

## APPENDIX 10 – Results of Application Circulation

**Consolidated Comment Report**

**Date:** September 24, 2021

**File:** OZS-2021-0012

**Applicant/Owner:** GSAI Inc. / Mattamy Homes & Peel Region Police Association

**Location:** 10675 Mississauga Rd

**Proposal:** To permit 287 townhouse units consisting of 104 standard townhouses, 164 back-to-back townhouses & 19 rear-lane townhouses.

This report contains comments from the technical groups who have reviewed the proposal. Additional comments may be forthcoming pending the review of any revised drawings/reports/etc. The applicant/owner must address all of the comments by creating a "Comment Response Table" identifying how all comments have been addressed. In order to resubmit, please upload all revised drawings, reports and any supporting material. As a final step, upload the "Comment Response Table".

If you have any questions or concerns, please contact the planner assigned to your file: Himanshu Katyal, 905-874-3359 or [himanshu.katyal@brampton.ca](mailto:himanshu.katyal@brampton.ca).

<b>Development Review</b>		<b>Not Cleared Comments</b>
Himanshu Katyal - <a href="mailto:himanshu.katyal@brampton.ca">himanshu.katyal@brampton.ca</a>		
<i>Comments</i>	<p>Further to the meeting between City staff, Mattamy staff and GSAI staff, following changes are required to be made to the draft plan:</p> <ol style="list-style-type: none"><li>1. Provide a 9.0 metre wide walkway block instead of the currently proposed 3.0 metre wide block;</li><li>2. Provide an upgraded wooden fence along with landscaping to improve the interface between the properties to the south.</li></ol> <p>Please note that comments with respect to the Zoning By-law Amendment will be provided after receiving the draft plan.</p> <p>Please note that the Region of Peel comments will be forwarded upon receipt.</p> <p>Please see attached to this report the comments from Credit Valley Conservation.</p> <p>Please provide a comment-response letter with the resubmission. Please ensure that the documents are named in accordance with the document naming conventions. Please provide a cover letter to Himanshu Katyal for review prior to resubmission.</p>	

<b>Development Engineering Review</b>		<b>Not Cleared Comments</b>
Olti Mertiri - olti.mertiri@brampton.ca		
<i>Comments</i>	<p>Prior to draft plan approval the following studies shall be approved in support of servicing for this development.</p> <ol style="list-style-type: none"> <li>1. Functional Servicing Report (FSR)</li> <li>2. Feasibility Noise Report</li> <li>3. Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required.</li> </ol>	
<b>Environmental Engineering Review</b>		<b>Not Cleared Comments</b>
Donna Sanders - donna.sanders@brampton.ca		
<i>Comments - ESA</i>	Previously cleared	
<i>Comments - FSR</i>	Please see attached FSR comments memo to this report.	
<b>Heritage Review</b>		<b>Cleared</b>
Harsh Padhya - harsh.padhya@brampton.ca		
<i>Conditions</i>	None	
<i>Comments</i>	<p>Archaeological Assessment</p> <p>Heritage staff have reviewed Stage 1 and 2 Archaeological Assessment report for 10675 Mississauga Road prepared by ASI Inc. dated July 19, 2021 with PIF# P449-0480-2021. The report contained a copy of the MHSTCI Acceptance letter dated July 26, 2021 for Stage 1 and 2 Archaeological Assessment of 10675 Mississauga Road, Part of Lot 14, Concession 4 West of Centre Road, Geographic Township of Chinguacousy, County of Peel, City of Brampton, Regional Municipality of Peel.</p> <p>The report identifies that a Stage 1 &amp; 2 study for the subject lands was conducted and recommended that the lands are free of any further archaeological concerns. Heritage staff confirms that the Archaeological Assessment requirement for the assessed lands has been satisfied.</p> <p>Note: Should previously undocumented archeological resources be discovered, they may be a new archeological site and therefore subject to Section 48 of the Ontario Heritage Act. The proponent/person discovering the archaeological resources must immediately cease alteration of the site, engage a licensed consultant archaeologist to carry out the archaeological fieldwork, in compliance with Section 48 (1) of the Ontario Heritage Act, and also contact City Heritage staff.</p> <p>The Funeral, Burial and Cremation Services Act requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.</p> <p>In no way will the City of Brampton be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this clearance.</p>	

	Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.
<b>Noise Review</b> <span style="float: right;"><b>Not Cleared Comments</b></span> Daniel Tang - daniel.tang@brampton.ca	
<i>Comments</i>	Submission: Environmental Noise Feasibility Study dated Aug 16, 2021 prepared by Valcoustics Canada Ltd.  Transportation Noise Comments: 1. Mitigated sound levels for Block 1 and 28 remain high for a preliminary noise assessment, where mitigated sound levels always goes up in detail engineering stage when grading is involved, development engineering will not support the current layout for Block 1 and 28. Unit reduction for Block 1 and 28 seems to be logical to solve this concern.  2. Previous comments already indicated that Development Engineering does not welcome the noise and retaining wall combination; the applicant indicated this was discussed and supported by City, identify whom this was discussed. Otherwise this item remain outstanding and shall be addressed prior to OPA & ZBL clearance.  Stationary Noise comments: 1. Both mitigation options presented shows it involved at source modification at the car wash facility, permission to perform such modification from the car wash property owner must be obtained prior to OPA & ZBL clearance; otherwise, alternative noise mitigation must be proposed, such as at receptor mitigation or rearrange non-noise sensitive space facing the car wash
<b>Open Space Development Review</b> <span style="float: right;"><b>Not Cleared Comments</b></span> Mike Colangelo - mike.colangelo@brampton.ca	
<i>Comments</i>	Open Space staff recommend a wider walkway block (9m wide) between Kent Rd and Keppel Circle.  The Tree Inventory Preservation Report and Plan prepared by Kuntz Forestry March 5, 2021 is received. (339) Compensation trees are identified for planting or cash-in-lieu of \$169,500.00 to be paid as a condition of subdivision registration and approval.
<b>Traffic Services Review</b> <span style="float: right;"><b>Cleared Conditions of Draft Plan Approval</b></span> Adam Davidson - adam.davidson@brampton.ca	
<i>Conditions</i>	Conditions memo provided at the time of first submission.
<i>Comments</i>	There are no issues to comment on at this time. Any changes to the draft plan may require further review.
<b>Urban Design Review</b> <span style="float: right;"><b>Not Cleared Comments</b></span> Madhuparna Debnath - madhuparna.debnath@brampton.ca	
<i>Comments</i>	In our last meeting with the applicant the following items were discussed; Widening of the midblock pedestrian connection to Kent Road to 9m as per City standards Cross section with proper transition to the condo townhouses on the Primont lands to the south would be updated.. Details of the privacy fence to be shown.

	The addendum to the Mount Pleasant Block Plan 51-1 should be updated to reflect the changes.
<b>Park Planning Review</b> Christopher Heike - <a href="mailto:christopher.heike@brampton.ca">christopher.heike@brampton.ca</a>	<b>Cleared Conditions of Draft Approval</b>
<i>Comments</i>	Please see attached the Park Planning Comments and Conditions Memo.

**COMMENTS & CONDITIONS MEMO**

**Date:** September 24, 2021

**File:** OZS-2021-0012

**To:** H. Katyal, Development Services

**From:** C. Heike, Park Planning & Development

**Subject:** **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT  
Proposed Official Plan & Zoning By-Law Amendment & Proposed  
Draft Plan of Subdivision**  
(To permit the development of 287 townhouse units.)

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

**Consultant:** **GLEN SCHNARR & ASSOCIATES INC.**

**Owner:** **PEEL REGIONAL POLICE ASSOCIATION/MATTAMY HOMES  
(BRAMPTON NORTH) LTD.**

**Location:** 10675 Mississauga Road  
Circulation Date: May 4, 2021  
Ward: 6

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In response to the Accela circulation of the above noted Official Plan & Zoning By-Law Amendment & Proposed Draft Plan of Subdivision application dated May 13, 2021, the following represents a summation of the **UPDATED** conditions from the **Park Planning and Development Section** and general comments from the **Park Planning Unit**. The **Open Space Development Unit** may also provide their own general comments through the Accela workflow.

Please note that this memo replaces the memo dated May 4, 2021.

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**A. PRIOR TO DRAFT PLAN APPROVAL**

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

1. NIL

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

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

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

*Hoarding of Natural Features:*

2. The Owner shall erect and maintain in good condition, hoarding along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

### **b) Prior to Registration:**

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

*Community Information Maps:*

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

*Engineering Walkways:*

4. The Owner shall agree to construct a standard engineered walkway (3m Walkway Block 42) to facilitate pedestrian circulation between Keppel Circle and Kent Road. The Owner shall be required to convey the walkway block to the City at plan registration and develop it to City standards, at no cost to and to the satisfaction of the City. No credit for the block in question will be given against parkland dedication requirements associated with the subject plan.

*Fencing:*

5. The Owner shall make satisfactory arrangements with the City to provide fencing, at their cost, in accordance with the City Fencing Policy and the approved Urban Design Brief/Community Design Guidelines (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the City.

*Maintenance Fees:*

6. The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the City standard. This may include, but not be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.

*Parkland Dedication:*

7. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended.

The City will not require the conveyance of parkland dedication (parkland or cash-in-lieu of parkland) as a condition of subdivision draft approval for this Plan as authorized by Section 51.1 of the Planning Act R.S.O. 1990, c.P. 13 as amended.

The Owner is put on notice that City By-laws and policies as amended require the payment of cash-in-lieu of parkland for this application pursuant to Section 42(6) of the Planning Act, as a condition of development of the land, and payable prior to the issuance of building permits.

To facilitate the calculation of CIL-payable for all lots and blocks identified in the plan, the Owner will be required to commission and submit an Appraisal, in accordance with City standards, and subject to the review and ratification by the City's Realty Services Section.

*Plan Requirements for all Public Lands:*

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

*Streetscape Plans:*

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

*Summary Requirements:*

10. Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the City with a detailed summary of all areas including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and

irrigation systems that will be installed by the Owner and will become the City's responsibility to maintain.

*Tableland Tree Compensation:*

11. Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the City.

*Tableland Vegetation:*

12. The Tree Evaluation Report, shall be finalized and approved in accordance with the City's Tableland Tree Assessment Guidelines, to the satisfaction of the City.

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

*Warning Clauses – Street Trees*

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

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

**c) Post Registration:**

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

*Development of all Public Lands:*

14. The Owner is responsible for the development of all dedicated parks and open space (e.g. landscape buffer blocks) in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the City.

*Streetscape Implementation:*

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

*As-Built Drawings:*

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

**d.) Prior to Assumption:***Hazard Removal:*

17. Prior to assumption, any material identified in the Tree Evaluation Report as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in any location as determined by the City, shall be removed at the Owner's expense.

**C. GENERAL COMMENTS**

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

18. NIL

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

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Christopher Heike B.Sc., M.Pl., MCIP, RPP  
 Park Planner, Park Planning & Development Section  
 Parks Maintenance & Forestry Division  
 Community Services Department  
 Tel: (905) 874-2422 Fax: (905) 874-3819  
[christopher.heike@brampton.ca](mailto:christopher.heike@brampton.ca)

cc. (via email only):  
 R. da Cunha, W. Kuemmling, M. Colangelo, S. Kassaris  
 (Note: A digital copy has also been uploaded to Accela.)

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**Date:** September 10, 2021

**To:** Himanshu Katyal, Development Planner

**From:** Donna Sanders, Engineering Technologist

**Subject:** Functional Servicing Report  
**GLEN SCHNARR & ASSOCIATES – Peel Region Police Association**  
**10675 Mississauga Road**

**File:** OZS-2021-0012

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**Submission:**

- Functional Servicing Report for Mattamy (Brampton North) Ltd. prepared by Urbantech Consulting dated August 2021, and received August 26, 2021

**Comments:**

1. Mississauga Road has undergone an Environmental Assessment. Please contact and coordinate with Region of Peel to ensure relevant details are incorporated into the proposed design; **Noted**
2. As noted in Section 4.1.1, Tables 4-1 and 4-2, the AxR for the subject area calculated for use in designing the SWM pond was 5.50 (Ashwid). The more refined AxR calculated in design of the storm sewer for Veterans Drive is 5.05 (Northwest). The preliminary AxR calculated for this application including the same lands as above is 5.47. As the subject site is proposed to discharge at a single location (MH83) on Veterans Drive, please demonstrate that the existing 1200mm storm sewer has the capacity to accept all existing and proposed flows at this connection location; **Addressed - an HGL analysis will be required at detail design stage to ensure City criteria are met;**
3. The preliminary Storm Drainage Plan proposes Lane A off of Keppel Circle. As per Standard Drawing 219A, services are not allowed within rear laneways. Please revise; **Lane removed, report revised accordingly**
4. The preliminary Grading Plan proposes Block 1 adjacent Mississauga Road with a combination retaining wall and noise wall measuring almost 4.0m high. Similarly, Block 32 is proposed with a combination wall of approximately 3.0m high. Please investigate opportunities to reduce or eliminate the retaining wall; **Response matrix indicates this was discussed with and supported by the City. Please inform to whom this was discussed. Otherwise, this comment remains outstanding and should be coordinated with Noise comments;**

5. Section D-D shall show the existing retaining wall on the adjacent property; **Addressed**
6. The preliminary design plans show a proposed sidewalk location. Please note that a sidewalk plan shall be submitted to Development Engineering Section for review and approval prior to first submission of detail design. In this regard, please **add a note to all plans** that the sidewalk location is subject to approval through the standard process; **Outstanding – note could not be located and should be included on all drawings as requested;**
7. The report proposes to grade onto adjacent properties at various locations. Please provide **written acknowledgement** from each landowner of the encroachment proposals; **Outstanding**
8. The report shall be stamped and sealed by a Professional Engineering of Ontario; **Complete**
9. Please add the city file number to the titlepage of the report: OZS-2021-0012; **Complete**
10. The City would defer to the CVC for comments and approval of the water balance criteria and analysis; **Noted**

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

cc. Maggie Liu  
Olti Mertiri  
Daniel Tang

DATE: September 7, 2021

TO: Himanshu Katyal, Planner III – Development;  
Planning, Building & Economic Development

FROM: Harsh Padhya, Heritage Planner;  
Planning, Building & Economic Development

**SUBJECT: Stage 1 and 2 Archaeological Assessment of 10675 Mississauga Road, Part of Lot 14, Concession 4 West of Centre Road, Geographic Township of Chinguacousy, County of Peel, City of Brampton, Regional Municipality of Peel.**

**FILE NO.: OZS-2021-0012**

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### **Archaeological Assessment**

Heritage staff have reviewed **Stage 1 and 2 Archaeological Assessment report for 10675 Mississauga Road** prepared by ASI Inc. dated July 19, 2021 with PIF# P449-0480-2021. The report contained a copy of the MHSTCI Acceptance letter dated July 26, 2021 for Stage 1 and 2 Archaeological Assessment of 10675 Mississauga Road, Part of Lot 14, Concession 4 West of Centre Road, Geographic Township of Chinguacousy, County of Peel, City of Brampton, Regional Municipality of Peel.

The report identifies that a Stage 1 & 2 study for the subject lands was conducted and recommended that the lands are free of any further archaeological concerns. Heritage staff confirms that the Archaeological Assessment requirement for the assessed lands has been satisfied.

*Note: Should previously undocumented archeological resources be discovered, they may be a new archeological site and therefore subject to Section 48 of the Ontario Heritage Act. The proponent/person discovering the archaeological resources must immediately cease alteration of the site, engage a licensed consultant archaeologist to carry out the archaeological fieldwork, in compliance with Section 48 (1) of the Ontario Heritage Act, and also contact City Heritage staff.*

*The Funeral, Burial and Cremation Services Act requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.*

*In no way will the City of Brampton be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this clearance.*

*Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.*

Please feel free to contact me in case you have any concerns.

Thank you

Harsh Padhya  
Heritage Planner  
Planning, Building & Economic Development Services  
905-874-3825  
[Harsh.Padhya@brampton.ca](mailto:Harsh.Padhya@brampton.ca)



**Credit Valley  
Conservation**  
inspired by nature

September 20, 2021

VIA EMAIL

City of Brampton  
Planning & Building Dept.  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2

**Attention: Himanshu Katyal**

**RE: City File No. OZS-2021-0012  
CVC File No. 21T-21004B  
Glen Schnarr and Associates Inc./Peel Region Police Association  
10675 Mississauga Road  
Part Lot 14, Concession 4 WHS  
City of Brampton**

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Credit Valley Conservation (CVC) staff have received and reviewed the above noted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application made by Glen Schnarr and Associates Inc. and provide the following comments.

#### **Site Characteristics**

The subject property is located within Sub-Area 51-1 of the Mount Pleasant Secondary Plan and as such is subject to the Sub-Area 51-1 Environmental Implementation Report (EIR), Functional Servicing Report (FSR) and the Comprehensive Fisheries Compensation Plan (CFCP).

Although our online mapping shows that a portion of the property is regulated by CVC, based on information available in our office the subject property is not located within CVC's Regulated Area.

#### **Stormwater Management**

CVC staff have reviewed the Functional Servicing Report, prepared by Urbantech, dated August 2021. The subject property drains to an existing stormwater management pond (Pond HE-4) through an existing storm sewer in Veterans Drive. Pond HE-4 is designed to provide quantity, quality, and erosion control for the subject site.

CVC staff have found the stormwater management strategy to be generally acceptable. CVC staff defer review of the detailed design submission to the City, to confirm that the detailed design follows the Functional Servicing Report (Urbantech, August 2021), as well as the targets identified in the Huttonville and Fletcher's Creek Subwatershed Study and subsequently provided in the Block 51-1 EIR and FSR.

## COMMENTS

Since the proposed works are outside the CVC regulated area, a permit from this Authority will not be required by the applicant in relation to the proposed development.

On this basis, CVC staff have **no objection** to the approval of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application, and have no draft conditions.

As noted above, we trust the City to ensure the stormwater management strategy at detailed design is in compliance with the Functional Servicing Report (Urbantech, August 2021), as well as the targets identified in the Huttonville and Fletcher's Creek Subwatershed Study and subsequently provided in the Block 51-1 EIR and FSR.

I trust this is satisfactory, however if you need further assistance, please do not hesitate to contact the undersigned at trisha.hughes@cvc.ca or 905-670-1615 ext. 325.

Sincerely,

  
Trisha Hughes  
Planner

cc: Carl Brawley, Glen Schnarr & Associates Inc.  
Trevor Arnold, Peel Region Police Association  
John Hardcastle, Region of Peel

**Date:** November 10, 2021

**To:** Olti Mertiri, Supervisor, Development Approvals

**From:** Donna Sanders, Engineering Technologist

**Subject:** Functional Servicing Report  
**GLEN SCHNARR & ASSOCIATES – Peel Region Police Association**  
**10675 Mississauga Road**

**File:** OZS-2021-0012

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**Submission:**

- Functional Servicing Report for Mattamy (Brampton North) Ltd. prepared by Urbantech Consulting dated November 2021 (File: **R2\_Functional Servicing Report\_2021.11.05.pdf**)

**Comments:**

We have reviewed the Functional Servicing Report as noted above, in support of the Application to Amend the Zoning By-Law, and confirm that we are satisfied that the site can achieve the grading, storm servicing, and stormwater management proposed therein.

Please have the applicant submit a hard copy of the final Functional Servicing Report for our records.

cc. Maggie Liu  
Himanshu Katyal

### Consolidated Comment Report

**Date:** November 16, 2021

**File:** OZS-2021-0012

**Applicant/Owner:** Carl Brawley / Peel Region Police Association

**Location:** 10675 Mississauga Rd

**Proposal:** To permit 287 townhouse units consisting of 104 standard townhouses, 164 back-to-back townhouses & 19 rear-lane townhouses.

This report contains comments from the technical groups who have reviewed the proposal. Additional comments may be forthcoming pending the review of any revised drawings/reports/etc. The applicant/owner must address all of the comments by creating a "Comment Response Table" identifying how all comments have been addressed. In order to resubmit, please upload all revised drawings/reports/etc., and as a final step, upload the "Comment Response Table". If you have any questions or concerns, please contact the planner assigned to your file: Himanshu Katyal, (905) 874-3359 or Himanshu.Katyal@brampton.ca.

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**Development Review:** Himanshu Katyal - himanshu.katyal@brampton.ca

**Conditions:**

Conditions of Draft Approval have been provided as attached.

**Comments:**

There are no issues to comment on at this time. The recommendation report summarizes the review of this application as well as provides the planning analysis for this proposal.

**Environmental Engineering Review:** Donna Sanders - donna.sanders@brampton.ca

**Comments - FSR:**

Please see attached FSR comments memo.

**Noise Review:** Daniel Tang - daniel.tang@brampton.ca

**Comments:**

Staff found supporting documents from Valcoustics capable of supporting ZBL/OPA clearance.

**Open Space Development Review:** Mike Colangelo - mike.colangelo@brampton.ca

**Comments:**

Open Space have no further comments or concerns with the rezoning application or draft plan of subdivision.

**Urban Design Review:** Madhuparna Debnath - madhuparna.debnath@brampton.ca

**Comments:**

We have no further comments. Will defer to Open Space for their comments on the detailed design.

## Public Works

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

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

October 1, 2021

Himanshu Katyal  
Planner I  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Himanshu.Katyal@brampton.ca](mailto:Himanshu.Katyal@brampton.ca)

**RE: Draft Plan of Subdivision  
10675 Mississauga Road  
Mattamy (Brampton North) Ltd.  
City File: OZS-2021-0012  
Region File: 21T-21004B**

Dear Mr. Katyal,

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-21004B, 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 diameter PVS sewer on Fann Drive, 450mm diameter PVS sanitary sewer on Veterans Drive, and a 600mm diameter concrete pipe on Sandalwood Parkway.
  - An extension of local sanitary services will be required to service the proposed development.
  - External easements and construction will be required.

#### **Water Facilities**

- The lands are located in Water Pressure Zone 6
- Existing infrastructure consists of a 400mm diameter PVS watermain on Veterans Drive, 300mm diameter PVC watermain on Fann Drive, 200mm diameter PVC watermain on Hoxton Road, 600mm diameter CPP watermain on Sandalwood Parkway, 1200mm diameter CPP feedermain on Mississauga Road and a 600mm diameter CPP feedermain on Mississauga Road.
  - An extension of local watermain services will be required to service the proposed development.

## Public Works

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

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

- External easements and construction may be required.
- The Region may require a Condominium Water Servicing Agreement and a draft Declaration and Description with completed Schedule A for the future Common Elements Condominium.

### Regional Roads

- The proposed development abuts Mississauga Road, RR#1
- The Region of Peel will not permit any changes to grading within Mississauga Road ROW along the frontage of the proposed development.
- No lots or blocks shall have direct access to Mississauga Road. Any future access shall be in accordance with The Region Access Control By-law, if applicable.

### Functional Servicing Report

- The Region has reviewed the revised functional servicing report (dated August 2021) prepared by Urbantech and find it 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 of Peel will provide curbside collection of garbage, recycling, and organic materials provided that future submissions satisfy the requirements outlined in Sections 2.0 and 3.0 of the Waste Collection Design Standards Manual.
- For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

### Conditions of Draft Approval

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

#### Development Charges

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.
  - b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's

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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.
  - 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.
  - c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

### Land Dedication

4. 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. Land dedication is 50.5m (25.25m from the Centreline of Mississauga Road) along the frontage of the property.
  - b. 0.3 meter reserve is required along the frontage of Mississauga Road behind the widening.

All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

### Landscaping/Encroachments

5. The Owner acknowledges and agrees that landscaping, signs, fences, gateway features or any other encroachments are not be permitted within the Region's easements and/or right-of-way limits.

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

### Access

6. No access is proposed to Regional Road #1. Access to the site is via Veterans Drive. The existing access on Mississauga Road must be removed and boulevard reinstated.

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7.

- a. 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.
- b. All costs associated with the construction access works to facilitate the development shall be 100% borne by the Developer.
- c. A Letter of Credit for 100% of the estimated cost of construction access works shall be required by the Region prior to any approvals

8. 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.

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

## Traffic/Development Engineering Conditions

9.

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

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

## Drawings – Servicing and “As Constructed”

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

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

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### General Conditions

12. 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.
13. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
  - a. Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development.
  - b. Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and no drainage along Mississauga Road.
14. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
15. 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.
16. 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;
  - b. The proposed Lots or Blocks fronting laneways within the plan should be serviced by municipal water and wastewater services in accordance with the City's current approved standard drawings where Region's underground services are permitted and in accordance with the Region's latest Standards and Specifications. Due to maintenance and operation issues/concerns for Laneways, servicing Lots and Blocks fronting Laneways must be from the approved public R.O.W. (in accordance with the City of Brampton standard drawings) where Region's underground services are permitted. Any new proposed standard, or modifications to an existing standard, would need to be submitted and reviewed through the City of Brampton's Standards Committee.

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

17. 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.
18. 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.

19. 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

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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.

20.

- 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.

21. 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 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 the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region.

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

22. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Mississauga Road.
23. 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
24. 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)
  - 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