

**OZS-2019-0007 – RESULTS OF APPLICATION CIRCULATION**

January 15, 2020

Bindu Shah  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Bindu.Shah@brampton.ca](mailto:Bindu.Shah@brampton.ca)

## Public Works

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

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**RE: Draft Plan of Subdivision  
North of Bovaird Drive, South of Lagerfeld Drive  
Daniels HR Corporation  
Brampton  
City File: OZS-2019-0007 and 21T-19017B  
Region File: 21T-19017B**

Dear Ms. Shah,

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

### **Region of Peel Conditions of Draft Approval**

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-19017B, 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 250mm to 375mm diameter sanitary sewer on Lagerfeld Drive, a 450mm diameter sanitary sewer within an existing easement, and a 1200mm diameter sanitary trunk sewer on Mississauga Road.
- External easements and construction may be required.

#### **Water Facilities**

- The lands are located in Water Pressure Zones 6.
- Existing infrastructure consists of a 300mm diameter watermain on Lagerfeld Drive, a 400mm diameter watermain on Creditview Road and a 900mm diameter transmission watermain on Bovaird Drive West.
- External easements and construction will be required.

- The Region will require a Condominium Water Servicing Agreement and a draft Declaration and Description with completed Schedule A for the future Common Elements Condominium (Blocks 1, 2, 3, 4 and 5).

### Functional Servicing Report

The Region has reviewed the Functional Servicing & Stormwater Management Report (FSR) dated September 4, 2019, prepared for Daniels HR Corporation, submitted by Fabian Papa & Partners and a revised FSR is required addressing the following:

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Suite A  
Brampton, ON  
L6T 4B9  
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- The water and wastewater servicing strategy proposed within the FSR is consistent with the Region's Servicing Study for North American Development completed in August 2018. However, the population within FSR exceeds populations proposed for North American Development (Block 1W) by approximately 230 people.
- The population in the FSR must be verified taking into consideration Blocks 1W, 1E, 2, 3 and 4 as it would negatively impact existing infrastructure; particularly the existing 450mm diameter sanitary sewer and existing vortex structure on Mississauga Road.
- Pages 7 and 9 of the Report need to be revised showing population projections based on the latest Region's population guidelines as follows:
  - Condominium Townhouses – 3.5PPU
  - Apartment (2+ Bedrooms) – 2.54PPU
  - Apartment (1 Bedroom) – 1.68PPU.
- Wastewater:
  - As mentioned in the Report the existing 450mm diameter sanitary within the easement is approximately 12.0 meters deep. Given the vertical separation between existing 450mm sanitary sewer and the proposed local storm/sanitary sewer, a 3.0 meter horizontal clearance is not adequate and the distance must be increased.
  - The required offset must be sized such that maintenance and operation of the existing sanitary sewers is possible at all times. Please provide an easement cross-section as well as a cross-section of the proposed Street A showing existing and proposed infrastructure.
  - An access road within Block 8 is required to maintain and operate the existing and proposed sanitary sewers. A detail plan will be required. Please note that no structures or trees will be permitted within the existing sanitary easement.
  - Functional Servicing and Grading Plan FSG-1 indicates that proposed local 300/375mm diameter sanitary sewer within Blocks 3, 7 and 8 are to be constructed by others. Please note that these sewers must be completed as part of Block 1 West project. The Developer shall make necessary arrangements with respect to design and construction of the 300/375mm diameter sanitary sewer at the sole cost and expense of the Developer.
  - Functional Servicing and Grading Plan FSG-1 further indicates conflict of the proposed 300mm diameter watermain and possibly other utilities with existing sanitary MH9A, please ensure that proper offsets are maintained.
- Water:
  - Fire hydrant flow tests need to be completed in the vicinity of the proposed development to confirm pressure and flow within the system. Calculations of water demand and fire flow need to be provided to confirm accuracy.
  - Functional Servicing and Grading Plan FSG-1 indicates that proposed 300mm diameter watermain along Bovaird Drive West is to be constructed by others. Please note that this watermain must be completed as part of Block 1 West project ensuring proper watermain looping for the development. The Developer shall make necessary arrangements with respect to design and construction of

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the 300mm diameter watermain along Bovaird Drive, at the sole cost and expense of the Developer.

- Additionally, the applicant is advised to show on FSG-1 plan fire and domestic split for each water service connection which must branch at the street line. Fire hydrants are to be shown along Street A as well as Bovaird Drive.
- Storm Sewer:
  - The Report confirms that storm sewer connection to Bovaird Drive West will not be permitted and that stormwater management will be dealt with within the boundaries of the subject site.

## Regional Roads

- The proposed development abuts Bovaird Drive West, Regional Road #107.
- The Region of Peel will not permit any changes to grading within the Bovaird Drive West ROW along the frontage of proposed development.
- No lots or blocks shall have direct access to Bovaird Drive West. Any future access shall be in accordance with The Region Access Control By-law.

## 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

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five Year Capital Budget and Forecast.

## Waste Management Requirements

- The Region of Peel will provide curbside waste collection to the live/work units and townhouse units on site provided that future submissions satisfy the requirements outlined in sections 2.0 and 3.0 of the Waste Collection Design Standards Manual.
- The Region of Peel will provide front-end waste collection to the apartment and stacked townhouse units on site provided that future submissions satisfy the requirements outlined in sections 2.0 And 4.0 of the Waste Collection Design Standards Manual.
- A Waste Collection Plan is required identifying the following design requirements:
  - The turning radii of a minimum of 13m to the centreline on all turns along the waste collection vehicle access route.
  - For curbside collection, each dwelling unit within a development must have its own identifiable collection point located along the curb adjacent to the driveway and must be directly accessible to the waste collection vehicle and free of obstructions such as parked cars.
    - A 3x1 set out area is preferred to allow for a one metre separation between carts.
  - For front-end collection the plan must show the waste collection and storage points for all waste receptacles.
    - The collection vehicle requires a minimum 18m head on approach
    - A minimum height clearance of 7.5m is required at the indoor collection point
    - The waste collection vehicle can only reverse a maximum of 15m



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- 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**

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
  - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
  - b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.
2. Provision shall be made in the Subdivision Agreement with respect to:
  - a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
  - b) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks);

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

#### **Water Meter Fees**

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.

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### Traffic Impact Study

4. Prior to registration of this plan, a Traffic Impact Study acceptable to the Region of Peel is required detailing the impact on the Regional road network and identifying any mitigation measures.
5. Interim and Ultimate geometrics for the intersection of Bovaird Drive and Street "A" shall be determined after the Traffic Impact Study has been completed and filed, to the satisfaction of the Region.
6. Ultimate land dedications shall be determined after the Traffic Impact Study has been completed and filed, to the satisfaction of the Region.

### Land Dedications

7. As a condition of registration of this Plan 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 Bovaird Drive (Regional Road 107). The Region's Official Plan road widening requirement is as per the table below:

		R.O.W
Mid-block		45 m
Within Intersection*	Single Left Turning Lane	50.5 m
	Dual Left Turning Lanes	54 m

\*Within Intersection refers to within 245 metres of an intersection

- a. A 15 metre by 15 metre daylight triangle at the intersection of Bovaird Drive and Street "A",
  - b. A 0.3 metre reserve along the frontage of Bovaird Drive and the daylight triangle.
8. A provision shall be made in the subdivision agreement that:
  - a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
    - i. All temporary and permanent easements required in support of the Bovaird Drive Environmental Assessment (EA); and
    - ii. 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.

### Access

9. A provision shall be made in the subdivision agreement that:
  - a. The Region shall permit road connection to the Lands off Bovaird Drive, located opposite Elbern Markel Drive (Street "A").
  - b. No lots or blocks shall have direct access to Bovaird Drive.

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### Traffic Engineering – Interim Road Works

10. A provision shall be made in the subdivision agreement that prior to the registration of this Plan, or any phase thereof:
  - a. The Developer acknowledge that should the development proceed prior to the Region widening Bovaird Drive to six (6) lanes, interim road works will be required at the intersection of Bovaird Drive and “Street A” to facilitate this development at 100% the expense of the Developer.
  - b. Interim geometrics for the intersection of Bovaird Drive and Street “A” shall be determined after the Traffic Impact Study has been completed and filed, to the satisfaction of the Region.
  - c. A detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer shall be submitted to the Region for review and approval prior to construction. The engineering submission shall include removals, new construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings.
  - d. The Developer acknowledges that, should the Developer proceed with the interim road works, the following will be required at 100% cost of the Developer prior to the commencement of works within the Region’s right-of-way:
    - i. A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region’s right-of-way;
    - ii. Engineering and inspection fees in the amount of 7% of the estimated cost of road and access works;
    - iii. A letter of credit in the amount of \$10,000.00 for pavement markings;
    - iv. A letter of credit in the amount of \$100,000.00 for temporary traffic control signals. (\$100,000.00 represents 50% of the total anticipated costs of installation of the temporary traffic control signals)
  - e. 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 on Bovaird Drive shall be in accordance with the Region’s specifications and standards, as amended from time to time.

### Traffic Engineering – Ultimate Road Works

11. A provision shall be made in the subdivision agreement that, prior to the registration of this Plan, or any phase thereof:
  - a. The Developer acknowledges that the intersection of Bovaird Drive and Street “A” is not included in the Region’s Development Charges By-law. As such, when Bovaird Drive is widened to a six-lane cross-section, all costs associated with the ultimate intersection improvement works, as required by the Region, are 100% the Developer’s responsibility.
  - b. Ultimate geometrics for the intersection of Bovaird Drive and Street “A” shall be determined after the Traffic Impact Study has been completed and filed, to the satisfaction of the Region.
  - c. The Developer acknowledges that, the following will be required at 100% cost of the Developer prior to the commencement of works within the Region’s right-of-way:

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- i. A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way;
- ii. Engineering and inspection fees in the amount of 7% of the estimated cost of road and access works;
- iii. A letter of credit in the amount of \$180,000.00 for the future traffic control signals (\$180,000.00 represents 50% of the total anticipated costs of installation of future traffic control signals);
- iv. A cheque in the amount of \$71,190.00 (HST included) for maintenance of future traffic control signals at the intersection of Bovaird Drive and Street "A"

### Road Occupancy Permit

12. Provisions shall be made in the subdivision agreement that, prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permit and construction access permit for all works within the Region's road right-of-way, including access works, and obtain 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 access and road works within the Region's right-of-way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region.
13. Provisions shall be made in the subdivision agreement that the location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect.

### Landscaping and Encroachments

14. Provisions shall be made in the subdivision agreement that:
  - a. The Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way.
  - b. The Region shall not permit any alteration to grading within Bovaird Drive right-of-way along the frontage of the Lands

### Traffic/Development Engineering Conditions

15.
  - a. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way;
  - b. 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 Blocks 1-5 be diverted to or along the Bovaird Drive's right of way (by pipe or channel).

- c. The Region will not permit any alteration to grading within Bovaird Drive right-of-way along the frontage of the Lands.

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

16. Servicing of the subdivision will require:

- a. Construction of external 300mm diameter watermain along Bovaird Drive from proposed Street A to Creditview Road as indicated in the Functional Servicing Report. The Developer shall make necessary arrangements in respect to design and construction of the 300mm diameter watermain at the sole cost and expense of the Developer.
- b. Construction of 300/375mm diameter sanitary sewers within easements from existing MH11A to east limits of the subject development as indicated in the Functional Servicing Report. The Developer shall make necessary arrangements in respect to design and construction of the 300/375mm diameter sanitary sewer at the sole cost and expense of the Developer.
- c. Construction of an access road within Blocks 3, 7 and 8 which would permit operation and maintenance of the proposed and existing sanitary sewer infrastructure. The Developer must ensure that the proposed sanitary sewer easements through Block 3 is sized adequately as per Regional standards. A detail easement cross-section will be required.

17. 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 Bovaird Drive/Street A intersection works and watermains to service this Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title. A clause shall be included in the Subdivision Agreement in respect of same.

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

18. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
19. 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**

20. 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.

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21. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
  - a. Revised Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development;
22. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
23. 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.
24. Prior to registration of the plan of subdivision, the Developer shall ensure that:
  - a. All lots and blocks must be serviced via an internal road network;

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

25. 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.
26. 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.
27. 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.
28.
  - 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

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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.

29. 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 Bovaird Drive/Street A 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 Bovaird Drive/Street A intersection 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.
30. 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
31. 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. The documents required pursuant to Schedule B of the Subdivision Agreement and all associated documents.

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

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

Yours truly,



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Alex Martino  
Planner, Development Services  
Region of Peel





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Suite A  
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L6T 4B9  
tel: 905-791-7800

peelregion.ca

December 23, 2020

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  
North of Bovaird Drive, South of Lagerfeld Drive  
Daniels HR Corporation  
Brampton  
City File: OZS-2019-0007  
Region File: 21T-19017B**

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-19017B, 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 250mm to 375mm diameter sanitary sewer on Lagerfeld Drive, a 450mm diameter sanitary sewer within an existing easement, and a 1200mm diameter sanitary trunk sewer on Mississauga Road.
  - External easements and construction will be required.

#### **Water Facilities**

- The subject lands are located in Water Pressure Zone 6.
- Existing infrastructure consists of a 300mm diameter watermain on Lagerfeld Drive, a 400mm diameter watermain on Creditview Road and a 900mm diameter transmission watermain on Bovaird Drive West.
  - External easements and construction will be required.
- The Region requires a Condominium Water Servicing Agreement and a draft Declaration

and Description with completed Schedule A for the future Common Elements Condominium (Blocks 1, 2, 3, 4 and 5).

### **Functional Servicing Report**

The Region has reviewed the revised Functional Servicing and Stormwater Management Report (dated October 16, 2020) prepared by Fabian Papa & Partners. A revised FSR is required addressing the following:

- The water and wastewater servicing strategy proposed within the FSR is consistent with the Region's Servicing Study for North American Development completed in August of 2018. However, the population within the FSR exceeds populations proposed for North American Development (Block 1W). The population calculations are not consistent with regional guidelines, specifically for Blocks 1, 2 and 3 where condominium townhouses must be calculated based on 3.5PPU.

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### **Wastewater**

- As noted in the Report the existing 450mm diameter sanitary within the easement is approximately 12.0 meter deep. Given the vertical separation between existing 450mm sanitary sewer and the proposed local storm/sanitary sewer, a 3.0meter horizontal clearance is not adequate, and the distance must be increased.
- The required offset must be sized such so that maintenance and operation of the existing sanitary sewers is possible at all times. An easement cross-section is required as well as a cross-section of proposed Street A showing the existing and proposed infrastructure.
- An access road within Block 8 is required to maintain and operate existing and proposed sanitary sewers. A detail is required. Please note that no structures or trees will be permitted within the existing sanitary easement.
- Functional Servicing and Grading Plans FSG-1 and FSG-2 indicate possible conflict between proposed 300mm diameter watermain, existing sanitary sewer and possibly other utilities within proposed Street A. The applicant is to ensure that proper offsets are maintained as per Regional/City/MOE guidelines.

### **Water**

- Fire hydrant flow tests need to be completed in the vicinity of the proposed development to confirm pressure and flow within the system.

### **Storm Sewers**

- The report confirms that storm sewer connections to Bovaird Drive West will not be permitted and that stormwater management will be dealt with within the boundaries of the subject lands.

### **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.

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### Capital Budget

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five Year Capital Budget and Forecast.

### Waste Management Requirements

- The Region understands that there will be future site plan applications filed for each block created through the subdivision. As such, detailed waste management comments will be provided as part of the future site plan applications.

### 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

1. 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

2. In respect of the water meter fees:
  - a. 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
  - b. 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.

#### Traffic Impact Study

3. Prior to registration of this plan, a Traffic Impact Study acceptable to the Region of Peel is required detailing the impact on the Regional road network and identifying any mitigation measures.
4. Interim and Ultimate geometrics for the intersection of Bovaird Drive and Street "A" shall be determined after the Traffic Impact Study has been completed and filed, to the satisfaction of the Region.
5. Ultimate land dedications shall be determined after the Traffic Impact Study has been completed and filed, to the satisfaction of the Region.

**Land Dedications**

6. As a condition of registration of this Plan 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 Bovaird Drive (Regional Road 107). The Region’s Official Plan road widening requirement is as per the table below:

		R.O.W
Mid-block		45 m
Within Intersection*	Single Left Turning Lane	50.5 m
	Dual Left Turning Lanes	54 m

\*Within Intersection refers to within 245 metres of an intersection

- b. A 15 metre by 15 metre daylight triangles at the intersection of Bovaird Drive and Street “A”,
  - c. A 15 metre by 15 metre daylight triangles at the intersection of Bovaird Drive and Future Street (To Be Named),
  - d. A 0.3 metre reserve along the frontage of Bovaird Drive and the daylight triangles.
7. A provision shall be made in the subdivision agreement that:
- a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
    - i. All temporary and permanent easements required in support of the Bovaird Drive Environmental Assessment (EA); and
    - ii. 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.

**Access**

8. A provision shall be made in the subdivision agreement that:
- a. The Region shall permit road connection to the Lands off Bovaird Drive, located opposite Elbern Markel Drive (Street “A”).
  - b. No lots or blocks shall have direct access to Bovaird Drive.

**Interim Road Works**

9. A provision shall be made in the subdivision agreement that prior to the registration of this Plan, or any phase thereof:
- a. The Developer acknowledge that should the development proceed prior to the Region widening Bovaird Drive to six (6) lanes, interim road works will be required at the intersection of Bovaird Drive and “Street A” to facilitate this development at 100% the expense of the Developer.
  - b. Interim geometrics for the intersection of Bovaird Drive and Street “A” shall be determined after the Traffic Impact Study has been completed and filed, to the satisfaction of the Region.
  - c. A detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer shall be submitted to the Region for review and approval

**Public Works**

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

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prior to construction. The engineering submission shall include removals, new construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings.

- d. The Developer acknowledges that, should the Developer proceed with the interim road works, the following will be required at 100% cost of the Developer prior to the commencement of works within the Region's right-of-way:
  - i. A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way;
  - ii. Engineering and inspection fees in the amount of 7% of the estimated cost of road and access works;
  - iii. A letter of credit in the amount of \$10,000.00 for pavement markings;
  - iv. A letter of credit in the amount of \$125,000.00 for temporary traffic control signals. (\$125,000.00 represents 50% of the total anticipated costs of installation of the temporary traffic control signals).
- e. 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 on Bovaird Drive shall be in accordance with the Region's specifications and standards, as amended from time to time.

## Ultimate Road Works

10. A provision shall be made in the subdivision agreement that, prior to the registration of this Plan, or any phase thereof:
  - a. The Developer acknowledge that the intersection of Bovaird Drive and Street "A" is not included in the Region's Development Charges By-law. As such, when Bovaird Drive is widened to a six-lane cross-section, all costs associated with the ultimate intersection improvement works, as required by the Region, are 100% the Developer's responsibility.
  - b. Ultimate geometrics for the intersection of Bovaird Drive and Street "A" shall be determined after the Traffic Impact Study has been completed and filed, to the satisfaction of the Region.
  - c. The Developer acknowledges that, the following will be required at 100% cost of the Developer prior to the commencement of works within the Region's right-of-way:
    - i. A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way;
    - ii. Engineering and inspection fees in the amount of 7% of the estimated cost of road and access works;
    - iii. A letter of credit in the amount of \$200,000.00 for the future traffic control signals (\$200,000.00 represents 50% of the total anticipated costs of installation of future traffic control signals);
    - iv. A cheque in the amount of \$71,190.00 (HST included) for maintenance of future traffic control signals at the intersection of Bovaird Drive and Street "A"

## Road Occupancy Permit

11. Provisions shall be made in the subdivision agreement that, prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permit and construction access permit for all works within the Region's road right-of-way, including access works, and obtain 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 access and road works within the Region's right-of-way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region.

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Suite A  
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L6T 4B9  
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12. Provisions shall be made in the subdivision agreement that the location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect

### Landscaping and Encroachments

13. Provisions shall be made in the subdivision agreement that:
  - a. The Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way.
  - b. The Region shall not permit any alteration to grading within Bovaird Drive right-of-way along the frontage of the Lands

### Traffic/Development Engineering Conditions

14.
  - a. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way;
  - b. 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 Blocks 1-5 be diverted to or along the Bovaird Drive's right of way (by pipe or channel).
  - c. The Region will not permit any alteration to grading within Bovaird Drive right-of-way along the frontage of the Lands.

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

15. Servicing of the subdivision will require:
  - a. Construction of external 300mm diameter watermain along Bovaird Drive from proposed Street A to Creditview Road as indicated in the Functional Servicing Report. The Developer shall make necessary arrangements in respect to design and construction of the 300mm diameter watermain at the sole cost and expense of the Developer.
  - b. Construction of 300/375mm diameter sanitary sewers within easements from existing MH11A to east limits of the subject development as indicated in the Functional Servicing Report. The Developer shall make necessary arrangements in respect to design and construction of the 300/375mm diameter sanitary sewer at the sole cost and expense of the Developer.
  - c. Construction of an access road within Blocks 3, 6 and 7 which would permit operation and maintenance of the proposed and existing sanitary sewer infrastructure. The Developer must ensure that the proposed sanitary sewer easements through Block 3 is sized adequately as per regional standards. A detail easement cross-section will be required.
16. 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 Bovaird Drive/Street A intersection works and watermains to service this Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title.

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

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10 Peel Centre Dr.  
Suite A  
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### Drawings – Servicing and “As Constructed”

17. Prior to servicing, the Developer’s engineer shall submit all engineering drawings in the digital format to the latest Region’s Digital Format Guidelines.
18. 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

19. 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.
20. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
  - a. Revised Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development;
21. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
22. 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.
23. Prior to registration of the plan of subdivision, the Developer shall ensure that:
  - a. All lots and blocks must be serviced via an internal road network;

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

24. 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.
25. 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.

26. 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

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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.

27.

- 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.

28. 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 Bovaird Drive/Street A 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 Bovaird Drive/Street A intersection 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.

29. 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

30. 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.

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

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

Yours truly,



Alex Martino  
Planner, Development Services  
Region of Peel

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

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tel: 905-791-7800

peelregion.ca

June 30, 2021

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  
North of Bovaird Drive, South of Lagerfeld Drive  
Daniels HR Corporation  
Brampton  
City File: OZS-2019-0007  
Region File: 21T-19017B**

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-19017B, 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 250mm to 375mm diameter sanitary sewer on Lagerfeld Drive, a 450mm diameter sanitary sewer within an existing easement, and a 1200mm diameter sanitary trunk sewer on Mississauga Road.
  - External easements and construction will be required.

#### **Water Facilities**

- The subject lands are located in Water Pressure Zone 6.
- Existing infrastructure consists of a 300mm diameter watermain on Lagerfeld Drive, a 400mm diameter watermain on Creditview Road and a 900mm diameter transmission watermain on Bovaird Drive West.
  - External easements and construction will be required.
- The Region requires a Condominium Water Servicing Agreement and a draft Declaration

and Description with completed Schedule A for the future Common Elements Condominium (Blocks 1, 2, 3, and 4).

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10 Peel Centre Dr.  
Suite A  
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L6T 4B9  
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### Regional Roads

- The proposed development abuts Bovaird Drive West, Regional Road #107.
- The Region of Peel will not permit any changes to grading within Bovaird Drive West ROW along the frontage of proposed development.
- No lots or blocks shall have direct access to Bovaird Drive West. Any future access shall be in accordance with The Region Access Control By-law.

### Functional Servicing Report

- The Region has reviewed the revised Functional Servicing and Stormwater Management Report (dated May 2021) prepared by Fabian Papa & Partners. The revised report satisfactory.

### 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

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five Year Capital Budget and Forecast.

### Waste Management Requirements

- The Region understands that there will be future site plan applications filed for each block created through the subdivision. As such, detailed waste management comments will be provided as part of the future site plan applications.

### 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

1. 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

2. In respect of the water meter fees:

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- a. 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.
- b. 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

3. As a condition of registration of this Plan 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 Bovaird Drive (Regional Road 107). The Region's Official Plan road widening requirement is as below:
    - i. Mid-block Right-of-Way requirement is 45 meters.
    - ii. 245 meters within a single left turn configuration intersection (Bovaird Drive and Street A), Right-of-Way requirement is 50.5 meters.
    - iii. 245 meters within a dual left turn configuration intersection (Bovaird Drive and Mississauga Road), Right-of-Way requirement is 54 meters.
  - b. A 15 metre by 15 metre daylight triangles at the intersection of Bovaird Drive and Street "A".
  - c. A 0.3 metre reserve along the frontage of Bovaird Drive and the daylight triangle.
4. Provision shall be made in the subdivision agreement that:
  - a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
    - i. Please note there's on-going Capital Project 19-4040 along this section of Bovaird Drive.
    - ii. All temporary and permanent easements required in support of the Bovaird Drive Capital Project 19-4040.
    - iii. 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.

## Access

5. Provision shall be made in the subdivision agreement that:
  - a. The Region shall permit road connection to the Lands off Bovaird Drive, located opposite Elbern Markel Drive (Street "A").
  - b. No lots or blocks shall have direct access to Bovaird Drive.

## Interim Road Works

6. Provision shall be made in the subdivision agreement that prior to the registration of this Plan, or any phase thereof:
  - a. The Developer acknowledge that should the development proceed prior to the Region widening Bovaird Drive to six (6) lanes, interim road works will be required at the intersection of Bovaird Drive and "Street A" to facilitate this development at 100% the expense of the Developer.
  - b. Interim geometrics for the intersection of Bovaird Drive and Street "A" shall be determined after the Traffic Impact Study has been completed and filed, to the satisfaction of the Region.

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- c. A detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer shall be submitted to the Region for review and approval prior to construction. The engineering submission shall include removals, new construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings.
- d. The Developer acknowledges that, should the Developer proceed with the interim road works, the following will be required at 100% cost of the Developer prior to the commencement of works within the Region's right-of-way:
  - i. A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way;
  - ii. A letter of credit in the amount of \$10,000.00 for pavement markings;
  - iii. A letter of credit in the amount of \$125,000.00 for temporary traffic control signals. (\$125,000.00 represents 50% of the total anticipated costs of installation of the temporary traffic control signals)
- e. 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 on Bovaird Drive shall be in accordance with the Region's specifications and standards, as amended from time to time.

## Ultimate Road Works

7. Provision shall be made in the subdivision agreement that, prior to the registration of this Plan, or any phase thereof:
  - a. The Developer acknowledge that the intersection of Bovaird Drive and Street "A" is not included in the Region's Development Charges By-law. As such, when Bovaird Drive is widened to a six-lane cross-section, all costs associated with the ultimate intersection improvement works, as required by the Region, are 100% the Developer's responsibility.
  - b. Ultimate geometrics for the intersection of Bovaird Drive and Street "A" shall be determined after the Traffic Impact Study has been completed and filed, to the satisfaction of the Region.
  - c. The Developer acknowledges that, the following will be required at 100% cost of the Developer prior to the commencement of works within the Region's right-of-way:
    - i. A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way.
    - ii. A letter of credit in the amount of \$200,000.00 for the future traffic control signals (\$200,000.00 represents 50% of the total anticipated costs of installation of future traffic control signals).
    - iii. A cheque in the amount of \$71,190.00 (HST included) for maintenance of future traffic control signals at the intersection of Bovaird Drive and Street "A".

## Road Occupancy Permit

8. Provisions shall be made in the subdivision agreement that, prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permit and construction access permit for all works within the Region's road right-of-way, including access works, and obtain such permit at least 48 hours prior to

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10 Peel Centre Dr.  
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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 access and road works within the Region's right-of-way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region.

9. Provisions shall be made in the subdivision agreement that the location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect

### Traffic/Development Engineering Conditions

10.
  - a. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way;
  - b. 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 Blocks 1-5 be diverted to or along the Bovaird Drive's right of way (by pipe or channel.
  - c. The Region will not permit any alteration to grading within Bovaird Drive 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 external 300mm diameter watermain along Bovaird Drive from proposed Street A to Creditview Road as indicated in the Functional Servicing Report. The Developer shall make necessary arrangements in respect to design and construction of the 300mm diameter watermain at the sole cost and expense of the Developer.
  - b. Construction of 300/375mm diameter sanitary sewers within easements from existing MH11A to east limits of the subject development as indicated in the Functional Servicing Report. The Developer shall make necessary arrangements in respect to design and construction of the 300/375mm diameter sanitary sewer at the sole cost and expense of the Developer.
  - c. Construction of an access road within Blocks 1 and 4 which would permit operation and maintenance of the proposed and existing sanitary sewer infrastructure. The Developer must ensure that the proposed sanitary sewer easements through Block 1 is sized adequately as per regional standards. A detail easement cross-section will be required.

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 Bovaird Drive/Street A intersection works and watermains to service this Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title.

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

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### 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.

### 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 servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
17. 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.
18. Prior to registration of the plan of subdivision, the Developer shall ensure that:
  - a. All lots and blocks must be serviced via an internal road network;

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

19. 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.
20. 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.

21. 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

## Public Works

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

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

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.

22.

- 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.

23.

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 Bovaird Drive/Street A 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 Bovaird Drive/Street A intersection 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



## Public Works

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L6T 4B9  
tel: 905-791-7800

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

approved by the Region.

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

24. 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.
25. 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.

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

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

Yours truly,



Alex Martino  
Planner, Development Services  
Region of Peel



## Michniak, Mark

---

**From:** Hughes, Trisha <trisha.hughes@cvc.ca>  
**Sent:** 2019/12/23 10:32 AM  
**To:** Shah, Bindu; egillin@danielscorp.com  
**Subject:** [EXTERNAL]21T-19017B and OZS-2019-0007

Hello Bindu and Elizabeth,

We have now had a chance to review the following materials submitted for Draft Plan of Subdivision 21T-19017B:

- Functional Servicing & Stormwater Management Report, prepared by Fabian Papa & Partners, dated September 4, 2019
- Functional Servicing & Grading Plan, prepared by Fabian Papa & Partners, last revised September 4, 2019

Based on our review, we offer the following preliminary comments:

1. O. Reg. 160/06: The subject property is adjacent to the Natural Heritage System identified through the Mount Pleasant Block Plan 51-1. Based on information available in this office, this area is regulated due to Huttonville Creek, floodplain, wetlands and the associated allowances to these features. The allowance to floodplain may extend onto the subject property. Based on the Functional Servicing & Grading Plan provided, development is proposed within the Natural Heritage System to construct stormwater outlets. As such, a portion of the property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of Credit Valley Conservation (CVC) (i.e. the issuance of a permit).
2. No details are provided for the proposed Low Impact Development (LID) measures. At the Functional Servicing Report (FSR) stage, we request a conceptual design of the proposed LID measures including a preliminary site servicing plan showing the preliminary location of the facilities, preliminary sizing calculations, general inlet/outlet configuration, preliminary plan and section views of each facility, etc. Please update the Functional Servicing & Stormwater Management Report accordingly. Note that the supporting calculations must demonstrate that the quality control target (i.e. Enhanced Level of Protection) can be achieved by the proposed LID measures in accordance with the requirements identified in the MECP SWM Planning and Design Manual (2003).
3. The Functional Servicing & Stormwater Management Report notes that infiltration is proposed for the site to meet the water balance targets. Please confirm the feasibility of infiltration facility locations (i.e. the infiltration capability of soils at those locations) based on a soil/groundwater investigation at the FSR stage. The design infiltration rate must incorporate a Factor of Safety as identified in the Appendix (Section 2.3) of CVC SWM Criteria (2012). The soil investigation should also confirm the minimum 1 metre separation between the bottom of the facility and the seasonally high groundwater table is achieved in accordance with the MECP SWM Planning and Design Manual (2003) and based on the proposed grading plan. Please update the FSR accordingly and include the full version of the background soil investigations as an appendix to the FSR.
4. The information provided about groundwater level seems to be based on a one-time measurement of groundwater level and does not seem to reflect the seasonally high groundwater level. Please clarify.
5. Quality control (Enhanced Level of Protection) is required for the portion of Street A that is tributary to Outlet 1. Please confirm how this target will be met.
6. Please note that Oil/Grit Separator (OGS) units are not acceptable as a stand-alone practice to address enhanced water quality criteria, however they may be used as part of a multi-component (treatment train) approach to achieve Enhanced quality control. Also note that the

stormwater management technologies considered as part of the treatment train must be ETV verified technologies (Environmental Technology Verification Canada). Please refer to the ETV website for current verified technologies.

7. For each OGS unit, please provide a summary of the design parameters in the report and provide the sizing report provided by the OGS manufacturer indicating the design parameters and performance of the unit.
8. Three separate outfalls have been proposed for the LID site (Outlet 2) for which no justification has been provided. Please note that these outfalls are shown within the Natural Heritage System and within the CVC Regulated Area. We recommend reducing the number of outfalls to the extent feasible. We request a site visit for on-site confirmation of the proposed outfall location at the FSR stage. Please set-up a site visit with CVC staff to verify the proposed location of the outfall.
9. Please demonstrate that the outfalls and other components of the stormwater management system are located outside of the erosion hazard limit. Please include the hazard lines on the Grading Plan.
10. A preliminary design of the required storage for each development block to Outlet 1 (SWM Pond HE-6B) is required at this stage. Identify the type, required storage volume, and preliminary location of the proposed quantity control facilities on the plan.

The following comments will need to be addressed at the detailed design stage:

11. The Functional Servicing & Grading Plan shows that extensive fill has been proposed which may impact the post grading soil permeability. Note that the post grading infiltration rate must be considered in design of infiltration facilities.
12. Details about configuration and components (e.g. inlet design and configuration, underdrains, etc.) will be revisited at the detailed design stage. Refer to Low Impact Development Stormwater Management Planning and Design Guide (Version 1.0, 2011) and Construction Guide for Low Impact Development (Version 1.0, 2012) available on the CVC website at [www.cvc.ca](http://www.cvc.ca).
13. Construction of the proposed infiltration facilities requires a detailed erosion and sediment control strategy to protect the area designated for infiltration facilities during construction. Please refer to Construction Guide for Low Impact Development (Version 1.0, 2012) and Erosion and Sediment Control Guideline for Urban Construction (December 2006), both can be obtained from the CVC website. A detailed erosion and sediment control plan will be reviewed at the detailed design stage.

We trust the above is of assistance. Please include a response to each of our above comments and a list of any additional changes made to the reports/plans with the next submission.

Should you have any questions, please let me know.

Kind regards,

**Trisha Hughes**

Planner | Planning and Development Services | Credit Valley Conservation  
905.670.1615 ext 325 | 1.800.668.5557  
[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca) | [cvc.ca](http://cvc.ca)

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## Michniak, Mark

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**From:** Hughes, Trisha <trisha.hughes@cvc.ca>  
**Sent:** 2020/12/03 3:59 PM  
**To:** Michniak, Mark; dgrandilli@danielscorp.com  
**Cc:** Martino, Alexander; Kozar, Donna; Robert D. Filipuzzi; 'Angela Bodrozic-Selak'  
**Subject:** [EXTERNAL]RE: 21T-19017B and OZS-2019-0007 - 2nd Submission

Hello Mark and Daniel,

CVC staff have now had an opportunity to review the second submission, including:

- Memorandum, prepared by FP&P, dated October 16, 2020
- Functional Servicing & Stormwater Management Report, prepared by Fabian Papa & Partners, dated October 16, 2020
- Drawing FSG-1 – Functional Servicing & Grading Plan, prepared by FP&P, last revised October 16, 2020
- Drawing FSG-2 – Functional Servicing & Grading Details, prepared by FP&P, last revised October 16, 2020
- Drawing A101 – Site Plan, prepared by Graziani & Corazza Architects, dated September 22, 2020
- Draft Plan of Subdivision, prepared by Glenn Schnarr & Associates, dated September 14, 2020
- Landscape Plans and Details, prepared by NAK Design Strategies, last revised October 5, 2020

Based on our review, we offer the following comments:

1. In follow-up to comment 1 from our previous comments (below), any development proposed within the regulated area will require a permit from CVC. It is our understanding that the Natural Heritage System (NHS) is under different ownership. Please note that authorization from the owner will need to be submitted with a future CVC permit application for any development proposed in the NHS.

### Engineering Comments

2. In follow-up to comment 8 from our previous comments (below) regarding the proposed outfalls:
  - a) Regarding Major System Conveyance, the report indicates that surface drainage will convey runoff in excess of the 10-year storm flow to an appropriate outlet:
    - If the surface runoff enters the valley at the locations other than the outfalls that are shown on Figure 7 of the Functional Servicing & Stormwater Management Report, please identify the location of overland flow outlets on the servicing plan and provide energy dissipation and erosion protection measures downstream of each outlet.
    - If the surface runoff may enter the valley at the proposed outfalls that are shown on Figure 7, please revise the preliminary design of the outfalls and the associated energy dissipation/erosion protection measures downstream of each outfall based on the corresponding 100-year storm flow. If directing the 100-year overland drainage to the proposed outfalls is not feasible, redesign the storm sewers to collect the 100-year overland drainage.
  - b) Please provide a discussion in the FSR about future maintenance of the outlet swales within the NHS and demonstrate that proper access for future maintenance will be available. Please provide confirmation from the City that the proposed outlet swales and the identified maintenance access is acceptable.
  - c) The detailed design of the energy dissipation and erosion protection measures downstream of the proposed outfalls (plunge pools, level spreaders, outlet swales, etc.) must be completed at the detailed design stage based on input from the project fluvial geomorphologist. Please confirm.

### Ecology Comments

3. In the first submission, there were only minor encroachments proposed into the NHS for the outfalls. Based on Figure 7 of the Functional Servicing & Stormwater Management Report, more extensive work is now being proposed in the NHS for the 3 outfalls. As such, we request an impact analysis to speak to the proposed impacts and mitigation measures for the proposed storm outfall locations, grading, and impacts to the SAR/Redside Dace habitat. We would be happy to discuss with the applicant to help scope the work. Information from the Block Plan EIR and previous subdivision EIS can be used as background. The analysis should include the recommendation of mitigation methodologies and technologies. Please include a figure showing the potential Impacts and Opportunities through an orthographic overlay of the proposed development over the NHS. The objective of this figure is to show the location of mitigation and restoration opportunities such that impacts are mitigated and a net gain is achieved in site level ecosystem function.
4. Pursuant to CVC policy, please be advised that storm water cannot be discharged (uncontrolled) over Top of Bank and as such, for each proposed storm water outfall a naturalized channel will have to be created such that the newly created outfall channel is directly tied into the watercourse. The detailed drawings should show the softest and most naturalized techniques possible. Given the existing grades (approximately 10% gradient), a step pool type design might be necessary for energy dissipation and polishing prior to connection with the watercourse. Please ensure that the appropriate professional is hired for this design (e.g. Fluvial geomorphologist). Please also ensure that a comprehensive planting plan for the outfall channel margins accompany the submission.
5. Based on the current submission, work (i.e. outfall swales) appears to be proposed within the Redside Dace (RSD) Regulated Area. As such, please ensure that the Ministry of Environment, Conservation and Parks (MECP) is consulted on the outfall channel designs. We recommend you consult with MECP at this stage, as any requirements they have may impact the SWM strategy. An ESA permit will likely be required given that the outfalls are proposed to be located within the RSD regulated area. We request that you include correspondence with MECP regarding their design requirements in future submissions, so that we can be consistent with MECP in our review and recommendations.
6. Please ensure that all restoration planting plans adhere to CVC's Plant Selection Guidelines and Seed mixes (<https://cvc.ca/wp-content/uploads/2018/04/Plant-Selection-Guideline-FINAL-APRIL-24th-2018.pdf>).
7. In order to protect the NHS from the change in land use, please ensure that any disturbance to the NHS is naturalized through the application of a comprehensive naturalized planting plan as per the guideline above. The restoration/planting plan will be required for review at detailed design.

Let me know if you have any questions or would like to discuss any of the above comments. Please include a response to each of our above comments with the next submission.

Kind regards,

**Trisha Hughes**

Planner | Planning and Development Services | Credit Valley Conservation

905.670.1615 ext 325 | 1.800.668.5557

[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca) | [cvc.ca](http://cvc.ca)

---

**From:** Hughes, Trisha

**Sent:** Monday, December 23, 2019 10:32 AM

**To:** Shah, Bindu <[Bindu.Shah@brampton.ca](mailto:Bindu.Shah@brampton.ca)>; [egillin@danielscorp.com](mailto:egillin@danielscorp.com)

**Subject:** 21T-19017B and OZS-2019-0007

Hello Bindu and Elizabeth,

We have now had a chance to review the following materials submitted for Draft Plan of Subdivision 21T-19017B:

- Functional Servicing & Stormwater Management Report, prepared by Fabian Papa & Partners, dated September 4, 2019
- Functional Servicing & Grading Plan, prepared by Fabian Papa & Partners, last revised September 4, 2019

Based on our review, we offer the following preliminary comments:

1. O. Reg. 160/06: The subject property is adjacent to the Natural Heritage System identified through the Mount Pleasant Block Plan 51-1. Based on information available in this office, this area is regulated due to Huttonville Creek, floodplain, wetlands and the associated allowances to these features. The allowance to floodplain may extend onto the subject property. Based on the Functional Servicing & Grading Plan provided, development is proposed within the Natural Heritage System to construct stormwater outlets. As such, a portion of the property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of Credit Valley Conservation (CVC) (i.e. the issuance of a permit).
2. No details are provided for the proposed Low Impact Development (LID) measures. At the Functional Servicing Report (FSR) stage, we request a conceptual design of the proposed LID measures including a preliminary site servicing plan showing the preliminary location of the facilities, preliminary sizing calculations, general inlet/outlet configuration, preliminary plan and section views of each facility, etc. Please update the Functional Servicing & Stormwater Management Report accordingly. Note that the supporting calculations must demonstrate that the quality control target (i.e. Enhanced Level of Protection) can be achieved by the proposed LID measures in accordance with the requirements identified in the MECP SWM Planning and Design Manual (2003).
3. The Functional Servicing & Stormwater Management Report notes that infiltration is proposed for the site to meet the water balance targets. Please confirm the feasibility of infiltration facility locations (i.e. the infiltration capability of soils at those locations) based on a soil/groundwater investigation at the FSR stage. The design infiltration rate must incorporate a Factor of Safety as identified in the Appendix (Section 2.3) of CVC SWM Criteria (2012). The soil investigation should also confirm the minimum 1 metre separation between the bottom of the facility and the seasonally high groundwater table is achieved in accordance with the MECP SWM Planning and Design Manual (2003) and based on the proposed grading plan. Please update the FSR accordingly and include the full version of the background soil investigations as an appendix to the FSR.
4. The information provided about groundwater level seems to be based on a one-time measurement of groundwater level and does not seem to reflect the seasonally high groundwater level. Please clarify.
5. Quality control (Enhanced Level of Protection) is required for the portion of Street A that is tributary to Outlet 1. Please confirm how this target will be met.
6. Please note that Oil/Grit Separator (OGS) units are not acceptable as a stand-alone practice to address enhanced water quality criteria, however they may be used as part of a multi-component (treatment train) approach to achieve Enhanced quality control. Also note that the stormwater management technologies considered as part of the treatment train must be ETV verified technologies (Environmental Technology Verification Canada). Please refer to the ETV website for current verified technologies.
7. For each OGS unit, please provide a summary of the design parameters in the report and provide the sizing report provided by the OGS manufacturer indicating the design parameters and performance of the unit.
8. Three separate outfalls have been proposed for the LID site (Outlet 2) for which no justification has been provided. Please note that these outfalls are shown within the Natural Heritage System and within the CVC Regulated Area. We recommend reducing the number of outfalls to the extent feasible. We request a site visit for on-site confirmation of the proposed outfall

location at the FSR stage. Please set-up a site visit with CVC staff to verify the proposed location of the outfall.

9. Please demonstrate that the outfalls and other components of the stormwater management system are located outside of the erosion hazard limit. Please include the hazard lines on the Grading Plan.
10. A preliminary design of the required storage for each development block to Outlet 1 (SWM Pond HE-6B) is required at this stage. Identify the type, required storage volume, and preliminary location of the proposed quantity control facilities on the plan.

The following comments will need to be addressed at the detailed design stage:

11. The Functional Servicing & Grading Plan shows that extensive fill has been proposed which may impact the post grading soil permeability. Note that the post grading infiltration rate must be considered in design of infiltration facilities.
12. Details about configuration and components (e.g. inlet design and configuration, underdrains, etc.) will be revisited at the detailed design stage. Refer to Low Impact Development Stormwater Management Planning and Design Guide (Version 1.0, 2011) and Construction Guide for Low Impact Development (Version 1.0, 2012) available on the CVC website at [www.cvc.ca](http://www.cvc.ca).
13. Construction of the proposed infiltration facilities requires a detailed erosion and sediment control strategy to protect the area designated for infiltration facilities during construction. Please refer to Construction Guide for Low Impact Development (Version 1.0, 2012) and Erosion and Sediment Control Guideline for Urban Construction (December 2006), both can be obtained from the CVC website. A detailed erosion and sediment control plan will be reviewed at the detailed design stage.

We trust the above is of assistance. Please include a response to each of our above comments and a list of any additional changes made to the reports/plans with the next submission.

Should you have any questions, please let me know.

Kind regards,

**Trisha Hughes**

Planner | Planning and Development Services | Credit Valley Conservation

905.670.1615 ext 325 | 1.800.668.5557

[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca) | [cvc.ca](http://cvc.ca)

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## Michniak, Mark

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**From:** Hughes, Trisha <trisha.hughes@cvc.ca>  
**Sent:** 2021/06/14 2:47 PM  
**To:** Michniak, Mark; Daniel Grandilli  
**Cc:** Sanders, Donna; Sebti, Saleh; Cook, Lori; Martino, Alexander; Elizabeth Gillin  
**Subject:** [EXTERNAL]21T-19017B and OZS-2019-0007 - 3rd Submission

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hello Mark and Daniel,

CVC staff have now had an opportunity to review the third submission for the above-noted application, including the Functional Servicing & Stormwater Management Report (FP&P, May 14, 2021), Scoped Environmental Impact Study (WSP, May 17, 2021), and associated plans. Based on our review, we offer the following comments:

### Engineering Comments on FSR

1. The FSR indicates that due to grading constraints, 5.81 ha of uncontrolled discharge towards the NHS is proposed. That is 0.92 ha greater than the 4.89 ha area that was considered in the previous submissions based on the hydrological verification for Huttonville Creek (AMEC, FEB 26, 2013).
  - a. Any increase in peak flows will require flood control at this site. Provide on-site control for all storms (i.e. 2 to 100-year and Regional event) and demonstrate that post-development flows for all storm events including the Regional storm are limited to the verified level (i.e., 4.89 ha).
  - b. To address erosion control for the additional drainage towards the NHS, confirm that minimum 5mm on-site control with zero depression storage will be provided.
2. New information about outfall structure design details are summarized in Table 7 of the FSR. Please provide the background information and supporting calculations in the FSR.
3. A media filtration device (jellyfish) has been proposed for the 0.4 ha portion of Street A South. However, it is our understanding that the City does not support media filtration devices or LID measures within the road ROW due to concerns about future maintenance requirements. CVC staff preference is use of LID over OGS units unless it is used as part of a multi-component (treatment train) approach to achieve Enhanced level of protection. For the 0.4 ha portion of Street A South, considering the vegetated drainage path downstream of the storm outfalls within the NHS corridor, a combination of catchbasin inserts and OGS units is acceptable as best effort. Details about the components of the proposed system including the catchbasin inserts, OGS units, and the downstream vegetated path will be reviewed at the detailed design stage to confirm the proposed system can achieve Enhanced level of protection for Street A South. Note that for all other blocks, the water quality control and LID measures as identified in the report are required and must be implemented to address water quality control requirements.

### Ecology Comments on EIS

4. Thank you for submitting the Scoped EIS. Details found within were useful in our review of the latest plans, including proposed impacts regarding the latest outfall design and grading plan. The EIS recommends a regular monitoring program to assess the performance of the outfall design (Section 5.1.2.1, page 12). We recommend a monitoring plan be provided for review at detailed design.



5. The EIS speaks to significant grading into the NHS for the proposed outfalls. Grading and disturbance into the NHS should be minimized to the extent possible. A restoration/planting plan for any minor disturbance in the NHS will be required for review at detailed design.

Please let me know if you have any questions regarding the above comments. With the next submission, please include a response to the above comments.

The applicant should also contact CVC to confirm the fees required prior to Draft Plan Approval.

Kind regards,

**Trisha Hughes**

Planner | Planning and Development Services | Credit Valley Conservation

905.670.1615 ext 325 | Cell: 437-855-4056 | 1.800.668.5557

[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca) | [cvc.ca](http://cvc.ca)

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**Credit Valley  
Conservation**  
inspired by nature

September 3, 2021

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

**Attention: Mark Michniak**

**Re: CVC File No. 21T-19017B  
City File No. OZS-2019-0007  
Daniels HR Corporation  
Part Lot 11, Concession 4 WHS  
City of Brampton**

---

Credit Valley Conservation (CVC) staff have received the 4<sup>th</sup> submission (August 25, 2021) of the above noted Draft Plan of Subdivision and Zoning By-Law Amendment application and provide the following comments for your consideration.

#### **SITE CHARACTERISTICS**

The subject lands are adjacent to the natural heritage system (NHS) identified through Mount Pleasant Block Plan 51-1. Based on information currently available in this office, this area is regulated due to Huttonville Creek and the associated floodplain and meander belt allowance, as well as wetland. Any development proposed in the regulated area is subject to CVC's Regulation of Development Interference with Wetlands, and Alterations to Shorelines and Watercourses (Ontario Regulation No. 160/06). Any development (e.g. outfalls, grading, etc.) proposed in the regulated area will require a permit from CVC.

#### **GENERAL COMMENTS**

The subject property is located within Block Plan 51-1 in the Mount Pleasant Secondary Plan Area. As part of the Block Plan review, various technical studies had been submitted to support the overall development of the block.

Site specifically, CVC staff have reviewed a Functional Servicing & Stormwater Management Report (Fabian Papa & Partners, August 13, 2021) and a Scoped Environmental Impact Study (WSP, May 17, 2021), and have found them generally acceptable. It should be noted that a portion of the site drains to SWM Pond HE-6B, and a portion of the site drains to Huttonville Creek. Further review of the proposed outfalls to Huttonville Creek will be undertaken at detailed design.

#### **CONDITIONS OF DRAFT APPROVAL**

On this basis, CVC staff have no objection to the approval of the draft plan of subdivision provided that the following conditions are fulfilled:

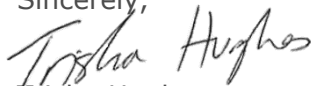
1. Prior to the registration of any phase of the plan and any site grading and servicing in the respective phase, that the following information, relevant to that phase, be

prepared to the satisfaction of Credit Valley Conservation (CVC) and the City of Brampton:

- a) A Stormwater Management Implementation Report in accordance with the approved Functional Servicing Report (FSR).
  - b) Detailed engineering and grading plans for the overall draft plan of subdivision, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
  - c) Plans/reports demonstrating the details of the LID measures to be implemented as per the approved FSR.
  - d) Appropriate sediment and erosion control measures be implemented as approved by the CVC and the City of Brampton.
  - e) A monitoring plan be prepared for the Natural Heritage System (NHS) related to the outfalls, in accordance with the recommendations of the approved Environmental Impact Study.
2. Prior to the registration of the plan and/or any phase of the plan, the following information will be prepared to the satisfaction of CVC and the City of Brampton:
- a) Plans/reports demonstrating the details of the proposed works within the regulated area, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
  - b) That detailed planting and restoration plans for the NHS are submitted to the satisfaction of CVC and the City of Brampton in accordance with the approved Environmental Impact Study.
  - c) That the Servicing Agreement between the Owner and the Municipality contain provisions, wherein the Owner agrees to carry out the works noted above.
  - d) That a Warning Clause be included in the Agreements of Purchase and Sale advising the future landowners of Blocks 1 and 4 that the adjacent public land (i.e. NHS) will remain as a low maintenance environment.
  - e) That a Homeowner's Factsheet that describes the benefits of some landscape naturalization for lots backing onto the NHS, as an educational tool to promote enhancement, be completed and included as part of the Purchase of Sale Agreement prior to closing.

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

Sincerely,



Trisha Hughes  
Planner

cc: John Hardcastle, Region of Peel  
Daniel Grandilli, Daniels HR Corporation

June 22nd, 2021

City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
Att'n: Mark Michniak

Re: Application for Zoning by-law Amendment – North of Bovaird Dr W & South of Lagerfeld Dr  
- COB File: OZS-2019-0007] and 21T-19017B Revision 2 -

Dear Mark:

We are in receipt of your request for comments regarding the above project. We respond as follows.

A/ The proposed location of the transformer cannot be guaranteed by Alectra Utilities Brampton. The transformer location will be finalized when Alectra completes designing the project. The applicant shall provide the required clearances and space for the transformer or switchgear according to Alectra Utilities Brampton standards.

B/ Please include as a condition of approval the following:

- Applicant shall grant all necessary aerial or underground easements, as may be required.
- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 20-26 weeks.

D/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://alectrautilities.com/conditions-service>.

E/ If there is any existing plant in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any such existing plant. If such a scenario exists, the property owner will be responsible for all costs associated with the relocation of the existing plant and must coordinate/consult with Alectra Utilities for the relocation of the plant. If Alectra Utilities determines that an easement is required, the property owner will be solely responsible for

**Alectra Utilities Corporation**

175 Sandalwood Pkwy West, Brampton, ON L7A 1E8 | t 905 840 6300

[alectrautilities.com](https://alectrautilities.com)

the full cost and expense for easement registration, obtaining and registering any required postponements and/or discharges and, the reference plan of survey.

I can be reached at 905-452-5541 if there are any questions.

Yours Truly,

Gaurav Rao  
Supervisor, Distribution Design – ICI & Layouts  
Alectra Utilities

## **Michniak, Mark**

---

**From:** circulations@wsp.com  
**Sent:** 2019/11/29 10:13 AM  
**To:** Shah, Bindu  
**Subject:** ZBLA (OZS-2019-0007) and Draft Plan of Subdivision (21T-19017B) - NE quadrant of Mississauga Rd. & Bovaird Dr.

**2019-11-29**

**Bindu Shah**

**Brampton**

, ,

Attention: Bindu Shah

Re: ZBLA (OZS-2019-0007) and Draft Plan of Subdivision (21T-19017B) - NE quadrant of Mississauga Rd. & Bovaird Dr.; Your File No. 21T-19017B,OZS-2019-0007

Our File No. 85951

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

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

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

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

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

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

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

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

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

Yours truly,

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

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-LAEmHhHzdJzBITWfa4Hgs7pbKl

October 12, 2020

The City of Brampton  
Planning & Development Services Dept.

To: Bindu Shah

Re: City File Number: OZS-2019-0007 and 21T-19017B  
Daniels HR Corporation – GSAI  
Mount Pleasant Village Block 1(W)-West of Creditview Rd and North of Bovaird Dr West

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

In order to provide mail service to the residential building(s) for this development, Canada Post requests that the owner/developer be notified of and comply with the following conditions:

➤ With respect to the **townhouse units**:

- ❖ The owner/developer must consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ❖ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.
- ❖ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ❖ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
- ❖ The owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
  1. A Community Mailbox concrete base pad per Canada Post specifications.
  2. Any required walkway across the boulevard, as per municipal standards
  3. Any required curb depressions for wheelchair access

➤ In order to service the **6 and 15 storey apartment buildings** Canada Post requires:

- ❖ The owner/developer to provide a **rear-loaded** lock-box assembly which will be owned and maintained by the owner/developer and must be erected in a centralized location. As per our revised National Policy, **no retail units will receive delivery to the door. For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided.**
- ❖ The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.





CANADA POST  
200-5210 BRADCO BLVD  
MISSISSAUGA ON L4W 1G7

[CANADAPOST.CA](http://CANADAPOST.CA)

POSTES CANADA  
200-5210 BRADCO BLVD  
MISSISSAUGA ON L4W 1G7

[POSTESCANADA.CA](http://POSTESCANADA.CA)

**As the project nears completion, it is requested that the Developer contact me directly to communicate the first occupancy date at which time Postal Coding will be provided. Existing postal coding will not apply.**

\*\*\* It is requested that the developer notify all new homebuyers of the process to initiate Mail Delivery;

Once the homeowner has closed their home sale, the new homeowner can go to the local Post office and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery. Of note, any mail which has been sent to this homeowner in the interim – to this new address - will also be available for pickup at this local Post Office - this is where mail will be held until mail delivery begins.

**The complete guide to Canada Post's Delivery Standards can be found at:**

[https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

Sincerely,

Christopher Fearon  
Delivery Services Officer - Delivery Planning  
200-5210 Bradco Blvd  
Mississauga ON L4W 1G7  
905-206-1247 ext. 2027  
[christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca)

## Michniak, Mark

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**From:** Ashkan Matlabi <Ashkan.Matlabi@cn.ca> on behalf of Proximity <proximity@cn.ca>  
**Sent:** 2021/09/14 6:03 PM  
**To:** Michniak, Mark  
**Cc:** Vergis-Mayo, Katryna; Calzavara, Jules  
**Subject:** [EXTERNAL]2021-09-14\_CN – Daniels Corporation – Mount Pleasant Village, City of Brampton – Interim Moving of Conditions to Site Plan Approval Stage

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hello Mark,

With regard to the above noted matter, the proponent has agreed to enter into and register the CN Development Agreement and Easement at the Site Plan Approval Stage. Therefore, CN has agreed to push the conditions required by CN from the Draft Plan of Subdivision Approval stage to the Site Plan Approval stage. Please note that these conditions will have to be satisfied at the Site Plan Approval stage before CN will provide clearance of the conditions.

Thank you and don't hesitate to contact me for any questions.

Best regards

**Ashkan Matlabi**, Urb. OUQ. MBA

Urbaniste sénior / Senior Planner (CN Proximity)  
Planning, Landscape Architecture and Urban Design  
Urbanisme, architecture de paysage et design urbain



E : [proximity@cn.ca](mailto:proximity@cn.ca)  
T : 1-438-459-9190  
1600, René-Lévesque Ouest, 11e étage  
Montréal (Québec)  
H3H 1P9 CANADA  
[wsp.com](http://wsp.com)

December 10, 2019

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

Dear Bindu,

Re: Draft Plan of Subdivision, Zoning By-law Amendment  
Daniels HR Corporation  
Mount Pleasant Village Block 1 (W)  
West of Creditview Road and north of Bovaird Drive West  
City of Brampton  
File No.: OZS-2019-0007

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

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

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea20@Enbridge.com](mailto: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.

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.

Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Inc. at no cost.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Inc.'s Customer Connections department. For more details contact [SalesArea20@Enbridge.com](mailto:SalesArea20@Enbridge.com).

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

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

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The signature is written in a cursive, flowing style.

**Alice Coleman**

Municipal Planning Coordinator  
Long Range Distribution Planning

—

**ENBRIDGE GAS INC.**

TEL: 416-495-5386

[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)

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

[enbridgegas.com](http://enbridgegas.com)

**Safety. Integrity. Respect.**

## Michniak, Mark

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**From:** Trdoslavic, Shawntelle  
**Sent:** 2020/11/30 9:23 AM  
**To:** Michniak, Mark  
**Subject:** FW: [EXTERNAL]Brampton - Roll 1006000300311 - 21T-19017B

FYI

Thanks,

*Shawntelle Trdoslavic*

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

Our Focus Is People 



---

**From:** Dolly.Shetty@HydroOne.com <Dolly.Shetty@HydroOne.com> **On Behalf Of** LandUsePlanning@HydroOne.com  
**Sent:** 2020/11/26 1:53 PM  
**To:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Subject:** [EXTERNAL]Brampton - Roll 1006000300311 - 21T-19017B

Hello,

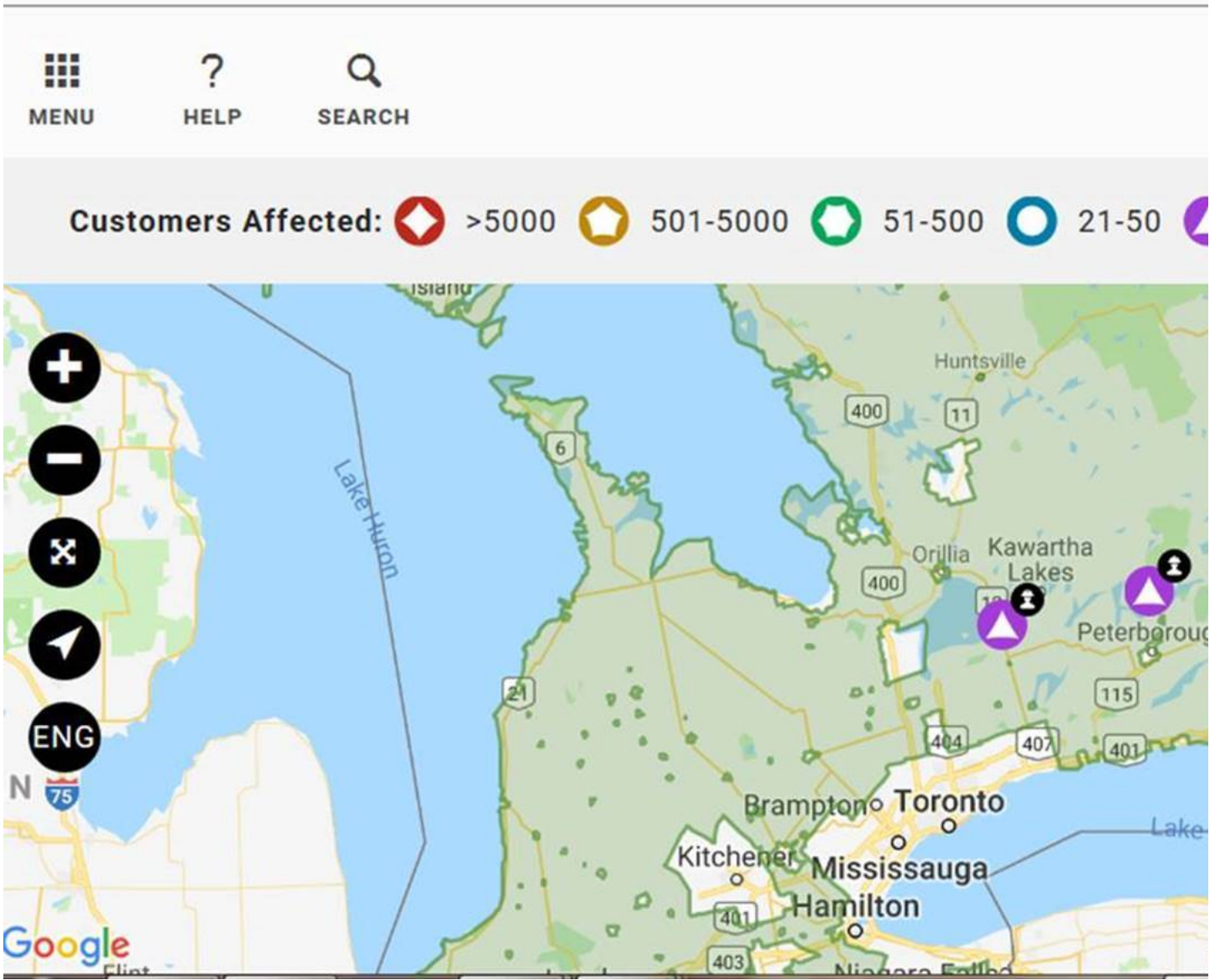
We are in receipt of Application 21T-19017B dated November 20, 2020. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

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

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

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

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



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

Thank you,

Best Wishes,

**Dolly Shetty**  
Real Estate Assistant | Land Use Planning

**Hydro One Networks Inc.**  
185 Clegg Road (R32)  
Markham, ON | L6G 1B7  
Email: [Dolly.Shetty@HydroOne.com](mailto:Dolly.Shetty@HydroOne.com)



## Michniak, Mark

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**From:** GTAW New Area <gtaw.newarea@rci.rogers.com>  
**Sent:** 2020/12/21 10:49 AM  
**To:** Michniak, Mark  
**Cc:** GTAW New Area  
**Subject:** [EXTERNAL]FW: OZS-2019-0007 and 21T-19017B Revision 1: DUE NOV 30/2020  
**Attachments:** R1\_Cover Letter.pdf; R1\_Comment Response Table.pdf; R1\_Concept Plan.pdf; R0\_Application Form\_Draft Plan of Subdivision.pdf; R0\_Application Form\_Zoning Bylaw Amendment.pdf

Morning Mark

Rogers has no objections.

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

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

Have a great day.

---

**From:** Trdoslavic, Shawntelle [mailto:Shawntelle.Trdoslavic@brampton.ca]  
**Sent:** Friday, November 20, 2020 11:48 AM  
**To:** Henry Gamboa <henry.gamboa@alectrautilities.com>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; planification@csviamonde.ca; GTAW New Area <gtaw.newarea@rci.rogers.com>; Dennis De Rango <landuseplanning@hydroone.com>; proximity@cn.ca  
**Cc:** Michniak, Mark <Mark.Michniak@brampton.ca>  
**Subject:** OZS-2019-0007 and 21T-19017B Revision 1: DUE NOV 30/2020

Good Morning,

Please find below the link to FTP Site for the **OZS-2019-0007 and 21T-19017B Revision 1** applicant submitted documents.

If you have any concerns please contact Mark at [Mark.Michniak@brampton.ca](mailto:Mark.Michniak@brampton.ca)

**FTP Log in instructions below:**

## Michniak, Mark

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**From:** planification <planification@csviamonde.ca>  
**Sent:** 2020/11/25 10:42 AM  
**To:** Trdoslavic, Shawntelle  
**Cc:** Michniak, Mark  
**Subject:** [EXTERNAL]RE: [EXTERNE] - OZS-2019-0007 and 21T-19017B Revision 1: DUE NOV 30/2020

Good Morning,

The Conseil scolaire Viamonde has no comment regarding development application file no. OZS-2019-0007 and 21T-19017B.

Best regards,

**Kenny Lamizana**

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



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

**Envoyé :** 20 novembre 2020 11:48

**À :** Henry Gamboa <henry.gamboa@alecrautilities.com>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; Suzanne Blakeman <suzanne.blakeman@peelsb.com>; Nicole Hanson <nicole.hanson@peelsb.com>; planification <planification@csvgiamonde.ca>; gtaw.newarea@rci.rogers.com; Dennis De Rango <landuseplanning@hydroone.com>; proximity@cn.ca

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

**Objet :** [EXTERNE] - OZS-2019-0007 and 21T-19017B Revision 1: DUE NOV 30/2020

Good Morning,

Please find below the link to FTP Site for the **OZS-2019-0007 and 21T-19017B Revision 1** applicant submitted documents.

If you have any concerns please contact Mark at [Mark.Michniak@brampton.ca](mailto:Mark.Michniak@brampton.ca)

**FTP Log in instructions below:**

<b>For External Commenters:</b>	<p style="text-align: center;"><a href="https://ftp.brampton.ca/ThinClient/Transfer.aspx">https://ftp.brampton.ca/ThinClient/Transfer.aspx</a></p> <ol style="list-style-type: none"><li>1) Sign-in with username and password: <b>Username:</b> cobguestx <b>Password:</b> tru3&amp;Hyt2593</li><li>2) Navigate to file folder named: <b>OZS-2019-0007 Revision 1 (October 2020)</b> <b>Note: Files will remain on the FTP only until the due date.</b></li></ol>
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2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
  - a) “Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.”
  - b) “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board.”
3. The developer shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchases that due to present school facilities, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board’s Transportation Policy.”

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

If you require any further information please contact me at [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com) or 905-890-1010, ext. 2217.

Yours truly,

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

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

November 26, 2019

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

Dear Ms. Shah:

**Re: Notice of Application and Request for Comments**  
**Application to amend the Zoning By-law and Proposed Draft Plan of Subdivision**  
**Glen Schnarr & Associates Inc. – Daniels HR Corporation**  
**File: 21T-19017B (OZS 2019-0007)**  
**North side of Bovaird Dr W, west of Creditview Rd**  
**City of Brampton – Ward 6**

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

The applicant proposes the development of 248 townhouse and 993 apartment units, which are anticipated to yield:

- 70 Junior Kindergarten to Grade 8 Students; and
- 30 Grade 9 to Grade 12 Students

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

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Jacinta Marto	344	504	0
Secondary School	St. Roch	1477	1404	0

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

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
  - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or

bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

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

Yours sincerely,



Krystina Koops, MCIP, RPP  
Planner  
Dufferin-Peel Catholic District School Board  
(905) 890-0708, ext. 24407  
krystina.koops@dpcdsb.org

c: N. Hanson, Peel District School Board (via email)

## Michniak, Mark

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**From:** Mohammad, Ghazanfar  
**Sent:** 2021/06/17 10:18 AM  
**To:** Michniak, Mark  
**Subject:** RE: Lagerfeld EA Status

Hi Mark,

The EA study for Lagerfeld from Creditview Road to west of Mississauga Road has been completed. We got clearance from MECP yesterday.

Thanks.

**Ghaz Mohammad**, *M.Eng., P.Eng, PMP*

Sr.Project Engineer, Infrastructure Planning

Public Works & Engineering

WPOC, 1975 Williams Parkway

Brampton, ON L6S 6E5

Tel: 905 874 2949

Email: [Ghazanfar.mohammad@brampton.ca](mailto:Ghazanfar.mohammad@brampton.ca)

