block(s) will be located behind the daylight triangle. The Owner shall comply with the recommendations of the approved Community Design Guidelines (as applicable), to the satisfaction of the City.

*Fencing:*

11. The Owner shall make satisfactory arrangements with the City to provide fencing, at their cost, in accordance with the City Fencing Policy and the approved Community Design Guidelines (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the Director, Environment & Development Engineering.



*Maintenance Fees:*

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

*Parkland Dedication:*

14. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act, R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended. The current Plan yields a projected Parkland Dedication requirement of 0.5017ha (1.239 ac.), based on Section 51.1 of the Planning Act. The Owner is proposing to convey Park Blocks 537, 538, 539, 540 totaling 2.810 ha (6.944 ac.) to the City, as partial fulfillment of the Parkland Dedication requirements. This results in a projected Parkland under-dedication of 0.5017 ha (1.239 ac.). Prior to registration, the Owner shall be required to compensate the City in accordance with the Parkland Dedication By-law (as amended) and the City's current policies, for the projected under-dedication balance, in the form of a Cash In Lieu of Parkland Payment.

*Note: Final calculations will be undertaken as part of the Subdivision Agreement review process and represented in Schedule 'D' of the Agreement.*

*Plan Requirements for all Public Lands:*

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

16. The Owner agrees that proposed Park Block-540, which is shared between the subject plan and the adjacent plan under Property owner- Stanford Homes 2/Redstone Hts, Park Block 538 which is shared between the Subject Plan and the adjacent landowner – Jot Holdings Inc. and Park Block – 539 which is shared between the subject plan and the adjacent plan under Property Owner 'Casa-North Investment Inc.3', shall be designed and constructed in its entirety, within the earlier of 2 years from the first registration of any phases of either draft plan, to the satisfaction of the Director, Environment & Development Engineering

*Signage for NHS:*

17. Prior to plan registration the Owner shall submit a comprehensive signage package for the Natural Heritage System (NHS) lands, to the satisfaction of the Director, Environment & Development Engineering.

*Streetscape Plans:*

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

*Summary Requirements:*

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

*Tableland Tree Compensation:*

20. Prior to registration, the Owner shall provide final Tableland Tree Compensation planting plans and/or Tableland Tree Compensation Cash-in-Lieu (CIL) for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards as outlined in the City's *Tableland Tree Assessment Guidelines*. Compensation plantings shall be provided by the Owner at no cost to the City.

*Warning Clauses – Parks, etc.*

21. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for park (Blocks 537-540), Natural Heritage System and buffer (NHS) (Block 537-536), Open

space (Blocks 549-551), stormwater management blocks (Blocks 534-536) and NHS (Block 541, 542-548) that:

*“The subject blocks (name) may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton’s Public Works & Engineering Department at (905) 874-2050.*

#### *Warning Clauses – Street Trees*

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

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

#### *Conditions for trail / bridge locations:*

- a) The Owner agrees that the proposed bridge and trail system (CDG - Area 4) within the subject plan (land owned by the Applicant), labelled “**not part of this application**”, shall be designed and constructed in its entirety within 2 years from the date of registration of the draft plan to the satisfaction of the Director, Environment & Development Engineering, unless extended in writing by the Director.
- b) The Owner agrees that the proposed bridge and trail system (CDG - Area 3) that is shared between the subject plan and the adjacent plan, under Property Stanford Homes 2, shall be designed and constructed in its entirety within the earlier of 2 years from the first registration of either draft plan to the satisfaction of the Director, Environment & Development Engineering, unless extended in writing by the Director.

**c) Post Registration:**

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

*Conveyance of Public Lands:*

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

*Development of all Public Lands:*

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

*Streetscape Implementation:*

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

*Reimbursement for Creditable Work:*

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

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

*As-Built Drawings:*

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

**d.) Prior to Assumption:**

*Hazard Removal:*

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

**C. GENERAL COMMENTS**

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

*Parks and Open Space Naming:*

29. Names for all identified park, open space and stormwater management blocks shall be incorporated in to the Recommendation **Report, for Council's approval. In this regard, the** following blocks have been identified and their names will be recommended at a later stage:

- a) Park Blocks '537-540'
- b) Open Space Blocks '549-551'
- c) **NHS Valley Block '541'**
- d) Stormwater Management Pond Block '534-536'

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

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

---

Jaskiran Kaur Bajwa  
Park Planner, Park Planning & Development Section  
Environment & Development Engineering Division  
Public Works & Engineering Department  
Tel: (905) 874-3479 Fax: (905) 874-3819  
[Jaskiran.bajwa@brampton.ca](mailto:Jaskiran.bajwa@brampton.ca)

cc. (via email only):  
S. Bodrug, R. da Cunha, W. Kuemmeling.

*Appendix: Append any redlined revisions to draft plan (if necessary)*

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

## Public Works

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

[peelregion.ca](http://peelregion.ca)

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



## Public Works

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tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

- 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.

## Public Works

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Brampton, ON  
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[peelregion.ca](http://peelregion.ca)

- 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.

## Public Works

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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](mailto: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](mailto:jlaudadio@dgggroup.ca)  
Alistair Sheilds, KLM Planning Partners Inc.: [ashields@klmplanning.com](mailto:ashields@klmplanning.com)  
Michael Hoy, City of Brampton: [michael.hoy@brampton.ca](mailto:michael.hoy@brampton.ca)  
Maggie Liu, City of Brampton: [maggie.liu@brampton.ca](mailto: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.