

March 14, 2019

City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Attn: Yin Xiao

Re: Notice of Application - Request for Comments  
GAGNON WALKER DOMES LTD - Navsharjeet Parhar  
10196 Bramalea Road (8 Townhouse Units)  
COB File: C04E11.008  
Alectra EP File: J2-95

Dear Yin,

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

A) Please include the following as conditions of approval:

- The owner/developer shall grant all necessary aerial or underground easements, as may be required. Alectra Utilities requires blanket easement on condominium developments.
- The owner/developer shall observe all aerial and underground clearances, as may be required. These will be confirmed during the final design of the road and subdivision.

B) The owner/developer shall contact Alectra Utilities (Brampton Hydro) Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule.

C) The owner/developer or their representative is strongly advised to consult Alectra Utilities' (Brampton Hydro's) Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at [www.bramptonhydro.com](http://www.bramptonhydro.com).

If you have any questions or concerns, feel free to contact me at 416.819.4975.

Yours Truly,

Henry Gamboa, CET  
Supervisor, Distribution Design – Subdivisions

## Xiao, Yinzhou

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**From:** planninganddevelopment <planninganddevelopment@bell.ca>  
**Sent:** 2021/11/08 2:42 PM  
**To:** Xiao, Yinzhou  
**Subject:** [EXTERNAL]RE: C04E11.008 Notice of Application and Request for Comments

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

Good afternoon Yinzhou,

Bell Canada does not have any comments at this time. We will provide comment at the Site Plan or Draft Plan stage.

### Ryan Courville

Access Network Provisioning Manager | Planning and Development  
C: 416-570-6726  
100 Borough Dr. Fl. 5 Toronto, Ontario



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**From:** Xiao, Yinzhou <[Yinzhou.Xiao@brampton.ca](mailto:Yinzhou.Xiao@brampton.ca)>  
**Sent:** November 7, 2021 8:20 PM  
**To:** CA - Circulations <[CA.Circulations@wsp.com](mailto:CA.Circulations@wsp.com)>; CA - Circulations <[CA.Circulations@wsp.com](mailto:CA.Circulations@wsp.com)>  
**Subject:** FW: C04E11.008 Notice of Application and Request for Comments

Hello Ryan,

Please see attached Notice of Application dated Feb 2019. I searched my inbox and could not located comments from Bell. If you previously provided comment, do you mind forwarding it to me? If not, I would really appreciate an expedited review as the report is going to December Committee meeting and I'm trying to put everything together last minute.

Thanks very much in advance for your help.

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*I am currently working remotely due to building occupancy limits during COVID-19. Please note Planning, Building and Economic Development Department, has re-opened to the public **by appointment only**. For information on safety, closures and reopening, please visit [www.brampton.ca/reopening](http://www.brampton.ca/reopening).*

*To book an appointment, visit [www.brampton.ca/skiptheline](http://www.brampton.ca/skiptheline)*

### Yin (Yinzhou) Xiao, MCIP, RPP

Planner III, Development Services  
Planning, Building and Economic Development Department  
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2  
[yinzhou.xiao@brampton.ca](mailto:yinzhou.xiao@brampton.ca)

p: 905-874-2867  
f: 905-874-2130



**BRAMPTON PLAN** The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the Brampton Plan. If you would like to receive information regarding the Official Plan review please email us at [opreview@brampton.ca](mailto:opreview@brampton.ca).

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**From:** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>  
**Sent:** 2019/02/27 10:41 AM  
**To:** [nirmaljit.rai@canadapost.postescanada.ca](mailto:nirmaljit.rai@canadapost.postescanada.ca); [circulations@mmm.ca](mailto:circulations@mmm.ca); Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>; 'stephanie. cox <[stephanie.cox@dpcdsb.org](mailto:stephanie.cox@dpcdsb.org)>; 'John Hardcastle' <[John.Hardcastle@peelregion.ca](mailto:John.Hardcastle@peelregion.ca)>; [apportionments@mpac.ca](mailto:apportionments@mpac.ca); Henry Gamboa <[Henry.Gamboa@aletrautilities.com](mailto:Henry.Gamboa@aletrautilities.com)>; Dennis De Rango <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>; 'Branko Vidovic' <[Branko.vidovic@peelsb.com](mailto:Branko.vidovic@peelsb.com)>; [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com); Adam Miller <[amiller@trca.on.ca](mailto:amiller@trca.on.ca)>; [aaazouz@cscmonavenir.ca](mailto:aaazouz@cscmonavenir.ca); [vito.pedano@peelpolice.ca](mailto:vito.pedano@peelpolice.ca)  
**Cc:** Xiao, Yinzhou <[Yinzhou.Xiao@brampton.ca](mailto:Yinzhou.Xiao@brampton.ca)>  
**Subject:** C04E11.008 Notice of Application and Request for Comments

Good Morning,

Please find attached the Notice of Application and Request for Comments for the above noted file.

If you have any concerns please contact the assigned Planner, Yin Xiao at [Yinzhou.Xiao@brampton.ca](mailto:Yinzhou.Xiao@brampton.ca) or 905-874-2867.

Thank you and have a great day!

**Shawntelle Trdoslavic**

*Development Services Clerk*

*Planning & Development Services Dept.*

*905.874.3453*

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

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-LAEmHhHzdJzBITWfa4Hgs7pbKl

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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)

March 25, 2019

City of Brampton  
Planning Department

To: Yin Xiao

Re: **Application No: C04E11.008**  
10196 Bramalea Road  
City of Brampton

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:

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

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

**Canada Post further requests the owner/developer be notified of the following:**

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **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)

The Location of the Local Post Office is 171 Van Kirk Dr, Brampton, ON  
Phone number - 905-846-4814 X2005

Sincerely,

*Nrai*

**Nirmaljit Rai**

Delivery Planning Officer – GTA West  
Canada Post Corporation  
200-5210 Bradco Blvd  
Mississauga ON L4W 1G7  
647-221-8241

February 27, 2019

Yin Xiao  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Yin Xiao:

**Re: Notice of Application and Request for Comments  
Application to Amend the Official Plan and Zoning By-law  
Gagnon Walker Domes Ltd – Parhar, Navsharnjeet  
File: C04E11.008  
10196 Bramalea Road  
City of Brampton – Ward 9**

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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 8 townhouse units which are anticipated to yield:

- 1 Junior Kindergarten to Grade 8 Students; and
- 1 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	Our Lady of Providence	596	665	0
Secondary School	St. Marguerite d'Youville	1524	1458	11

**The Board requests that the following condition be incorporated in the development agreement:**

1. That the applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential lots.
  - (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: B. Vidovic, Peel District School Board (via email)



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

March 6, 2019

Yin Xiao  
Development Planner  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Yin,

Re: Zoning By-law Amendment  
Gagnon Walker Domes Ltd.  
10196 Bramalea Road  
City of Brampton  
File No.: CO4E11-008

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

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

Sincerely,

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

**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.**

AC/jh

March 6<sup>th</sup>, 2019

Yin Xiao  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Ms. Xiao:

**RE: Application to Amend the Zoning By-Law – C04E11.008  
Gagnon Walker Domes Ltd. – Parhar, Navsharnjeet  
10196 Bramalea Road  
City of Brampton (Ward 9)**

The Peel District School Board has reviewed the above-noted application (8 townhouse units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

3	K-5
1	6-8
2	9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Fernforest P.S.	857	867	1
Lougheed Middle P.S.	759	744	3
Harold M. Brathwaite S.S.	1,512	1,479	0

The Board requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Development Agreement:

**Trustees**

Stan Cameron, Chair  
Sue Lawton, Vice-Chair  
Carrie Andrews  
Susan Benjamin  
Robert Crocker  
Nokha Dakroub

Will Davies  
David Green  
Brad MacDonald  
John Marchant  
Kathy McDonald  
Balbir Sohi

**Director of Education and Secretary**  
Peter Joshua

**Associate Director, Instructional and Equity Support Services**  
Poleen Grewal

**Associate Director, Operational Support Services**  
Jaspal Gill

**Associate Director, School Support Services**  
Wendy Dowling

1. 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 Peel District School Board."

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

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

Yours truly,



Branko Vidovic  
Intermediate Planning officer  
Planning and Accommodation Dept.

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

## Public Works

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

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

June 14, 2021

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

**RE: Region of Peel Comments  
Official Plan Amendment and Rezoning Application  
10196 Bramalea Road  
Sukhjeet Kaur and Navsharnjeet Pahar  
C04E11.008  
Regional File: OZ-18-4E11-08B**

Dear Ms. Xiao,

Region of Peel staff have reviewed the second formal submission of the above noted Official Plan Amendment and Rezoning application proposing to permit eight townhouse units on a condominium road and are pleased to offer Regional clearance based on the following:

**Prior to Official Plan Amendment and Rezoning Approval:**

**The following requirements shall be completed by the applicant to the satisfaction of the Region prior to Official Plan Amendment and Rezoning approval:**

**Site Servicing Requirements**

- The Region has reviewed the revised Functional Servicing Report (dated January 2021) prepared by WSP and find it satisfactory.

**Waste Management Requirements**

- The Region will provide curbside collection of garbage, recycling and organics material to the residential units.
- The Region has reviewed the concept plan and find the access route satisfactory. All other waste design requirements will be confirmed through the future Site Plan application.

If you have any questions or concerns, please contact me ([afroz.hasan@peelregion.ca](mailto:afroz.hasan@peelregion.ca) 905 791 7800 x4401) at your earliest convenience.

Yours truly,



Afroz Hasan  
Junior Planner, Development Services  
Region of Peel

---

**Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

## Xiao, Yinzhou

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**From:** GTAW New Area <gtaw.newarea@rci.rogers.com>  
**Sent:** 2019/02/27 12:29 PM  
**To:** Xiao, Yinzhou  
**Subject:** FW: C04E11.008 Notice of Application and Request for Comments  
**Attachments:** C04E11.008 Notice of Application and Request for Comments (February 21, 2019).pdf

Hi

We have no objections or concerns.

Thank you

**Debbie Purves**  
**System Planner**

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

[Debbie.purves@rci.rogers.com](mailto:Debbie.purves@rci.rogers.com)  
416-305-0466



---

**From:** Trdoslavic, Shawntelle [mailto:Shawntelle.Trdoslavic@brampton.ca]  
**Sent:** Wednesday, February 27, 2019 10:41 AM  
**To:** nirmaljit.raï@canadapost.postescanada.ca; circulations@mmm.ca; Municipal Planning <MunicipalPlanning@enbridge.com>; 'stephanie. cox <stephanie.cox@dpcdsb.org>; 'John Hardcastle' <John.Hardcastle@peelregion.ca>; apportionments@mpac.ca; Henry Gamboa <Henry.Gamboa@aletrautilities.com>; Dennis De Rango <landuseplanning@hydroone.com>; 'Branko Vidovic' <Branko.vidovic@peelsb.com>; GTAW New Area <gtaw.newarea@rci.rogers.com>; Adam Miller <amiller@trca.on.ca>; aaazouz@cscmonavenir.ca; vito.pedano@peelpolice.ca  
**Cc:** Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>  
**Subject:** C04E11.008 Notice of Application and Request for Comments

Good Morning,

Please find attached the Notice of Application and Request for Comments for the above noted file.

If you have any concerns please contact the assigned Planner, Yin Xiao at [Yinzhou.Xiao@brampton.ca](mailto:Yinzhou.Xiao@brampton.ca) or 905-874-2867.

Thank you and have a great day!

**Shawntelle Trdoslavic**  
*Development Services Clerk*

*Planning & Development Services Dept.*  
905.874.3453  
[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

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October 15, 2021

CFN 60781.01

**SENT BY E-MAIL (Yinzhou.xiao@brampton.ca)**

Yinzhou Xiao  
Planner III  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Ms. JXiao

**Re: C04E11.008  
10196 Bramalea Road  
City of Brampton, Region of Peel  
Sukhjeet Kaur & Navsharnjeet Pahar (Agent: Gagnon Walker Domes Ltd.)**

This letter will acknowledge receipt of the above noted Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBAL) applications. As per the TRCA's "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), staff provides the following comments as part of TRCA's commenting role under the *Planning Act*, and our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

**Purpose of the Application**

It is our understanding that the purpose of the above noted amendments is to permit two (2) 3-storey townhouse blocks, which includes eight (8) freehold townhouse units having a minimum lot width of 4.5 m and 4 m private rear yards.

**O. Reg. 166/06**

Please be advised that the subject property is not regulated by TRCA. As such, a TRCA permit is not required from TRCA pursuant to O. Reg. 166/06.

**Application-Specific Comments**

The water balance requirement is a volume of runoff that should be retained (infiltrated, evapo-transpired or reused) and not detained (attenuated). Therefore, the volume detained within the proposed 18" Brentwood storm tank is part of the water quantity control and will not help to maintain the site's existing water budget. The site is relatively small and the soils relatively impermeable so it can be accepted. However, these types of measures will not be supported for larger areas.

**Recommendations**

TRCA staff have reviewed the outstanding comments related to the most recent submission and note that only the above comment remains outstanding. Given its minor nature, TRCA staff have no objection to deferral to future detailed design stages.

As such, TRCA staff have no further objection to the approval of C04E11.008.

**Conclusion**

We trust these comments are of assistance. Should you have any questions, please contact me at 416-661-6600 extension 5272 or at [Anthony.Syhlonyk@trca.ca](mailto:Anthony.Syhlonyk@trca.ca).

Sincerely,

Anthony Syhlonyk  
Planner  
Development Planning and Permits | Development and Engineering Services

**Date:** April 29, 2021

**To:** Yin Xiao, Development Planner

**From:** Donna Sanders, Engineering Technologist

**Subject:** Functional Servicing Report  
**GAGNON WALKER DOMES LTD. – Parhar, Navsharnjeet**  
10196 Bramalea Road

**File:** C04E11.008

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**Submission:**

- Functional Servicing Report for 10196 Bramalea Road prepared by WSP Canada Inc. dated January 28, 2021, and received April 13, 2021.
- Summary of Sustainability Metrics dated March 31, 2021 prepared by Gagnon Walker domes Ltd., and received April 13, 2021

**Comments:**

1. Please verify the agreed upon development limit with the City's Environmental Planning Section and TRCA; **Confirmed**
2. Based on the report, the subject site storm sewers are to connect into the existing storm sewer within Bramalea Road. Please note that this connection will require a manhole; **Addressed**
3. Section 4.3 Storm Drainage System refers to sump pumps being installed to drain the building foundation drains for the dwelling units. Please note that sump pumps for new developments are not permitted in the City of Brampton. Please drain the foundation drains/weeping tile by gravity to the road storm sewer; **Addressed**
4. The report indicates that storm quantity controls will be implemented to control the 100-year post development flows to the 2-year pre-development discharge rate. Provide calculations to determine the allowable discharge rate and discuss quantity control strategy with restrictor calculations as required to show that the maximum release rate is not exceeded; **A Hydro-Brake Optimum flow control device is proposed to restrict site discharge. Please note that this item is not acceptable where an orifice plate/tube is possible. Please verify and provide supporting calculations to confirm;**
5. **Section 4.2 states that the maximum flow rate from the SWM detention chamber system is 19L/s; however, the maximum allowable release rate from the site is 10L/s. Please clarify and ensure that the maximum allowable site release rate is not exceeded.**
6. Please provide preliminary sizing calculations and details on the proposed underground SWM detention chamber; **Addressed, however, please provide a summary in the report regarding required and provided storage volumes;**

7. Based on Figure 6 Conceptual Storm Drainage and Servicing Plan, the proposed OGS has been located within the road widening block, which is to be conveyed to the city to form part of Bramalea Road right of way. Please relocate the proposed infrastructure so that it is inside private property, 1.0m from the property limit. Please note that the City will not be responsible for the operation and maintenance of the water quality treatment unit;  
**Addressed**
8. WSP Grading Plan #SG1 indicates fill placed up to the existing retaining wall located within the private lots to the north. Permission to enter will need to be obtained from the affected homeowners. Please provide a cross section detail at a critical point along the retaining wall. Alternatively, please provide a grading solution should permission not be granted; **Options provided, to be finalized at detail design stage**
9. According to the Grading Plan, there appears to be upwards of 1.0m of fill placed within the 15.0m buffer zone. Clearly show the extent of grading and obtain permission from City Environmental Planning Section and TRCA; **Proposed extensive grading into the 15.0m buffer remains. We defer to TRCA and City's Environmental Planning Section for review and acceptance of the grading encroachment**
10. An existing hydro pole and overhead hydro wire are shown crossing the subject site on the drawings. Discuss how these items will be addressed in relation to the grading plan design;  
**Addressed**

*Please address the following comments from review of the revised design:*

11. Please provide discussion and calculations to demonstrate retention of the first 5mm of runoff generated from the total impervious surface on the site;
12. An OGS has been proposed to address quality control on site. Please provide preliminary sizing calculations and details of the unit proposed to achieve a minimum 80% TSS removal;

### **Sustainability Assessment:**

1. Please clarify in the FSR how the site will achieve the required quantity control targets;
2. Please clarify in the FSR how the site will retain runoff from the 5mm rainfall event;

Please have the applicant address the above comments and submit a revised report including written response letter.

cc. Maggie Liu  
Olti Mertiri  
Pam Cooper (Item #9)  
Adam Miller, TRCA (Item #9)

**Date:** April 26, 2021  
**To:** Yin Xiao, Development Services  
**From:** Pam Cooper, Environmental Planning  
**File:** C4E11.008  
**Subject:** **Application to amend the Official Plan, Springdale Secondary Plan and Zoning By-law**  
**10196 Bramalea Road**

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Thank you for circulating the following to Environmental Planning for our review:

- Scoped Environmental Impact Study, Revision One, prepared by Burnside (March 2021)
- Sustainability Score and Summary prepared by GWD Planners (March 2021)

Provided below are Environmental Planning's comments. Please advise the applicant to update the EIS to address these comments, and provide a letter indicating how they have been satisfied.

### **General Comments**

1. As indicated by the Woodlot Impact Study (2007) and Springdale Forest Site Summary (2012), the adjacent NHS is a natural area that should be a focal point for protection and stewardship. As such, the City expects that the Springdale Forest is cared for accordingly and has provided comments in order to improve the quality of the NHS buffer. Please update the appropriate sections to reflect the following comments:
  - a. **Page 15, Section 5.3 – Mitigation Measures:** Please indicate clearly whether the Buffer Planting Species are consistent with the species composition of the woodland, and that they have been selected appropriately for the given soil, moisture, and light conditions of the site, as well as any specific stresses.
  - b. **Page 15, Section 5.3 – Mitigation Measures:** In accordance with the City's [Landscape Development Guidelines](#), woodland buffers must achieve a minimum tree density of 1000 stems per hectare, with a planting ratio of 40% caliper trees (30 mm – 70 mm) and 60% tree whips (1.0 m to 2.0 m). We note this information has been included in Section 4.0, but please specify this requirement in Section 5.3 text and on associated conceptual planting plans for the environmental buffer.
  - c. **Page 15, Section 5.3 – Mitigation Measures:** In the woodland buffer, a planting ratio of 40% calliper trees and 60% tree whips must be provided in accordance with the Environmental Impact Study (EIS) Terms of Reference. Please include

necessary discussion regarding this requirement in Section 5.3, rather than Section 4.0.

- d. **Page 15, Section 5.3 – Mitigation Measures:** Please indicate the requirement for groundcover restoration. Restoration plantings of groundcovers shall utilize regeneration from seedbank, or may be seeded with a nurse crop of low maintenance grasses if seedbank is unavailable.
2. **Page 1, Section 1.1 – Property History:** the City expects the setback along the staked dripline to be 15 metres consistently. This section states “The WIS recommended that an Edge Management Plan, encompassing 15m of the new forest edge, be developed to mitigate...” Please revise to refer to a “consistent” 15 metre buffer.
3. The City of Brampton acknowledges that the revised EIS confirms that the 15-meter buffer provided from the adjacent Natural Heritage System (NHS) will be gratuitously conveyed to the City as recommended by the Woodlot Impact Study Report (2007).

Should you have any questions, please feel free to contact the undersigned.

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Environmental Planner  
905-874-2265  
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Michael Hoy  
Supervisor, Environmental Planning  
905-874-2608  
michael.hoy@brampton.ca

**Date:** October 25, 2021  
**To:** Yinzhou Xiao  
**From:** Reshma Fazlullah  
**Subject:** Phase One & Two Environmental Site Assessments, 10196 Bramalea Road, Brampton  
**File:** C04E11.008

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**Submission:**

- Phase One Environmental Site Assessment, 10196 Bramalea Road, Brampton, Ontario, prepared by Terraprobe, dated November 23, 2017.
- Phase Two Environmental Site Assessment, 10196 Bramalea Road, Brampton, Ontario, prepared by Terraprobe, dated December 20, 2018.
- Ontario Ministry of the Environment, Conservation and Parks – Record of Site Condition 225589, filed April 29, 2019.

**Comments:**

Staff have reviewed the above-noted report in support of a development proposal consisting of residential use (townhouse units) on the subject property.

Staff agree the Phase One and Two Environmental Site Assessments (ESAs) were carried out in general accordance with Ontario Regulation 153/04, as amended. A Record of Site Condition has been filed with the Environmental Site Registry to support the proposed residential development.

Given the preceding, staff provide clearance with respect to the ZBA/OPA, in support of the proposed development.

**Note:** *City of Brampton Building Department reserves the right to request additional environmental requirements in accordance with their policy and procedures. Prior to the issuance of a building permit the owner must file a RSC on the ESR, if the proposed development would otherwise be prohibited by the EPA as described under s.168.3.1 of EPA and Part IV, s. 14.1 of O. Reg. 153/04.*

**Reshma Fazlullah**

Environmental Engineering | Environment and Development Engineering |  
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