

## **Appendix 11**

### **Results of Application Circulation OZS-2021-0007**

## Public Works

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

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

June 25, 2021

Carmen Caruso  
Central Area Planner  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)

**RE:      Draft Plan of Subdivision  
         11687 Chinguacousy Road  
         TFP Mayching Developments Ltd.  
         City File: OZS-2021-0007  
         Region File: 21T-21003B**

Dear Mr. Caruso,

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-21003B, 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 sanitary sewer on Clockwork Drive.
  - 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 watermain on Chinguacousy Road, 300mm diameter watermain on Clockwork Drive, and a 750mm diameter sub-transmission main on Mayfield Road.
  - External easements and construction will be required.

#### **Functional Servicing Report**

The Region has reviewed the Functional Servicing Report (dated February 2021) prepared by Urbantech Consulting. The following must be addressed in a revised report:

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- Wastewater:
  - The report must be revised to include calculations for the actual sanitary flows generated by the proposed development.
- Water:
  - A hydrant flow test is required for modelling and was not included in this version of the FSR. The hydrant flow test must include water and fire flow calculations.

### Development Charges

- The Developer acknowledges that the lands are subject to the Region's Development Charges By-law in effect from time to time. The applicable development charges shall be paid in the manner and at the times provided by this By-law.

### Capital Budget

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

### Waste Management Requirements

- The Region of Peel will provide curbside waste collection to the residential units 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 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.

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### 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 the plan of subdivision or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:
  - a. A road widening pursuant to the Region's Official Plan along Regional Road #14 ("Mayfield Road"). The Region's Official Plan road widening requirement for mid-block along Mayfield Road is 50 metres right-of-way (25.0 metres from the centerline). Additional property pursuant to the Region's Official Plan will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 59 metres for a dual left turn lane intersection configuration (29.5 metres from the centerline of Mayfield Road);
  - b. 4.5m buffer block along the frontage of Mayfield Road, in front of Block 39.
  - c. A 0.3 metre reserve along the frontage of Mayfield Road behind the property line.
  - d. A 15x15m daylight triangle at the intersection of Mayfield Road and Chinguacousy Road.
  - e. Prior to registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate the required lands as well as any permanent easements in support of the Capital Project #13-4055, widening of Mayfield Road between Chinguacousy Road and Hurontario Street (Project Manager, Serguei Kabanov), to the Region of Peel, free and clear of all encumbrances.
5.
  - a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
    - i. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.
  - b. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

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

### Access

- 6.

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- a. Prior to the Registration of the plan of subdivision the Developer shall remove any existing driveway/accesses along the frontages of Mayfield Road that do not conform to the approved plans at its sole cost.
- b. No lots or blocks shall have direct access to Mayfield Road.

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

7. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy/construction access permit for all works within the Region's road right-of-way and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be borne entirely by the Developer.

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

### Traffic/Development Engineering Conditions

8.
  - a. Landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits.
  - b. Noise walls adjacent to Regional roads shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. Region's requirements to be referenced in the noise abatement report and on all applicable drawings.
  - c. The Developer shall acknowledge and agree that the Region's storm sewers are designed to convey run-offs from the right-of-way of regional roads only. Under no circumstance shall the flow of storm water from external lands and Lots/Blocks abutting Mayfield Road be diverted to or along the Mayfield Road's right of way (by pipe or channel).
  - d. The Region will not permit any alteration to grading within Mayfield Road right-of-way along the frontage of the Lands.

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

### Drawings – Servicing and “As Constructed”

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

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

### General Conditions

11. 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,

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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.

12. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
  - a. Revised Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development.
  - b. Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Mayfield Road.

13. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region for review and approval.
14. 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.

15. Prior to registration of the plan of subdivision, the Developer shall ensure that:
  - a. All lots and blocks must be serviced via an internal road network.

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

16. 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.
17. 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.

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

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

19.
  - 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

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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
  - f. 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.
  - g. 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.

20. 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.

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

21. 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.
22. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
  - a. A copy of the final signed M-Plan
  - b. A copy of the final draft R-Plan(s); and

- c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

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

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

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Yours truly,



Alex Martino  
Planner, Development Services  
Region of Peel

## Caruso, Carmen

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**From:** Trdoslavic, Shawntelle  
**Sent:** 2021/05/14 10:40 AM  
**To:** Caruso, Carmen  
**Cc:** BramPlanOnline\_Automated  
**Subject:** FW: [EXTERNAL]RE: [OZS-2021-0007] and 21T-21003B Notice of Application and Request for Comments: DUE MAY 5/2021

Good Morning Carmen,

Please see below email from Enbridge.

Thanks and have a great day!

*Shawntelle Trdoslavic*

**Development Services Clerk**

Planning, Building and Economic Development

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

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

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**From:** Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>  
**Sent:** 2021/05/14 9:19 AM  
**To:** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>  
**Subject:** [EXTERNAL]RE: [OZS-2021-0007] and 21T-21003B Notice of Application and Request for Comments: DUE MAY 5/2021

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Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Alice Coleman**  
Municipal Planning Analyst  
**Long Range Distribution Planning**

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## ENBRIDGE

TEL: 416-495-5386 | [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com)

500 Consumers Road, North York, Ontario M2J 1P8

enbridge.com

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**From:** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>

**Sent:** Sunday, April 18, 2021 4:29 PM

**To:** FarouqueAlthaf <[althaf.farouque@peelregion.ca](mailto:althaf.farouque@peelregion.ca)>; 'Alex Martino ([alex.martino@peelregion.ca](mailto:alex.martino@peelregion.ca))' <[alex.martino@peelregion.ca](mailto:alex.martino@peelregion.ca)>; Olive-Thomas, Cathy-Ann <[cathyann.olivethomas@peelregion.ca](mailto:cathyann.olivethomas@peelregion.ca)>; Henry Gamboa <[henry.gamboa@alectrautilities.com](mailto:henry.gamboa@alectrautilities.com)>; Gaurav Robert Rao <[Gaurav.Rao@alectrautilities.com](mailto:Gaurav.Rao@alectrautilities.com)>; Chris Kafel <[Chris.Kafel@alectrautilities.com](mailto:Chris.Kafel@alectrautilities.com)>; Trisha Hughes ([trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca)) <[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca)>; [suzanne.blakeman@peelsb.com](mailto:suzanne.blakeman@peelsb.com); [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com); Cox, Stephanie <[stephanie.cox@dpcdsb.org](mailto:stephanie.cox@dpcdsb.org)>; Koops, Krystina <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; [planification@csmiamonde.ca](mailto:planification@csmiamonde.ca); [christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca); [circulations@wsp.com](mailto:circulations@wsp.com); [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com); Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>; Dennis De Rango <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>; [rob.hughes@caledon.ca](mailto:rob.hughes@caledon.ca); [laura.hall@caledon.ca](mailto:laura.hall@caledon.ca)  
**Cc:** Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>; BramPlanOnline\_Automated <[SVC\\_AccelaEmail@brampton.ca](mailto:SVC_AccelaEmail@brampton.ca)>  
**Subject:** [External] [OZS-2021-0007] and 21T-21003B Notice of Application and Request for Comments: DUE MAY 5/2021

### EXTERNAL: PLEASE PROCEED WITH CAUTION.

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Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** and Applicant Submitted Documents for **OZS-2021-0007 and 21T-21003B** for **11687 Chinguacousy Road**. For more applicant submitted documents please find below the FTP Site login.

If you have any concerns please contact the assigned planner, Carmen Caruso at

[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)

Please note comments are due to Carmen by **May 5, 2021**.

### FTP Log in instructions below:

<b>For External Commenters:</b>	<p><a href="https://ftp.brampton.ca/ThinClient/Transfer.aspx">https://ftp.brampton.ca/ThinClient/Transfer.aspx</a></p> <p>1) Sign-in with username and password: <b>Username:</b> cobguestx <b>Password:</b> tru3&amp;Hyt2593</p> <p>2) Navigate to file folder named: <b>OZS-2021-0007 and 21T-21003B</b></p> <p><b>Note:</b> Files will remain on the FTP only until the due date.</p>
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Thanks and have a great afternoon!

*Shawntelle Trdoslavic*

**Development Services Clerk**

Planning, Building and Economic Development

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

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

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## Caruso, Carmen

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**From:** planification <planification@csviamonde.ca>  
**Sent:** 2021/04/20 2:32 PM  
**To:** Trdoslavic, Shawntelle  
**Cc:** Caruso, Carmen  
**Subject:** [EXTERNAL]RE: [EXTERNE] - [OZS-2021-0007] and 21T-21003B Notice of Application and Request for Comments: DUE MAY 5/2021

Good afternoon,

The Conseil scolaire Viamonde has no comments regarding Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision applications (File No. OZS-2021-0007 and 21T-21003B) to permit a residential development containing a mixed-use commercial component on lands located at 11687 Chinguacousy Road.

Best regards and have a great afternoon!

### Kenny Lamizana

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



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

**Envoyé :** 18 avril 2021 16:29

**À :** FarouqueAlthaf <althaf.farouque@peelregion.ca>; 'Alex Martino (alex.martino@peelregion.ca)' <alex.martino@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Chris Kafel <Chris.Kafel@alecrautilities.com>; Trisha Hughes (trisha.hughes@cvc.ca) <trisha.hughes@cvc.ca>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; christopher.fearon@canadapost.ca; circulations@wsp.com; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; rob.hughes@caledon.ca; laura.hall@caledon.ca

**Cc :** Caruso, Carmen <Carmen.Caruso@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail@brampton.ca>

**Objet :** [EXTERNE] - [OZS-2021-0007] and 21T-21003B Notice of Application and Request for Comments: DUE MAY 5/2021

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Thanks and have a great afternoon!

**Shawntelle Trdoslavic**

Development Services Clerk

Planning, Building and Economic Development

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

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

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## Caruso, Carmen

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**From:** Trdoslavic, Shawntelle  
**Sent:** 2021/04/21 1:59 PM  
**To:** Caruso, Carmen  
**Cc:** BramPlanOnline\_Automated  
**Subject:** FW: [EXTERNAL]Brampton - Mayfield road and Chinguacousy Road - 21T-21003B [OZS-2021-0007]

Hi Carmen,

Please see below for comments from Hydro One.

Thanks and have a great day!

*Shawntelle Trdoslavic*

**Development Services Clerk**

Planning, Building and Economic Development

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

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

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**From:** Dolly.Shetty@HydroOne.com <Dolly.Shetty@HydroOne.com> **On Behalf Of** LandUsePlanning@HydroOne.com  
**Sent:** 2021/04/21 1:26 PM  
**To:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Subject:** [EXTERNAL]Brampton - Mayfield road and Chinguacousy Road - 21T-21003B

Hello,

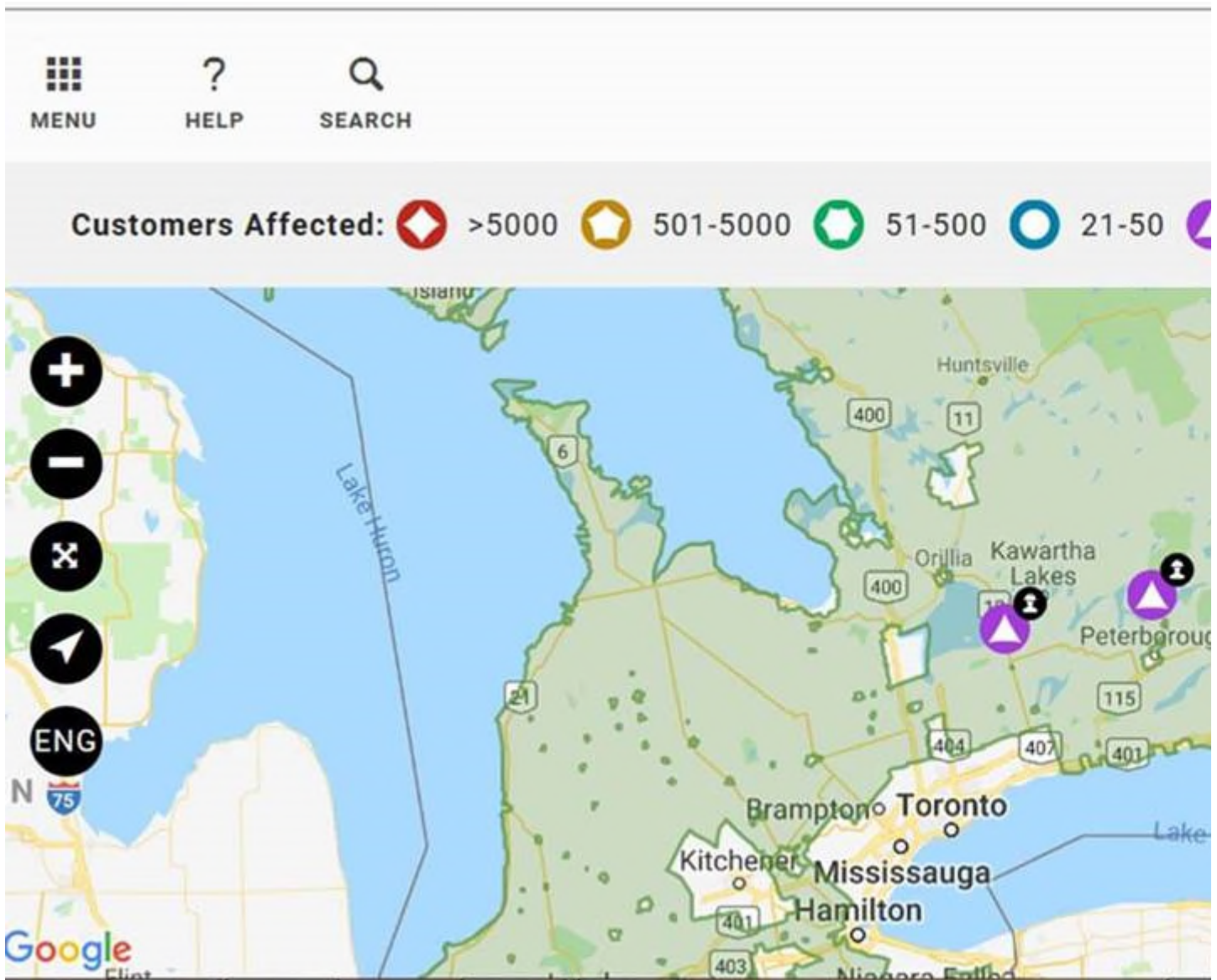
We are in receipt of Application 21T-21003B dated April 18, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

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

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

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

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



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

Thank you,

Best Wishes,

**Dolly Shetty**

Real Estate Assistant | Land Use Planning

**Hydro One Networks Inc.**

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: [Dolly.Shetty@HydroOne.com](mailto:Dolly.Shetty@HydroOne.com)



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**From:** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>

**Sent:** Sunday, April 18, 2021 4:29 PM

**To:** FarouqueAlthaf <[althaf.farouque@peelregion.ca](mailto:althaf.farouque@peelregion.ca)>; 'Alex Martino' ([alex.martino@peelregion.ca](mailto:alex.martino@peelregion.ca))' <[alex.martino@peelregion.ca](mailto:alex.martino@peelregion.ca)>; Olive-Thomas, Cathy-Ann <[cathyann.olivethomas@peelregion.ca](mailto:cathyann.olivethomas@peelregion.ca)>; Henry Gamboa <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; Gaurav Robert Rao <[Gaurav.Rao@alecrautilities.com](mailto:Gaurav.Rao@alecrautilities.com)>; Chris Kafel <[Chris.Kafel@alecrautilities.com](mailto:Chris.Kafel@alecrautilities.com)>; Trisha Hughes ([trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca)) <[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca)>; [suzanne.blakeman@peelsb.com](mailto:suzanne.blakeman@peelsb.com); [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com); Cox, Stephanie <[stephanie.cox@dpcdsb.org](mailto:stephanie.cox@dpcdsb.org)>; Koops, Krystina <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; [planification@csviamonde.ca](mailto:planification@csviamonde.ca); [christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca); [circulations@wsp.com](mailto:circulations@wsp.com); [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com); Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; LANDUSEPLANNING <[LandUsePlanning@HydroOne.com](mailto:LandUsePlanning@HydroOne.com)>; [rob.hughes@caledon.ca](mailto:rob.hughes@caledon.ca); [laura.hall@caledon.ca](mailto:laura.hall@caledon.ca)  
**Cc:** Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>; BramPlanOnline\_Automated <[SVC\\_AccelaEmail@brampton.ca](mailto:SVC_AccelaEmail@brampton.ca)>  
**Subject:** [OZS-2021-0007] and 21T-21003B Notice of Application and Request for Comments: DUE MAY 5/2021

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Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** and Applicant Submitted Documents for **OZS-2021-0007 and 21T-21003B** for **11687 Chinguacousy Road**. For more applicant submitted documents please find below the FTP Site login.

If you have any concerns please contact the assigned planner, Carmen Caruso at [Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)

Please note comments are due to Carmen by **May 5, 2021**.

FTP Log in instructions below:

<b>For External Commenters:</b>	<p><a href="https://ftp.brampton.ca/ThinClient/Transfer.aspx">https://ftp.brampton.ca/ThinClient/Transfer.aspx</a></p> <p>1) Sign-in with username and password:</p> <p><b>Username:</b> cobguestx <b>Password:</b> tru3&amp;Hyt2593</p> <p>2) Navigate to file folder named: <b>OZS-2021-0007 and 21T-21003B</b></p> <p><b>Note:</b> Files will remain on the FTP only until the due date.</p>
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Thanks and have a great afternoon!

*Shawntelle Trdoslavic*

Development Services Clerk

Planning, Building and Economic Development

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

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

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May 11<sup>th</sup>, 2021

Carmen Caruso  
Central Area Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Ms. Caruso:

**RE: Application to Amend the Official Plan and Zoning By-law  
OZS-2021-0007 & 21T-21003B  
Glenn Schnarr & Associates Inc. – TFP Mayching Developments  
11687 Chinguacousy Road  
Southeast corner of Chinguacousy Road and Mayfield Road  
City of Brampton (Ward 6)**

The Peel District School Board has reviewed the above-noted application (30 single family dwelling units and 230 townhouse units, totaling 260 residential units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

<b>Kindergarten to Grade 8</b>	<b>Grade 9 to Grade 12</b>
96	24

The students are presently within the following attendance areas:

<b>Public School</b>	<b>School Enrolment</b>	<b>School Capacity</b>	<b>Number of Portables</b>
Malala Yousafzai P.S. (Kindergarten to Grade 8) <i>Currently holding at the Alloo Holding School, capacity of Malala Yousafzai is currently the capacity of the Alloo Holding School.</i>	384	352	0
Fletcher's Meadow S.S. (Grade 9 to Grade 12)	1,762	1,488	12

**Trustees**

Carrie Andrews  
Susan Benjamin  
Stan Cameron  
Robert Crocker  
Nokha Dakroub  
Will Davies

David Green  
Sue Lawton  
Brad MacDonald  
John Marchant  
Kathy McDonald  
Balbir Sohi

**Director of Education and Secretary to the Board**  
Colleen Russell-Rawlins

**Associate Director – Operations & Equity of Access**  
Jaspal Gill

**Associate Director – Instruction & Equity**  
Poleen Grewal

**Associate Director – School Improvement & Equity**  
Camille Logan

**Associate Director– School Improvement & Equity**  
Lynn Strangway

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

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.
2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
  - a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
  - b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board."
3. The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchases that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board's Transportation Policy.

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

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

Yours truly,

Nicole N. Hanson, B.A(Hons.), MES(Pl.), RPP, MCIP  
Planning Officer - Development  
Planning and Accommodation Dept.

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

May 11, 2021

City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Attn: Carmen Caruso

Re: Request for Comments  
Glen Schnarr & Associates Inc – TFP Mayching Developments Ltd.  
11687 Chinuacousy Road  
City Files: OZS-2021-0007 & 21T-21003B  
Alectra EP File: E1-38

Dear Carmen,

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 to service this development, at no cost to Alectra Utilities. These will be confirmed during the final design of the roads and subdivision.
- The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.
- The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new roads or driveways.

B) The owner/developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF) and to discuss the electrical service installation requirements and schedule. The owner/developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is available by visiting <https://alectrautilities.com/find-form?parent=9> (under Construction Services).

If you have any questions or concerns, feel free to contact me at 416.859.8126.

Yours Truly,

Ryan Erzek, CET  
Design Tech., Distribution Design – Subdivisions

## **Caruso, Carmen**

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**From:** circulations@wsp.com  
**Sent:** 2021/04/27 10:56 AM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]OPA, ZBLA (OZS-2021-0007) and Draft Plan of Subdivision (21T-21003B), 11687 Chinguacousy Rd., Brampton.

**2021-04-27**

**Carmen Caruso**

**Brampton**

, ,

Attention: Carmen Caruso

Re: OPA, ZBLA (OZS-2021-0007) and Draft Plan of Subdivision (21T-21003B), 11687 Chinguacousy Rd., Brampton.; Your File No. OZS-2021-0007,21T-21003B

Our File No. 90231

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville  
Manager - Planning and Development  
Network Provisioning  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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-LAEmHhHzdJzBITWfa4Hqs7pbKI

April 28, 2021

Carmen Caruso  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Caruso:

**Re: Notice of Application and Request for Comments**  
**Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision**  
**Glen Schnarr & Associates Inc. – TFP Mayching Developments Ltd.**  
**11687 Chinguacousy Road**  
**East side of Chinguacousy Rd, south of Mayfield Rd**  
**File: 21T-21003B (OZS 2021-0007)**  
**City of Brampton – Ward 6**

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

The applicant proposes the development of 30 detached and 230 townhouse units which are anticipated to yield:

- 32 Junior Kindergarten to Grade 8 Students; and
- 21 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	Host School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Lucy	501	573	7
Secondary School	St. Edmund Campion	1824	1542	16

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

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.

2. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
- (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
  - (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

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

Yours sincerely,

*K. Koops*

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

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

April 20, 2021

City of Brampton  
Planning Department

Attention: Carmen Caruso

APPLICATION NO Draft Plan of Subdivision  
APPLICATION TYPE OZS-2021-0007 and 21T-21003B  
ADDRESS 11687 Chinguacousy Road.

GENERAL LOCATION On the southeast corner of Chinguacousy Road and Mayfield Road

DESCRIPTION Twenty-two single detached lots - lot width of 9.15 metre (30 ft.); o Eight single detached lots - lot width 11.6 (38 ft.); o Fifty street townhouses – lot width 6.1 metres (20 ft.); o Seventy dual frontage (rear-lane) townhouses – lot width 6.0 metres (20 ft.); o One hundred and ten back-to-back townhouses – lot width 6.4 metres; and, o One restored and relocated heritage house

Rogers Reference Number M211884

Rogers Communications (“**Rogers**”) has reviewed the application for the above Subdivision and has determined that it intends to provide cable and telecommunications services. Accordingly, we request that municipal approval be granted subject to the following conditions:

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

In addition, we kindly request to, where possible, receive copies of the following documents:

1. the comments received from any of the Communications Service Providers during circulation;
2. the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and
3. the planners’ report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact me at [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)

Yours truly

Monica LaPointe

Monica LaPointe  
Coordinator  
[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)  
Rogers Communications, Wireline Access Network  
3573 Wolfedale Rd, Mississauga Ontario

## Caruso, Carmen

---

**From:** Hughes, Trisha <trisha.hughes@cvc.ca>  
**Sent:** 2021/06/03 1:36 PM  
**To:** Caruso, Carmen; Carl Brawley  
**Cc:** Sebti, Saleh  
**Subject:** [EXTERNAL]21T-21003B - 11687 Chinguacousy Road - CVC Comments

**Follow Up Flag:** Follow up  
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Hello Carmen and Carl,

Credit Valley Conservation (CVC) staff have now had an opportunity to review the first submission for the above noted site, including the Draft Plan of Subdivision (GSAI, January 25, 2021), Functional Servicing & Stormwater Management Report (Urbantech, February 2021), and Report on Geotechnical Investigation (DS Consultants Ltd., February 8, 2021).

Based on our review, we offer the following comments. With the next submission, the applicant should include a response identifying how each of our comments have been addressed, with reference to the revised reports/plans.

### General

1. Based on our mapping, a portion of the property is shown as regulated due to a watercourse and the associated allowance. However, through adjacent developments this feature has been altered. CVC has issued a permit for the alteration to a watercourse to facilitate the construction of the East Central Channel (Fletcher's Creek Headwaters). When complete, this watercourse and associated natural hazards will be regulated by CVC. As such, a portion of the property will fall under Ontario Regulation 160/06 - Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation. Any future development proposed within the regulated area will require prior permission from CVC in the form of a permit.
2. CVC staff recommend that the appropriate restrictive zoning be placed over the Natural Heritage System (NHS) lands (Block 64), and placed into public ownership for long term protection and maintenance.

### Engineering

3. In the latest Hydrologic Verification memo provided by Wood Environment & Infrastructure Solutions (January 3, 2019), direct drainage to the Central East NHS channel was considered for 1.96 ha @ 100% imperviousness, whereas the proposed Storm Drainage Plan (DWG 301) shows 2.61 ha drainage at storm outfall and 0.27 ha drainage from dual frontage units fronting Chinguacousy Road (i.e. 2.88 ha total drainage at 80% imperviousness). Please confirm that there will be no offsite flooding impact as a result of the proposed increase in uncontrolled drainage towards the Central East NHS channel.
4. According to the latest Hydrologic Verification memo (Wood, January 3, 2019), the approved SWM system for Block 51-2, including 1.96 ha direct uncontrolled drainage to the Central East NHS from the subject site, will exceed critical erosion flow rate at Flow Node F2 based on the erosion threshold established in the Block 51-2 EIR.

- a. No increase in uncontrolled drainage towards the NHS beyond the 1.96 ha considered in the hydrologic verification is supported. Provide a minimum 5mm on-site control with zero depression storage for proposed drainage to the Central East NHS channel to address erosion control.
- b. Provide a discussion about erosion control requirements in the report.
5. Details about the required energy dissipation and erosion protection measures downstream of the proposed outfall (plunge pools, level spreaders, outlet swales, etc.) must be completed at the detailed design stage based on inputs from the project fluvial geomorphologist. Please confirm.
6. The report indicates that a combination of an oil/grit separator unit (OGS) and end-of-pipe or on-site LID measures will be used to address quality control requirement for the 2.61 ha drainage to the Central East NHS channel.
  - c. The conceptual design of the proposed LID measures capable of providing Enhanced Level of Protection (80% TSS removal) is required at the FSR stage and it must be demonstrated that the entire site runoff, including runoff from the road network can be captured and treated by the proposed LID measures prior to discharge to the NHS channel.
  - d. Provide preliminary sizing calculations to support the proposed LID measures. Identify the preliminary locations of proposed LID measures on the plans and confirm that enough space is available to construct the proposed LID measures.
7. Please note that CVC does not support the use of an OGS as a stand-alone quality control measure. The OGS unit is acceptable as pre-treatment device or may be used as part of a multi-component system (treatment train) to achieve Enhanced quality control. Note that any stormwater management technology considered as part of a treatment train must be an ETV verified technology (Environmental Technology Verification Canada). Refer to ETV website for current verified technologies.
8. LIDs such as infiltration and filtration facilities are acceptable if feasible based on soil/groundwater condition. Provide reference to soil investigation and demonstrate that at least 1m separation between the bottom of infiltration facilities and both the seasonally high ground water table and the bedrock is available, in accordance with the MECP SWM Planning and Design Manual (2003). Note that the soil infiltration capacity used in preliminary design of infiltration facilities must be confirmed by soil specialist/hydrogeologist at the FSR stage.
9. Note that at the detailed design stage, the design infiltration rate at the location of infiltration facilities must be determined by a qualified soils specialist or hydrogeologist based on in-situ soil test and in accordance with Appendix B of CVC Stormwater Management Criteria document (August 2012) regarding soil testing protocol for stormwater infiltration and for safety correction factors for calculating design infiltration rates. Please confirm.
10. Details about LID components will be revisited at the detailed design stage. Please refer to LID SWM Planning and Design Guide (2010) [https://cvc.ca/wp-content/uploads/2014/04/LID-SWM-Guide-v1.0\\_2010\\_1\\_no-appendices.pdf](https://cvc.ca/wp-content/uploads/2014/04/LID-SWM-Guide-v1.0_2010_1_no-appendices.pdf) and wiki website <https://wiki.sustainabletechnologies.ca> for design requirements.
11. Provide a discussion in the FSR about site water balance and infiltration targets in accordance with the subwatershed study and EIR and demonstrate that the site water balance and infiltration targets can be satisfied.
12. According to DWG 304 (Mattamy Phase 3 Storm Drainage Plan), the external drainage north of Mayfield Road is currently conveyed by the existing Reach F16 along eastern property line to an existing DICB at Clockwork Drive and conveyed by the existing 1200mm storm sewer along Clockwork Drive to Pond F-4. Please provide a discussion in the report about external drainage to Pond F-4 and update the Storm Drainage Plan (DWG 301) accordingly.
13. The report indicates *"Multiple river stone infiltration trenches are proposed to manage the drainage from the dual frontage townhouse units fronting onto Mayfield Road, Clockwork Drive and Chinguacousy Road"*. The Storm Drainage Plan (DWG 301) does not identify the minor and major

system drainage for the area fronting onto Mayfield Road, Clockwork Drive and Chinguacousy Road. According to the report, river stone infiltration trenches are proposed to manage the drainage from the dual frontage townhouse units. Review and commenting on minor and major system drainage are deferred to City.

## **Ecology**

14. At the detailed design stage, please provide NHS planting/restoration plans in accordance with the Block 51-2 EIR for review.

As noted above, with the next submission the applicant should include a response identifying how each of our comments have been addressed. Additional comments may be provided upon review of the response and the revised plans.

Based on our records, we have not received any subdivision fees for this application. I have followed-up with the applicant directly under separate email.

Should you have any questions, please let me know.

Kind regards,

**Trisha Hughes**

Planner | Planning and Development Services | Credit Valley Conservation

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

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