

## Public Works

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

peelregion.ca

September 4, 2020

Himanshu Katyal  
Planning, Design & Development Department  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**RE:     Zoning By-law Amendment Application**  
**Mattamy Homes**  
**North East Corner of Veterans Drive & Sandalwood Parkway West**  
**City of Brampton**  
**City File: C04W14.010**  
**Region File: RZ-18-4W14-10B**

Dear Mr. Katyal,

Region of Peel staff have reviewed a revised concept plan and submission for the above noted application to amend the Zoning By-law and offer no objection to Zoning By-law Amendment approval.

**Note:** The following comments and conditions are preemptive and are meant to assist towards a proceeding Site Plan Application. The Region of Peel may have additional comments following receipt of the application.

### **Development Services Planning**

- Please be advised that should the Region be an active participant in the Site Plan Agreement. The Region will require a processing fee prior to the execution of the Agreement. As per By-law 67-2019, a cheque for \$2,000.00 must be made payable to the Region of Peel;
- As of January 1<sup>st</sup>, 2020, a new site plan review fee is in effect. The subject application will require payment of a site plan review fee of \$1,000.00 in the form of a certified cheque made payable to the "Region of Peel".

### **Development Services Engineering**

- Condominium Water Servicing Agreement will be required prior to Condominium Registration.
- The Region requires review of the Declaration and Description prior to registration of the Condominium.
- An existing 400mm diameter water main is located on Veterans Dr.
- An existing 450mm diameter sanitary sewer is located on Veterans Dr.
- Servicing for the proposed development must comply with the local municipality's requirements for the Ontario Building Code and most current Region of Peel standards.

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

- For location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at [PWServiceRequests@peelregion.ca](mailto:PWServiceRequests@peelregion.ca)
- For Underground Locate Requests please go to the following link: <https://www.peelregion.ca/pw/locaterequest/>
- Please refer to Section 3 of our Site Plan Process for Site Servicing Submission Requirements found on-line at <http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>
- Please refer to Water Service connection Fees and Latest User Fee Bylaw found on-line at <http://www.peelregion.ca/pw/water/rates/connect-rates.htm>
- Please refer to our Standard Drawings to determine which standards are applicable to your project. The most current standard drawings are found on-line at <http://www.peelregion.ca/pw/other/standards/linear/drawings/>
- If you have questions regarding the Site Servicing Application Submission Requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973 or email [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)
- Final Site Servicing approvals are required prior to the local municipality issuing Building Permit.
- Fire Protection approval from the local municipality is required prior to site servicing Approval.

### **Concluding Comments**

If there are any questions or concerns, please contact me at your earliest convenience at 905-791-7800 ext. 4401 or by email at: [alex.sepe@peelregion.ca](mailto:alex.sepe@peelregion.ca)

Yours truly,



Alex Sepe  
Development Services



**Credit Valley  
Conservation**  
inspired by nature

July 16, 2020

VIA EMAIL

City of Brampton  
Planning & Development Services  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**Attention: Himanshu Katyal**

**Re: CVC File No. OZ 18/002  
City File No. C04W14.010  
Mattamy (Brampton North) Ltd.  
Part Lot 14, Concession 4 WHS  
City of Brampton**

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Credit Valley Conservation (CVC) has had the opportunity to review the above-noted application and the following comments are provided for your consideration:

**SITE CHARACTERISTICS:**

The subject property is located within the Mount Pleasant Secondary Plan (known as Sub-Area 51-1) and is subject to the Block EIR and FSR. The subject property also contains a portion of the approved Natural Heritage System (NHS) identified through the block planning process. The NHS contains a woodland and wetland and appropriate buffers to each. As a result of the wetland, the property is partially regulated by Ontario Regulation 160/06, and a permit for development in the regulated area will be required from CVC.

**COMMENTS:**

CVC staff have previously visited the site to confirm the extent of the NHS and note that the proposed Zoning by-law Amendment satisfactorily depicts the NHS limit. It is our understanding that the entire NHS, including the area of transition grading will be zoned Floodplain (F).

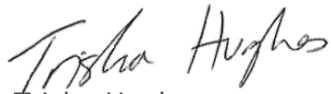
Staff have also received the most recent engineering submission by Urbantech (June 2020) which includes a revised stormwater management (SWM) brief and grading plans. Based on our review, the revised SWM Brief is consistent with the existing Pond HE-4 design. Review of the proposed grading plan indicates that there has been a slight change to the proposed transition grading within the Natural Heritage System. As part of the revised site plan application, we expect to review a robust erosion and sediment control plan and planting plan for the NHS, to demonstrate that any impacts will be mitigated. These comments do not impact the proposed rezoning.

In this regard, CVC staff have **no objection** to the proposed Zoning by-law Amendment and will provide further comments on the revised site plan application.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 325) or [Trisha.Hughes@cvc.ca](mailto:Trisha.Hughes@cvc.ca) should you have any further questions or concerns.

Please circulate CVC on any future correspondence regarding this application.

Sincerely,

A handwritten signature in black ink that reads "Trisha Hughes". The signature is fluid and cursive, with the first name "Trisha" and last name "Hughes" clearly distinguishable.

Trisha Hughes  
Planner

cc: Constance Ratelle – Korsiak Urban Planning (via email)  
Lindsey Baskerville – Mattamy (via email)  
Donna Kozar – City of Brampton (via email)

July 9, 2018

City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Attn: Kevin Freeman

Re: Request for Comments  
Korsiak Urban Planning – Mattamy (Brampton North) Limited  
Veterans Drive, north of Sandalwood Parkway West  
City File: C04W14.010  
Alectra EP File: C2-67

Dear Kevin,

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

July 3<sup>rd</sup>, 2018

Kevin Freeman  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Freeman:

**RE: Application to Amend the Zoning By-Law – C04W14.010  
Korsiak Urban Planning – Mattamy (Brampton North) Limited  
East side of Veterans Drive, north of Sandalwood Parkway  
City of Brampton (Ward 6)**

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The Peel District School Board has reviewed the above-noted application (42 townhouse units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

14	K-8
3	9-11
1	12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Dolson P.S.*	837	850	0
Jean Augustine S.S.**	527	1,533	0
Fletcher's Meadow S.S.	1,731	1,488	9

\* Students within the Dolson P.S. boundary are being held at Tribune Drive P.S. for 2017/2018 school year

\*\* New school being phased in with grade 9 to 11 students for 2017/2018 school year

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

**Trustees**

Janet McDougald, Chair  
Suzanne Nurse, Vice-Chair  
Carrie Andrews  
Stan Cameron  
Robert Crocker  
Nokha Dakroub

David Green  
Sue Lawton  
Brad MacDonald  
Kathy McDonald  
Harkirat Singh  
Rick Williams

**Director of Education and Secretary**  
Peter Joshua

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

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

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

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."
2. 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 905-890-1010, ext. 2217.

Yours truly,



Amar Singh  
Planner

Planning and Accommodation Dept.

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

June 27, 2018

Kevin Freeman  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Freeman:

**Re: Notice of Application and Request for Comments  
Application to Amend the Zoning By-law  
Korsiak Urban Planning – Mattamy (Brampton North) Limited  
File: C04W14.010  
North of Sandalwood Parkway, east side of Veterans Drive  
City of Brampton – Ward 6**

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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 42 townhouse units which are anticipated to yield:

- 5 Junior Kindergarten to Grade 8 Students; and
- 3 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. Daniel Comboni	334	553	0
Secondary School	St. Edmund Campion	1818	1542	16

**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: A. Singh, Peel District School Board (via email)

## Katyal, Himanshu

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**From:** GTAW New Area <gtaw.newarea@rci.rogers.com>  
**Sent:** 2018/06/14 10:12 AM  
**To:** Freeman, Kevin  
**Subject:** FW: Notice of Application and Request for Comments: C04W14.010  
**Attachments:** External Circulation(C04W14.010).pdf

Morning

We don't have any objections.

**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



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**From:** Gokce, Melike [mailto:Melike.Gokce@brampton.ca]  
**Sent:** Thursday, June 14, 2018 8:30 AM  
**To:** christopher.fearon@canadapost.postescanada.ca; lorraine.farquharson@canadapost.ca; Henry Gamboa <Henry.Gamboa@alecrautilities.com>; gil.starita@alecrautilities.com; GTAW New Area <gtaw.newarea@rci.rogers.com>; Municipal Planning <MunicipalPlanning@enbridge.com>; circulations@mmm.ca  
**Cc:** Freeman, Kevin <Kevin.Freeman@brampton.ca>  
**Subject:** Notice of Application and Request for Comments: C04W14.010

Good Morning,

Attached is the document for the above noted application.  
Please provide your comments to the assigned planners, **Kevin Freeman** at **905-874-2051** or [Kevin.Freeman@brampton.ca](mailto:Kevin.Freeman@brampton.ca)

Thanks

**Melike Gokce**

*Development Services Clerk*  
*City of Brampton*  
905-874-2079

[melike.gokce@brampton.ca](mailto:melike.gokce@brampton.ca)

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June 23, 2018

Kevin Freeman  
Development Planner  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Kevin,

Re: Zoning By-law Amendment  
Mattamy (Brampton North) Limited  
North of Sandalwood Parkway, on the east side of Veterans Drive  
City of Brampton  
File No.: C04W14-010

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

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

Sincerely,

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

**Alice Coleman**

Municipal Planning Coordinator  
Long Range Distribution Planning

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**ENBRIDGE GAS DISTRIBUTION**

TEL: 416-495-5386

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

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

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

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