

**SCHEDULE "A"
CONDITIONS OF DRAFT APPROVAL**

DRAFT APPROVAL

DATE: YYY, MM, DD

APPLICANT: Mayching Arleigh Hack

SUBJECT: **Draft Plan of Subdivision**
TFP Mayching Developments Ltd. – Glen Schnarr & Associates
21T-21003B
City of Brampton
OZS-2021-0007
Planner: Carmen Caruso

In accordance with By-law 216-2017, the Commissioner of Planning, Building and Economic Development of the City of Brampton has made a decision to authorize the draft approval of the above noted draft plan of subdivision subject to the following conditions:

Approved Plan and Redlines

1. The final plan shall conform to the draft plan prepared by prepared by Glen Schnarr & Associates Inc. dated August 26, 2021.

Subdivision Agreement

2. Prior to registration, the owner shall enter into a Subdivision Agreement and any other agreements deemed necessary by the City of Brampton, Region or any other approval authority.

These agreements shall deal with any matter and include any term or condition which an approval authority may require, where such matters, terms, or conditions, are reasonable in the opinion of the approval authority, having regard to the nature of the development proposed for the subdivision, in accordance with s.51 of the Planning Act. These agreements may address matters including but not limited to the following:

- 2.1 Planning matters such as parkland/open space dedications and development, residential reserves, buffer blocks, tree preservation, trails, site development plan, utilities, architectural control, homebuyers' information map, heritage conservation and landscape plan approvals, phasing/staging of development, warning clauses and notices.
- 2.2 Engineering matters such as municipal services, road widening, construction and reconstruction, transit infrastructure, traffic signals, grading, fencing, well monitoring, septic systems, waste management, pressure testing/chlorination, noise mitigation and warning clauses.
- 2.3 Financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit.

2.4 Details regarding all matters and requirements referenced in these conditions of draft approval may be provided by way of Comments and Conditions Memos from approval authorities, or from agencies and departments of the City and/or Region, in response to the circulation of the draft plan of subdivision. The conditions expressly identified in the Comments and Conditions Memos as referenced and/or attached to this draft approval and/or any such additional or amended Comments and Conditions Memos as may be provided to the owner in accordance with this draft approval shall be deemed to be conditions for the purposes of this draft approval. General requirements of the City's Subdivision Manual, Development Design Guidelines, Region's Design Criteria and Material Specification Manual, and Landscape Guidelines, as applicable and as amended or replaced from time to time, shall be implemented through the terms and conditions of the Subdivision Agreement.

Fees

3. Prior to registration, all processing and administrative fees shall be paid. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.

Zoning

4. The Zoning By-law implementing the subject plan shall be approved under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.

Easement and Land Dedication within the Plan

5. Prior to registration of the Plan, the owner shall gratuitously convey and/or dedicate any required road or highway widening, 0.3 m (1 ft.) reserves, walkways, sight triangles, radius roundings, buffer blocks other land required for municipal purposes and utility or drainage easements to the satisfaction of the City, Region, or other authority.
6. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.

External Easements and Land Dedications

7. Prior to registration, the owner shall gratuitously convey all necessary external easements and lands for access, drainage, servicing, utility purposes and for any other municipal purposes, as may be required, to the appropriate municipality, agency or public authority. The owner is advised that no servicing works shall be permitted until the detailed engineering drawings are approved and external easements and lands granted.
8. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.

9. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may reconvey said lands (or any interest therein) to the Owner, gratuitously, provided that the Owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

Record of Site Condition

10. Prior to registration, the owner shall submit a Record of Site Condition to the satisfaction of the Director of Public Works & Engineering.

Parkland Dedication

11. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

Studies

12. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

Staging

13. Development of the plan shall be staged to the satisfaction of the City and the Region in accordance with the approved Growth Management Staging and Sequencing Strategy. In this regard provision shall be made in the subdivision agreement to allow for the registration of this plan in phases, only in accordance with the approved Growth Management Staging and Sequencing Strategy.
14. Where a Growth Management Staging and Sequencing Strategy has not been required by the City, staging shall be based on the timing of essential services that serve the plan including, but not limited to: servicing capacity, road improvements, school availability, etc. In this regard the owner shall agree to enter into a phasing agreement, the provisions of which may be incorporated into the Subdivision agreement to allow the registration of this plan in phases.

Drawings

15. Prior to registration the owner shall submit drawings to the satisfaction of the City in consultation with the applicable agency and/or public authority for approval.

Servicing

16. Prior to registration, the recommendations of the approved Functional Servicing Report shall have been incorporated into all engineering plans.

Cost-share Agreement

17. Prior to registration the owner shall sign the Landowners Cost Share Agreement (or other named agreement), and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

School Boards

18. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the owner and the School Boards for this Plan.

Dufferin-Peel Catholic District School Board

19. The owner shall agree to erect signs at all major entrances to the proposed development advising of 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.

20. The owner shall agree 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:

"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."

"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."

Peel District School Board

21. The owner shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools according to the Board's Transportation Policy.
22. That the following clauses be included in all agreement of purchase and sale entered into with respect to any units in the plan for a period of five (5) years from the date of registration of the Plan:

"Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in 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."

"The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."

Canada Post

23. Prior to the registration of the subdivision, the owner shall:
24. Consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
25. Confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
26. Install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
27. Agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

28. Communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
29. Prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.
30. Include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
31. Be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Enbridge Gas Distribution

32. Prior to the registration of the subdivision, the owner shall:
 - a. Contact Enbridge Gas Distribution's Customer Connections Department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
 - b. Agree that if the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.
 - c. Agree that any easement(s) that are required to service this development and any future adjacent developments will be provided to Enbridge Gas Distribution at no cost.
 - d. That the Owner shall ensure to grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Rogers Telecommunications

33. Prior to registration of the subdivision, the owner shall:

- a. 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 owner will cause these documents to be registered on title.
- b. 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.

Bell Canada

34. Prior to the registration of the subdivision, the owner shall:
 - a. Agree in the subdivision agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services at no cost to Bell Canada. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/owner shall be responsible for the relocation of such facilities or easements.
 - b. Shall agree in the agreement, in words satisfactory to Bell Canada, that the owner shall 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.

Alectra Utilites

35. Prior to the registration of the subdivision, the owner shall:
 - a. Grant all necessary aerial or underground easements, as may be required. These will be confirmed during the final design of the road and subdivision.
 - b. Observe all aerial and underground clearances, as may be required.
 - c. Be responsible for the costs of the relocation of any existing plant to accommodate the development.
 - d. Contact Alectra Utilities (Brampton Hydro) Subdivisions Department for the availability of adjacent permanent electrical supply to the site and equipment delivery.
 - e. The owner shall consult Alectra Utilities' (Brampton Hydro's) Conditions of Service, as they must adhere to all the conditions.

Credit Valley Conservation Authority

36. That the portions of the NHS Channel on the property (Block 64) be gratuitously dedicated to the City of Brampton, as appropriate.
37. The owner agrees that prior to any site grading and servicing that the following information, be prepared to the satisfaction of the CVC and the City of Brampton:
 - a. A Stormwater Management Implementation Report in accordance with the approved Functional Servicing Report.
 - b. Plans/reports demonstrating the details of any proposed LID measures to be implemented as per the approved FSR.
 - c. Detailed engineering and grading plans for the overall draft plan of subdivision.
 - d. Plans/reports demonstrating the details of the storm outfall, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
 - e. Appropriate sediment and erosion control measures be implemented as approved by CVC and the City of Brampton.
38. The following information will be prepared to the satisfaction of CVC and the City of Brampton:
 - a. That NHS restoration plans are submitted to the satisfaction of CVC and the City of Brampton in accordance with the Block Plan 51-2 EIR/FSR.
 - b. That the Servicing Agreement between the Owner and the Municipality contain provisions, wherein the Owner agrees to carry out the works noted in Conditions 1 to 3.
 - c. That a Warning Clause be included in the Agreements of Purchase and Sale advising the future landowners of Blocks 32, 33 and 51 that the adjacent public land (i.e., NHS) will remain as a low maintenance environment.
 - d. That a Homeowner's Factsheet that describes the benefits of some landscape naturalization for lots backing onto the NHS, as an educational tool to promote enhancement, be completed and included as part of the Purchase of Sale Agreement prior to closing.

Hydro/Telecommunications

39. Prior to the release of the plan for registration, the owner must submit in writing, evidence to the Commissioner, Planning, Building and Economic Development that satisfactory arrangements have been made with the telecommunications and hydro providers for the installation of their plants in the common trench, within the prescribed location in the road allowances.

Region of Peel

40. 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.
41. 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.
 - 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).
 - c. Pursuant to the Region's Development Charges By-law, as amended from time to time.

Water Meter Fees

42. 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

43. The Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:
44. 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);
 - a. 4.5m buffer block along the frontage of Mayfield Road, in front of Block 39.
 - b. A 0.3 metre reserve along the frontage of Mayfield Road behind the property line.
 - c. A 15x15m daylight triangle at the intersection of Mayfield Road and Chinguacousy Road.
 - d. 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.
45. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
 - a. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.
 - b. The owner shall agree that all costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

Access

43. 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.
44. The Developer shall agree that no lots or blocks shall have direct access to Mayfield Road.
45. The Developer shall agrees that 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.

Traffic/Development Engineering Conditions

46. The Developer shall agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits.
47. The Developer shall agree that 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.
48. 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).
49. The Developer shall agree that the Region will not permit any alteration to grading within Mayfield Road right-of-way along the frontage of the Lands.
50. The Developer shall agree that prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
51. The Developer shall agree that 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".

General Conditions

52. 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.
53. 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.
54. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region for review and approval.
55. 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.
56. The Developer shall agree and ensure that all lots and blocks must be serviced via an internal road network.
57. 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.
58. 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.
59. 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.
60. The Developer shall agree that in respect of servicing existing properties within the zone of influence, and in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision:
 - a. 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.

- b. 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:
 1. Bacteriological Analysis - Total coliform and E-coli counts
 2. Chemical Analysis - Nitrate Test
 3. Water level measurement below existing grade
 - ii. 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.
 - iii. 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.
61. 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.
62. 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.
63. 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.

Administrative — Clearance of Conditions

- 64. Prior to the signing of the final plan by the Commissioner, Planning, Building and Economic Development, or her designate, they shall be advised that the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

NOTE 1:

In accordance with City Council resolution C003-97, draft approval granted under Section 51 of the Planning Act, R.S.O., 1990, c.P.13 is valid until draft approval is either withdrawn, or the plan is registered. The conditions of draft approval will, however, be reviewed initially 3 years after draft approval is granted and subsequently every 2 years to determine if the conditions are appropriate or whether draft approval should be withdrawn.

NOTE 2:

In order to expedite the clearance of conditions, we suggest that a copy of the signed Subdivision Agreement be forwarded to the following agencies upon execution:

Canada Post Corporation
200 - 5210 Bradco Blvd
Mississauga, Ontario
L4W 1G7

The Dufferin-Peel Catholic District School Board
40 Matheson Boulevard West
Mississauga, Ontario
L5R 105

Peel District School Board
5650 Hurontario Street
Mississauga, Ontario
L5R 1C6

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

Alectra Utilities
175 Sandalwood Parkway West
Brampton, Ontario

L7A 1E8

Bell Canada
100 Commerce Valley Drive West
Thornhill, Ontario
L3T 0A1

Rogers Cable Communications Inc.
3573 Wolfedale Road
Mississauga, Ontario
L5C 3T6

Region of Peel
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

Toronto and Region Conservation Authority
101 Exchange Avenue,
Vaughan, Ontario
L4K5R6

NOTE 3:

The costs of any relocations or revisions to Hydro One facilities which are necessary to accommodate this subdivision will be borne by the owner, and further any easement rights of Hydro One are to be respected. The owner should contact the local Hydro One Area office to verify if any low voltage distribution lines may be affected by the proposal.

NOTE 4:

It is recommended that the owner or their consultant contact the Credit Valley Conservation Authority to clarify specific requirements prior to preparation of detailed engineering reports.

Comments and Conditions Memo

Date: October 25, 2021

File: OZS-2021-0007 & 21T-21003B

Subject: Requirements for Draft Plan of Subdivision 21T-21003B
Glen Schnarr & Associates Inc. – TFP Mayching Developments Ltd.
1687 Chinguacousy Road
Southeast corner of Chinguacousy Road and Mayfield Road
Ward: 6

Circulation Dates: April 16, 2021, September 16, 2021

Plan: 21T-21003B
Dated: August 26, 2021
Revision #2: 2nd

The following represents comments and conditions from the ***Development Services Division of the Planning, Building and Economic Development Department*** with respect to matters dealing with Zoning, community information maps, warnings, notices, growth management, other general requirements to be included as conditions of draft approval and where appropriate in the subdivision agreement.

A. Prior To Draft Plan Approval

The following matters shall be addressed prior to the release of the application for draft plan approval.

1. Outstanding final comments and/or conditions of draft plan approval from City departments, divisions and external commenting agencies shall be received and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated.
2. The associated Official Plan Amendment, shall be approved by Council, and in full force and effect.

Preliminary Homebuyers Information Map

3. Prior to draft plan approval, the developer shall prepare a Preliminary Homebuyers Information Map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. This map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Homebuyers

Information Maps including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration. The map shall contain, but not be limited to the following information and clauses as applicable:

- a. The proposed land uses within the subdivision based on the latest draft plan.
- b. The surrounding existing and proposed land uses.
- c. Those lots or blocks that have existing and potential environmental noise issues based on the noise feasibility study.
- d. All relevant warning clauses shall be included on the map.
- e. The approximate locations of noise attenuation walls and berms;
- f. The approximate locations and types of other fencing within the subdivision.
- g. Where parks and open space, storm water management facilities and walkways are located.
- h. The types and locations of parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance (to be confirmed in each case with the Engineering and Development Services Division).
- i. Potential locations of all Canada Post community mail boxes on corner lots (except corner lots at the intersection of an arterial road).
- j. The locations of all Brampton Transit routes through the subdivision.
- k. The following standard notes, using capital letters where noted:
 - i. **“NOTICE AND ADVICE TO PURCHASERS:**
THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOMEBUYERS MAY HAVE AND THE TELEPHONE NUMBERS AT CITY HALL IF YOU NEED MORE INFORMATION. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY.

PLEASE NOTE:
THIS MAP IS BASED ON INFORMATION AVAILABLE ON (MONTH/YEAR) AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT”
 - ii. “The map shows that there will be single detached dwellings, street townhouses, dual frontage townhouses, back-to-back townhouses and a mixed-use medium density residential/commercial block (Block 59) to be developed as part of the subdivision. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”

- iii. "Sites shown on the map for medium density residential/commercial could have driveways anywhere along their street frontage. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- iv. "Lot 31 contains a house having heritage value. Alterations to the home will be limited. For additional information please contact the City of Brampton Planning Building and Economic Development Department at (905) 874-2050 or email planning.development@brampton.ca."
- v. "There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- vi. "Some lots and development blocks will be affected by noise from adjacent roads, and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- vii. "The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- viii. "The Natural Heritage System (NHS) Block 64 in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- ix. "The Natural Heritage System (NHS) Block 64 will contain a walkway. Residents near this Block may be disturbed by noise and night lighting."
- x. "Walkway Blocks 60-62 may contain street furniture and lighting. Residents near these Blocks may be disturbed by noise and lighting."
- xi. "Entry feature Block 63 will have minimal maintenance."
- xii. "There is a future Public Elementary School block on the adjacent subdivision located on the north side of Clockwork Drive and east of the development. Residents may be disturbed by noise."
- xiii. "The final location of walkways, multi-use paths, bike routes may change without notice."
- xiv. "Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be located directly beside some lots. If you have any questions, please call 1-800-267-1177."
- xv. "Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- xvi. "The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any

questions, please call (905) 874-2050 or email planning.development@brampton.ca.”

- xvii. “There may be Brampton Transit routes on streets fronting and/or adjacent to this development, including bus stops and related infrastructure. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective transit service coverage. If you have any questions, please call (905) 874-2750.”
- xviii. “Part of this subdivision is currently beyond Brampton Transit standards for service coverage. Portions of this development will be outside the 400 metre walking distance standard to transit.”
- xix. “The offer of purchase and sale may contain itemized charges for features covered in the City’s subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as “community aesthetics enhancements”. Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
- xx. “The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.”
- xxi. “Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes.”
- xxii. “The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City’s discretion, without notification to purchasers. Builders’ sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders’ sales brochures.”
- xxiii. “Gates are not permitted in fences when lots abut a NHS/buffer/valleyland block.”
- xxiv. “The City of Brampton’s Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.”
- xxv. “There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area.”
- xxvi. “This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not

be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.”

- xxvii. “The final mix of houses, elevations, lot widths and housing types will be confirmed upon registration of the subdivision plan. Therefore, the purchasers should check with their builder to determine the final houses for construction in the immediate vicinity of the home that is being purchased.”
- xxviii. “Completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call City of Brampton, Planning Building and Economic Development Department (905) 874-2050.”
- xxix. “FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL PLANNING.DEVELOPMENT@BRAMPTON.CA.”
- xxx. “FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER’S ENGINEERING CONSULTANT.”
- xxxi. “FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER’S LANDSCAPE ARCHITECTURAL CONSULTANT.”

Digital Submissions of Plans

4. Prior to draft plan approval, a digital submission of the current draft plan to be draft-approved, shall be provided to the City, in accordance with the Planning, Building, and Economic Development Department’s digital submission requirements.

NOTE: Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in Section A of this memo.

B. Draft Plan Approval Requirements/Conditions

The following requirements are applicable as a condition of draft plan approval.

Redline Revisions

1. The owner shall address any redline revisions to the draft plan identified by staff and/or identified in comments.

Final Homebuyers Information Map

2. Prior to registration of the plan, the owner shall prepare a detailed Final Homebuyers Information Map, based on the final M-plan, and approved by the City to replace the preliminary Homebuyers Information Map in all affected sales offices. This map shall contain the following information:
 - a. all of the information required on the preliminary map;
 - b. any additional information and warning clauses that may be required as a result of the review of the plan of subdivision;
 - c. the locations of all sidewalks and walkways;

- d. the locations of all rear yard catch basins and utilities easements on private property where applicable;
 - e. the locations of all above ground utilities;
 - f. the locations of all bus stops (if known); and,
 - g. the final locations of all Canada Post community mail boxes;
3. The owner shall ensure that each builder selling homes within the subdivision:
- a. provides prospective purchasers with a notice from the City in the prescribed format that includes all of the notes required on the Homebuyers Information Maps; and,
 - b. attaches a copy of the preliminary Homebuyers Information Map to each offer of purchase and sale agreement.

Land Notices: Statements and Clauses

4. The owner shall include, the following statements that are applicable, in bold type in all offers of purchase and sale for all lots and blocks within the plan:
- a. Lots 1-31 will be developed with single detached dwellings. For further information, please contact the City of Brampton, Planning, Building and Economic Development at (905) 874-2050.
 - b. Lot 31 will contain a heritage resource. For further information, please contact the City of Brampton, Planning, Building and Economic Development at (905) 874-2050.
 - c. Blocks 32 – 39 will be developed as street townhouses.
 - d. Blocks 40 – 51 will be developed as dual frontage townhouse.
 - e. Blocks 52 - 58 will be developed as back-to-back townhouses.
 - f. Block 59 will be developed with a mix of residential/commercial uses or exclusively commercial uses.
 - g. Blocks 60 – 62 will be developed for walkways and servicing.
 - h. Block 63 will be developed with an entry feature.
 - i. Block 64 will be developed for natural heritage system purposes.
 - j. Block 65 is a buffer block.
 - k. Block 66 is a 0.3 metre reserve.
 - l. Sites shown on the map for medium density residential/commercial could have driveways anywhere along their street frontage. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
 - m. Lot 31 contains a house having heritage value. Alterations to the home will be limited. For additional information please contact the City of Brampton Planning Building and Economic Development Department at (905) 874-2050 or email planning.development@brampton.ca

- n. There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- o. Some lots and development blocks will be affected by noise from adjacent roads, and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- p. The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- q. The Natural Heritage System (NHS) Block 64 in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- r. The Natural Heritage System (NHS) Block 64 will contain a walkway. Residents near this Block may be disturbed by noise and night lighting.
- s. Walkway Blocks 60-62 may contain street furniture and lighting. Residents near these Blocks may be disturbed by noise and lighting.
- t. Entry feature Block 63 will have minimal maintenance.
- u. There is a future Public Elementary School block on the adjacent subdivision located on the north side of Clockwork Drive and east of the development. Residents may be disturbed by noise.
- v. The final location of walkways, multi-use paths, bike routes may change without notice.
- w. Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be located directly beside some lots. If you have any questions, please call 1-800-267-1177.
- x. Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- y. The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- z. There may be Brampton Transit routes on streets fronting and/or adjacent to this development, including bus stops and related infrastructure. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective transit service coverage. If you have any questions, please call (905) 874-2750.

- aa. Part of this subdivision is currently beyond Brampton Transit standards for service coverage. Portions of this development will be outside the 400 metre walking distance standard to transit.
- bb. The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- cc. The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.
- dd. Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes.
- ee. The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures.
- ff. Gates are not permitted in fences when lots abut a NHS/buffer/valleyland block.
- gg. The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.
- hh. There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area.
- ii. This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.
- jj. The final mix of houses, elevations, lot widths and housing types will be confirmed upon registration of the subdivision plan. Therefore, the purchasers should check with their builder to determine the final houses for construction in the immediate vicinity of the home that is being purchased.
- kk. Some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call City of Brampton, Public Works and Engineering Department (905) 874-2050.

- ii. Completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call City of Brampton, Planning Building and Economic Development Department (905) 874-2050.
- mm. Mail delivery will be from a designated Community Mailbox. The builder shall notify the purchaser of the exact Community Mailbox locations prior to the closing of any sales and advise any affected homeowners of any established easements granted to Canada Post.
- nn. The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board, until the permanent school for the area has been completed:
- “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.”
- “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.”
- oo. The following clause to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the plan:
- “Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed 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.”
- “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.”

Land Notices: Signage

5. The owner shall erect signs at all major entrances to the proposed development advising of the following:
- a. To the satisfaction of the Dufferin-Peel Catholic District School Board, that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available.”
- b. To the satisfaction of the Peel District School Board at all major entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in

temporary facilities or bused to schools according to the Board's Transportation Policy.

6. That the following clauses be included in all agreement of purchase and sale entered into with respect to any units in the plan for a period of five (5) years from the date of registration of the Plan:

"Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed 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."

"The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."

Cost Sharing

7. Prior to registration the owner shall sign the Landowners Cost Share Agreement, and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

Telecommunications

8. The owner shall permit all telecommunications service providers that are a "Canadian carrier" as defined in subsection 2(1) of the *Telecommunications Act* of a "distribution undertaking" as defined in subsection 2(1) of the *Broadcasting Act* and have entered into a Municipal Access Agreement with the City ("Telecommunication Providers") to locate their plant in a common utility trench within any future public highway within the Plan. A list of Telecommunication Providers can be obtained from the City. Within 10 business days of the delivery of the pre-servicing letter, the owner shall notify all Telecommunication Providers of the Plan and request that the Telecommunication Providers contact the owner directly within 10 business days if they intend to locate their plant within any future public highway within the Plan. The owner shall make satisfactory arrangements (financial and otherwise) with the City, Telecommunications Providers and other utilities for the installation of each of their facilities in a common utility trench within the future public highway prior to commencing any work with respect to any future public highway as shown on the draft approved plan of subdivision, and the owner shall provide evidence of same satisfactory to the City. Until such installation is completed, the owner shall not undertake any works that will limit the ability of any Telecommunications Provider to install its plant in a timely and efficient manner. The owner shall install, at its own expense, 100mm diameter ducts at all road crossing for the use of Telecommunications Providers. The exact location and detailed specifications for these ducts shall be shown on the approved drawings. The owner acknowledges and agrees that the City may refuse to accept or assume any or all streets within the plan until the provisions of this section have been complied with.

9. Prior to commencing any work within the plan, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide Communication / Telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner is hereby advised that they may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication / telecommunication infrastructure, the owner shall be required to demonstrate to the telecommunication provider that sufficient alternative communication / telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication / telecommunication services for emergency management services.

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

N/A

Carmen Caruso
Planner IV, Central Area
(905) 874-2439
Carmen.Caruso@brampton.ca

attachments

COMMENTS AND CONDITIONS MEMO

Date: October 25, 2021
File: **(OZS-2021-0007 and 21T-21003B)**
To: Carmen Caruso
From: Olti Mertiri
Subject: **Requirements for Plan of Subdivision 21T-21003B
TFP Mayching Developments Ltd.
11687 Chinguacousy Road**

Circulation Date: October 2021
Plan: Draft Plan of Subdivision
Plan Dated: August 26, 2021

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Engineering and Development Services/Development Approvals (Engineering & Environmental) with respect to matters dealing with development and environmental engineering.

A. PRIOR TO DRAFT PLAN APPROVAL

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

- The following studies shall be approved in support of servicing for this development.
 1. **Functional Servicing Report (FSR)**
 2. **Feasibility Noise Report**
 3. **Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required.**
- Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

B. DRAFT PLAN APPROVAL REQUIREMENTS

The following comments / requirements are applicable as a condition of draft plan approval.

1. Environmental Engineering

1.1. Acoustic

- 1.1.1. As part of the first engineering submission, the owner's consultant shall submit a detailed noise report prepared by a qualified acoustical consultant recommending noise control measures satisfactory to the Engineering and Development Services Division, in consultation with the Region of Peel as necessary. A copy of the report shall also be provided to the City's Chief Building Official.
- 1.1.2. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering Division.
- 1.1.3. As part of the first engineering submission, the owner shall prepare and submit a Noise Attenuation Statement. A copy of the final approved Noise Attenuation Statement shall also be provided to the City's Chief Building Official.
- 1.1.4. The owner will include the following clause in the Noise Schedule of the Subdivision Agreement: "Prior to the issuance of any Building Permits, the owner agrees to provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved noise report and the approved plans.

1.2. Environmental

- 1.2.1. Prior to the initiation of any grading or construction on the site the owner shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton and Credit Valley Conservation Authority. These measures shall remain in place until all grading and construction on the site are completed.

1.3. Stormwater Management

- 1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide a Stormwater Management Report which describes the existing and proposed stormwater drainage systems for the proposed development.

2. Road Reconstruction/Cash Contributions

- 2.1. The owner agrees to provide cash-in-lieu for any infrastructure internal to the plan that cannot be feasibly constructed, to the subdivision limits, due to grading and/or other servicing constraints. The value of the cash-in-lieu shall be established by the City's

Commissioner of Public Works & Engineering or designate prior to the registration of the subdivision.

3. Financial Impact

3.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.

3.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

4. Sidewalks

4.1. Prior to the first engineering submission, the owner shall submit a sidewalk and parking plan.

5. Land Dedications and Easements

5.1. Sufficient right of way for all roads associated with the plan, land dedications and easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.

6. 0.3 Metre Reserves/Reserve Block(s)

6.1. The 0.3 m reserves and reserve blocks are to be deeded gratuitously to the City.

7. Warning Clauses

7.1. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:

7.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,

7.1.2. Any walkways or retaining walls that may evolve on the plan,

7.1.3. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

8. Soil

8.1. Prior to the registration of this plan or any phase thereof, the owner shall provide a copy of a Record of Site Condition and confirmation of the filing of the Record of site Condition in the Environmental Site Registry.

C. GENERAL COMMENTS

The following general comments are provided to assist the owner in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

1. Subdivision Agreement

The owner will be required to enter into a Subdivision Agreement with the City for the construction of municipal services associated with these lands. The underground and aboveground municipal services are to be constructed in accordance with the latest O.P.S. and/or City standards and requirements, as applicable. Development of the lands shall be staged to the satisfaction of the City.

The owner will be required to provide the City with comprehensive insurance coverage, a financial guarantee for the installation of municipal works and maintain the municipal works in accordance with Clauses 27 Insurance, 24 Financial and 17 Maintenance Periods respectively, of the applicable standard Subdivision Agreement.

2. Site Grading/Erosion and Sediment Control By-law

The owner will be responsible for the proper drainage of all lands abutting the plan. An overall lot/block grading plan must be prepared by the owner's Engineering Consultant to form part of the Subdivision Agreement.

Draft Plans which are within 30 metres of the watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the Fill By-law No.143-95, as amended. The owner will be required to apply for and obtain a Fill Permit prior to undertaking any land stripping or regrading activities within these lands. An irrevocable letter of credit is required to cover 100% of the estimated cost of site control measures plus 10% allowance for contingencies, as per Schedule 'A' to the By-law.

3. Storm Drainage

Storm sewer works including connections to each lot and building block shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner Public Works & Engineering.

As a part of detailed processing of servicing submissions, the owner's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Public Works & Engineering.

4. Sanitary and Water Service

Prior to servicing or registration of the plan, the Region of Peel is to confirm that all portions of this plan will be provided with adequate water and sanitary servicing.

5. Soil Conditions

The owner is required to retain a Geotechnical Consultant to prepare a detailed Soils Report. At first engineering submission, the Soils Report will be reviewed by the City and Ministry of Environment and Energy if necessary. Prior to the registration or servicing of this plan, the approved procedures are to be incorporated into the Subdivision Agreement.

6. Streetlighting

Streetlighting is to be provided by the owner in accordance with the City's latest standards and requirements. In addition to streetlighting within the plan, the facilities at the intersections of the proposed road(s) with the boundary roads are to be examined and if necessary, upgraded.

7. Signs

All street and traffic signs required for this plan are to be supplied, erected and maintained in accordance with the provisions of the Subdivision Agreement by and at the expense of the owner.

8. Utilities

Prior to preservicing and/or execution of the Subdivision Agreement, the owner shall name his/her telecommunication provider. In addition, as part of the first engineering submission, the City will also request telecommunications providers that have entered into a Letter of Understanding or a Municipal Access Agreement with the City whether they intend to install their plant within the streets of the proposed subdivision.

The owner covenants and agrees that it shall permit the telecommunication providers named by the City to locate their plants within the streets of the proposed development.

The owner, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to execution of the Subdivision Agreement, the owner must submit in writing evidence to the Commissioner of Public Works & Engineering that satisfactory arrangements have been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

Any utility relocations necessary in support of the development of the Draft Plan of Subdivision shall be carried out by and at the expense of the owner.

9. Removal of Existing Buildings

The Security & Payment Statement of the Subdivision Agreement is to include sufficient securities to guarantee the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.

10. City Road Maintenance/Construction Access

The owner will be responsible for maintaining City Roadways within and in the vicinity of this development in a state satisfactory to the Commissioner of Public Works & Engineering until all construction and building activity is complete. Securities shall be included in the Security & Payment Statement of the Subdivision Agreement.

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Commissioner of Public Works & Engineering.

11. Road Design

All internal roads shall be constructed by the owner and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest O.P.S and /or City standards and requirements, as applicable.

The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern may be required to accommodate intersection alignments and locations specified for bus bays and loading platforms.

All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

12. Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands

All portions of road allowance not covered by roads, sidewalks, splash pads, etc. shall be placed with 150 mm of topsoil and sodded with number 1 nursery sod.

The owner is to provide the City with securities to ensure that each of the lots will be sodded and topsoiled to City standards with driveways being provided. A security is to be established at time of detailed processing and is to be maintained with the City until substantial completion of the lots, and the securities reduced at the discretion of the Commissioner of Public Works & Engineering.

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Public Works &

Engineering, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

13. Acoustical

At first engineering submission, the owner is to submit a Noise Report prepared by an Acoustical Consultant. The report is to address methods of dealing with acoustical aspects evolving from all the noise sources. The report should also detail the type of noise attenuation that will be implemented for all noise sources.

14. Community Postal Boxes

Community Postal Delivery Box locations are to be shown on the servicing drawings in locations approved by Canada Post and are to be installed to City & Canada Post requirements by the owner when required by Canada Post or when constructing aboveground works, whichever is appropriate.

15. Preservicing

Preservicing will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Public Works & Engineering for the necessary outlets for the municipal services and adequate access roads to service the lands. In addition, preservicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Local Planning Appeal Tribunal.

Any external land dedications or easements required to service the property must be obtained by the owner and conveyed gratuitously to the City or the Region prior to the commencement of Preservicing of the lands.

Regards,



Olti Mertiri, P.Eng.
Supervisor, Development Approvals
Engineering Division
Public Works and Engineering Department
Tel.(905) 874-5 273 Fax (905) 874-3369
olti.mertiri@brampton.ca

Cc: Accela
Frank Mazzotta (Manager, Development Engineering)

COMMENTS AND CONDITIONS MEMO

Transportation Development Engineering

Date: Sept 27, 2021
File: **OZS-2021-0007, 21T-21003B**
To: Carmen Caruso
From: Scott McIntyre (Transportation Development Engineering)
Subject: Requirements for Plan of Subdivision 21T-21003B
Description – Medium Density Residential, Convenience/Commercial
Applicant Name – Urbantech Consulting
Developer Name – TFP Mayching Developments Ltd.
Location – 11687 Chinguacousy Road

Circulation Date: Sept 16, 2021
Plan: Draft Plan of Subdivision (GSAI Consultants)
Plan Dated: Aug 26, 2021
Comment Revision #: **#2**

A. PRIOR TO DRAFT PLAN APPROVAL

1. The following studies shall obtain approval status, where applicable:
 - a. Traffic Impact Study (TIS). **Approved May 10, 2021. SM**
2. The applicant will submit fully dimensioned functional design drawings for any permanent or temporary cul-de-sacs, roundabouts, intersections and road connections proposed within the subdivision, to ensure they meet all current city standards. Cul-de-Sacs are to adhere to City standard drawing #214.
3. The applicant shall provide a conceptual sighting plan for any proposed school blocks, place of worship blocks and commercial blocks.
4. The city's subdivision design manual (2008) stipulates a minimum 3.5m width for single vehicle driveways. However, as previously agreed upon, a minimum driveway width of 2.75 metres is acceptable.
5. Driveways are to measure a minimum 5.75 metre length between the property line and the garage.
6. A separate drawing is to be submitted depicting sidewalks, intersection daylighting dimensions, intersection curb radii, road elbows and driveway locations. Daylighting, curb radii, road elbows and driveway locations will be required to meet the current City standards or meet other satisfactory arrangements as determined by PW&E.
7. A separate drawing is to be submitted depicting on-street parking supply. Developer must supply 50% ratio (50% of on-street parking to the number of units).
8. The applicant will demonstrate, with the aid of drawings, how and where the Region of Peel waste & recycling bins will be stored.

- Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo.

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

1. The applicant is required to provide a drawing depicting Canada Post community mailbox locations and identifying their catchment areas. This drawing is required with the first engineering submission.
2. Driveways width requirements are: 2.75m (single), 6.0m (double), 7.3m (shared).
3. Prior to registration of subdivision road elbows must adhere with City standard drawing #215.
4. Prior to registration of the subdivision the applicant shall ensure that lot frontages and dwelling layouts are such that no driveway will intersect, including any portion within the road allowance.
5. Conceptual design drawings for proposed school blocks, place of worship blocks and commercial blocks require approval. (drawings help determine access locations and additional ROW requirements)

C. GENERAL COMMENTS

6. Based on the ROW cross sections, providing driveways with a length of 5.75m will provide the following usable driveway lengths:
 - a. With a sidewalk: 6.25m (5.75m from garage to property line + 0.5m to the sidewalk)
 - b. Without a sidewalk: 8.75m (5.75m garage to property line + 3.0m to the curb)
7. Single Garage width requirement is 3.5m minimum.
8. Driveways shall not to encroach within intersection daylighting (rounded or triangles), and/or all driveway locations shall adhere to Section 10.12 of the residential zoning bylaw, which states "The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6.0 metres." Where intersection daylighting exceeds 6.0 metres, driveways locations will not be permitted to encroach within intersection daylighting.
9. Vertical curves – grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of Public Works.
10. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
11. Parking supply is to be as per the City zoning requirements.
12. Utility clearance of 1.5 metres from residential driveways is required.

Regards,



Scott McIntyre

Transportation Engineering | Engineering Division | Public Works & Engineering Dept | City of Brampton
T: 905.874.2540 | F: 905-874-2599 | 2 Wellington Street West | ON L6S 6E5

COMMENTS AND CONDITIONS MEMO

Date: October 26, 2021

File: **OZS-2021-0007, 21T-21003B**

To: Carmen Caruso, Development Services

From: Pascal Doucet, Heritage Planning

Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT Proposed Official Plan & Zoning By-Law Amendment and Proposed Draft Plan of Subdivision**
(To permit a development that contemplates a re-designation of the existing Neighbourhood Commercial use to a mix of uses on the subject lands, including a variety of residential, a Mixed Use Medium Density Residential/Convenience Commercial (MUMD/CC) block and open space uses.)

Conditions from the Heritage Planning, City Planning & Design Section

Owner: **TFP Mayching Developments Ltd.**

Location: 11687 Chinguacousy Road

A. PRIOR TO DRAFT PLAN APPROVAL

1. Prior to Draft Plan Approval of the related Plan of Subdivision Application to allow for the development of residential dwellings and a Mixed Use Medium Density Residential/ Convenience Commercial block and open space uses on the property at 11687 Chinguacousy Road, the owner shall:
 - a. Provide a copy of the final Heritage Conservation Plan and Heritage Building Protection Plan presented at the Brampton Heritage Board meeting of October 19, 2021.
 - b. Provide a copy of the final deposited plan referencing the boundaries of the lot where the built heritage resource (Robert Hall House) will be relocated.
 - c. Provide a copy of a final itemized list of cost detailing the work for the conservation, relocation and protection of the built heritage resource (Robert Hall House) and work for the fabrication and installation of the heritage pedestal plaque, all to the satisfaction of the Director of City Planning & Design.

- d. Enter into a Heritage Easement Agreement with the City for the portions of the property at 11687 Chinguacousy Road consisting of the lands where the built heritage resource (Robert Hall House) is originally located and the lands of the lot where the built heritage resource will be relocated all in accordance with the approved Heritage Conservation Plan, Heritage Building Protection Plan and deposited plan referencing the boundaries of the lot where the built heritage resource will be relocated.

B. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS FOR THE BUILT HERITAGE RESOURCE (ROBERT HALL HOUSE)

2. Prior to the issuance of any permit for all or any part of the alterations, relocation, removal, or demolition as set out in the approved Heritage Conservation Plan, including a heritage permit, a building permit or a topsoil stripping permit, but excluding permits for repair and maintenance and usual minor works as are acceptable to the Director of City Planning & Design, the owner shall:
 - a. Provide a final Commemoration/Interpretation Plan to confirm the content and construction specifications of the heritage pedestal plaque on the lands of the open space adjacent to the north of the lot where the built heritage resource (Robert Hall House) will be relocated, to the satisfaction of the Director of City Planning & Design.
 - b. Provide a final Landscape Plan in accordance with the approved Commemoration/Interpretation Plan and the City of Brampton Design and Construction Specifications for Pedestal Plaque, to the satisfaction of the Director of City Planning & Design.
 - c. Provide full building permit drawings, including notes and specification for the conservation and protective measures keyed to the approved Heritage Conservation Plan and Heritage Building Protection Plan.
 - d. Deposit securities, including a 30% contingency in a form and amount and from a bank satisfactory to the Director of City Planning & Design to secure the conservation, relocation, protection work in the approved Heritage Conservation Plan, Heritage Building Protection Plan and cultural heritage-related work in the approved final Commemoration/Interpretation Plan and final Landscape Plan.
3. The owner agrees that a letter of substantial completion prepared and signed by a heritage consultant is required prior to the release of securities referenced herein in condition 2.d.

4. The owner agrees that full documentation of the built heritage resource (Robert Hall House) is required to confirm substantial completion prior to the release of securities for the conservation, relocation and protection work in the approved Heritage Conservation Plan and Heritage Building Protection Plan, as referenced herein in condition 2.d.
5. The owner agrees that full documentation of the heritage pedestal plaque is required to confirm substantial completion prior to the release of securities for the commemoration, interpretation and cultural heritage-related landscaping work in the approved Commemoration/Interpretation Plan and Landscaping Plan, as referenced herein in condition 2.d.
6. The owner agrees that a by-law to designate the built heritage resource (Robert Hall House) will be passed on the lot where the built heritage resource will be relocated, after the registration of the Plan of Subdivision.

C. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS FOR ARCHAEOLOGICAL RESOURCES

7. The Owner agrees that should any archeological resources be discovered they may constitute a new archeological site, and therefore be subject to Section 48 (1) of the Ontario Heritage Act. Upon the discovery of the archaeological resource(s) any alteration of the Lands must immediately be ceased, a licensed archaeologist shall be engaged to carry out the archaeological field work in compliance with Section 48 (1) of the Ontario Heritage Act, and the Policy Division (Heritage Section) of the City's Planning and Development Services Department shall be notified. The Owner acknowledges and agrees that the Funeral, Burial and Cremation Services Act, 2002 requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Government and Consumer Services. No further work will be permitted on the Lands until such permission, in the form of a written notice from the City, is provided to the Owner.

The Owner agrees that it releases and discharges, indemnifies and saves harmless the City of Brampton, its elected officials, employees, agents and contractors from and against any and all claims, demands, actions, cause of actions, costs, losses, liabilities or expenses for which they may become liable or incur as a result of any type of damage or loss, including but not limited to property damage and personal injury, which are in any way related to:

- a. an archaeological assessment(s) and/or field work that is inaccurate, incomplete, misleading or fraudulent; and/or
- b. the issuance of any written notice from the City Planning & Design Division (Heritage Planning Section) of the City's Planning, Building and Economic Development Department permitting the Owner to continue to work on the Lands.

If you have any questions or require further clarification with respect to these heritage comments, please contact: Pascal Doucet, MCIP, RPP, Heritage Planner, Planning, Building and Economic Development at: pascal.doucet@brampton.ca

DRAFT

Comments and Conditions Memo – 11687 Chinguacousy Road – File: OZS-2021-0007, 21T-21003B – October 26, 2021

The Corporation of the City of Brampton
2 Wellington Street West, Brampton, ON L6Y 4R2 T: 905.874.2000 TTY: 905.874.2130

COMMENTS AND CONDITIONS MEMO

Date: Oct, 26th, 2021

File: OZS-2021-0007

To: Carmen Caruso

From: Madhuparna Debnath

Subject: Application to amend the Zoning By-Law and proposed draft plan of subdivision

Applicant: TFP Mayching Developments Ltd.

Location: 11687 Chinguacousy Road

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Urban Design Section with respect to matters dealing with urban design.

A. PRIOR TO DRAFT PLAN APPROVAL

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

1. The applicant agrees to implement the provisions of Brampton's "Architectural Control Guidelines for Ground Related Residential Development" as contained in Chapter 7 of the "Development Design Guidelines", and to adhere to and implement the Architectural Control Protocol Summary (Appendix 2 - Architectural Control Report), as per By-Law 177- 2008, including:
 - a) Selecting an approved Control Architect from the short list of firms established by the City;
 - b) The approval of site specific Architectural Control Guidelines/Addendum to the satisfaction of the City;
 - c) Organizing an information meeting with builders, designers, key stakeholders and City staff to identify the City's expectations, key issues, the Architectural Control Compliance process and milestones. Written confirmation of the participants' attendance and their understanding of the entire process will be provided to the City;
 - d) That, the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models;

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

The following comments / requirements are applicable as a condition of draft plan approval.

2. Prior to Registration, the applicant agrees:
 - e) To pay all associated fees to the City as per By-law 110-2010;
 - f) That the Control Architect provide to the City, prior to the Issuance of a Building Permit, a Clearance Letter certifying their final review and approval of all models and site plans to be developed within the registered plan of subdivision;
(The Control Architect shall ensure that their signed and dated Architectural Control Review Stamp is affixed to all approved elevation and site plan drawings.)
 - g) That the Control Architect provide to the City, prior to Subdivision Assumption, the following:
 - 1) Annual Site Monitoring reports;
 - 2) Final Completion Letter;
 - 3) Submission of a copy of the Control Architect's Project Binder.

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

N/A

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Thanks,

Madhuparna Debnath

MUD, MRAIC, MCIP, RPP

Urban Designer

Planning and Development Services Department

City of Brampton | Tel: 905. 874. 2084 | Fax: 905. 874. 3819

E-mail: madhuparna.debnath@brampton.ca

Our Focus Is People 

COMMENTS & CONDITIONS MEMO

Date: September 24, 2021

File: OZS-2021-0007

To: C. Caruso, Development Services

From: C. Heike, Park Planning & Development

Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT
Proposed Official Plan & Zoning By-Law Amendment and Proposed
Draft Plan of Subdivision**
(To permit a development that contemplates a re-designation of the existing Neighbourhood Commercial use to a mix of uses on the subject lands, including a variety of residential, a Mixed Use Medium Density Residential/Convenience Commercial (MUMD/CC) block and open space uses.)

UPDATED Conditions from the Park Planning & Development Section

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

Owner: **TFP MAYCHING DEVELOPMENTS INC.**

Location: 11687 Chinguacousy Road
Circulation Date: April 22, 2021
Ward: 6

In response to the Accela 1st revision circulation of the above noted Official Plan & Zoning By-Law Amendment and Proposed Draft Plan of Subdivision application dated April 22, 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 our previous memo dated July 5, 2021.

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 1st 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.

Notification Signage – Public Lands:

3. The Owner is required to install and maintain notification signage, to City standards, advising future residents of the future uses of all identified open space and engineered drainage channel blocks. The signs will be installed on the subject blocks, along all public road frontages, and will state the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed.

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:

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

Walkways:

5. The Owner shall agree to construct walkways (Walkway & Servicing Block 61 and Walkway Blocks 62 & 63) to facilitate pedestrian circulation between Street 'A' and Chinguacousy Road; Street 'E' and the Clockwork Drive/Chinguacousy Road intersection; and Street 'D' and the NHS/Engineered Drainage Channel Block 64 and the existing walkway to the south. The Owner shall be required to convey the walkway blocks to the City at plan registration and develop them to City standards, at no cost to and to the satisfaction of the City. No credit for the blocks in question will be given against parkland dedication requirements associated with the subject plan.

Fencing:

6. 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:

7. 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:

8. 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:

9. Prior to plan registration, the Owner shall provide detailed working drawings for all identified NHS, 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:

10. 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:

11. 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 of open space, engineered drainage channel, walkways, and buffers 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:

12. 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:

13. 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 – Engineered Drainage Channel, etc.

14. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for Engineered Drainage Channel blocks (Block 64) that state:

“The subject block(s) (Builder(s) to insert name of block(s) here) may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information,

please call the City of Brampton's Public Works & Engineering Department at (905) 874-2050.

Warning Clauses – Street Trees

15. 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:

Conveyance of Public Lands:

16. All identified NHS/Engineered Drainage Channel block shall be gratuitously conveyed to the City in a form and condition satisfactory to the City.

Development of all Public Lands:

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

Streetscape Implementation:

18. 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:

19. 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 open space, 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:

20. 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 an NHS/Engineered Drainage Channel lands or other 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).

Parks and Open Space Naming:

21. Names for all identified park, open space and stormwater management blocks shall be incorporated in to the Recommendation Report, for Council's approval. In this regard, the following blocks have been identified and the following names are recommended:
- a) NHS/Engineered Drainage Channel 64 shall be identified as part of the adjacent existing "Latham Channel North".

Note: Park Planning & Development will identify and finalize names for the identified blocks, in conjunction with the Owner, Development Services and in accordance with the Parks and Open Space Naming Policy, prior to incorporation into the Recommendation Report.

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

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

cc. (via email only):
R. da Cunha, W. Kuemmling, M. Colangelo, S. Kassaris

(Note: A digital copy has also been uploaded to Accela.)

COMMENTS AND CONDITIONS MEMO

Date: April 8, 2021

File: **OZS-2021-0007**

To: Carmen Caruso

From: Anthony Magnone

Subject: Requirements for
TFP Mayching Developments Ltd.
11687 Chinguacousy Road

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the **BUILDING DIVISION** with respect to the above matter.

A. PRIOR TO DRAFT PLAN APPROVAL

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

- Not Applicable

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

The following comments / requirements are applicable as a condition of draft plan approval.

- Not Applicable

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

- **Prior to registration of the Plan, or any phase thereof, provide a final version of the detailed soils investigation of the site prepared, signed and sealed by a qualified Geotechnical Engineer.**

Building Removal

- Prior to registration, the applicant shall remove any existing buildings on the site.

Exposed Basements

- Where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.

Fire Break Lots

- For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.

Foundations

- Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.

Noise Abatement

- **Prior to registration**, site plan approval, and prior to the applicant entering into any purchase and sale agreements, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.
- The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton. (and Region of Peel as required)
- **Prior to registration** and site plan approval the applicant shall prepare a Noise Attenuation Statement, a copy of which shall be provided to the City's Chief Building Official.
- **Prior to the issuance of any building permits**, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.

Municipal Addressing

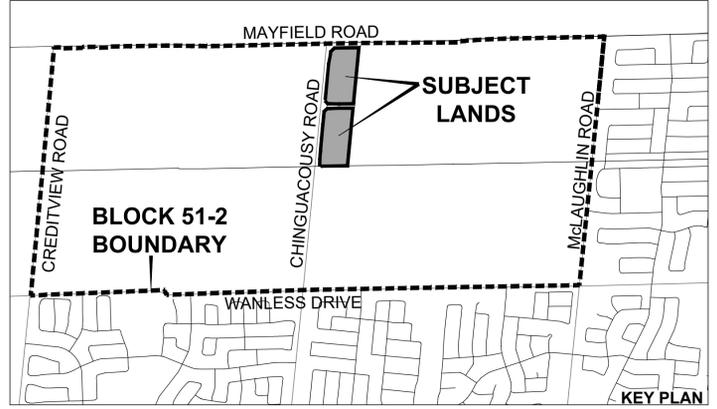
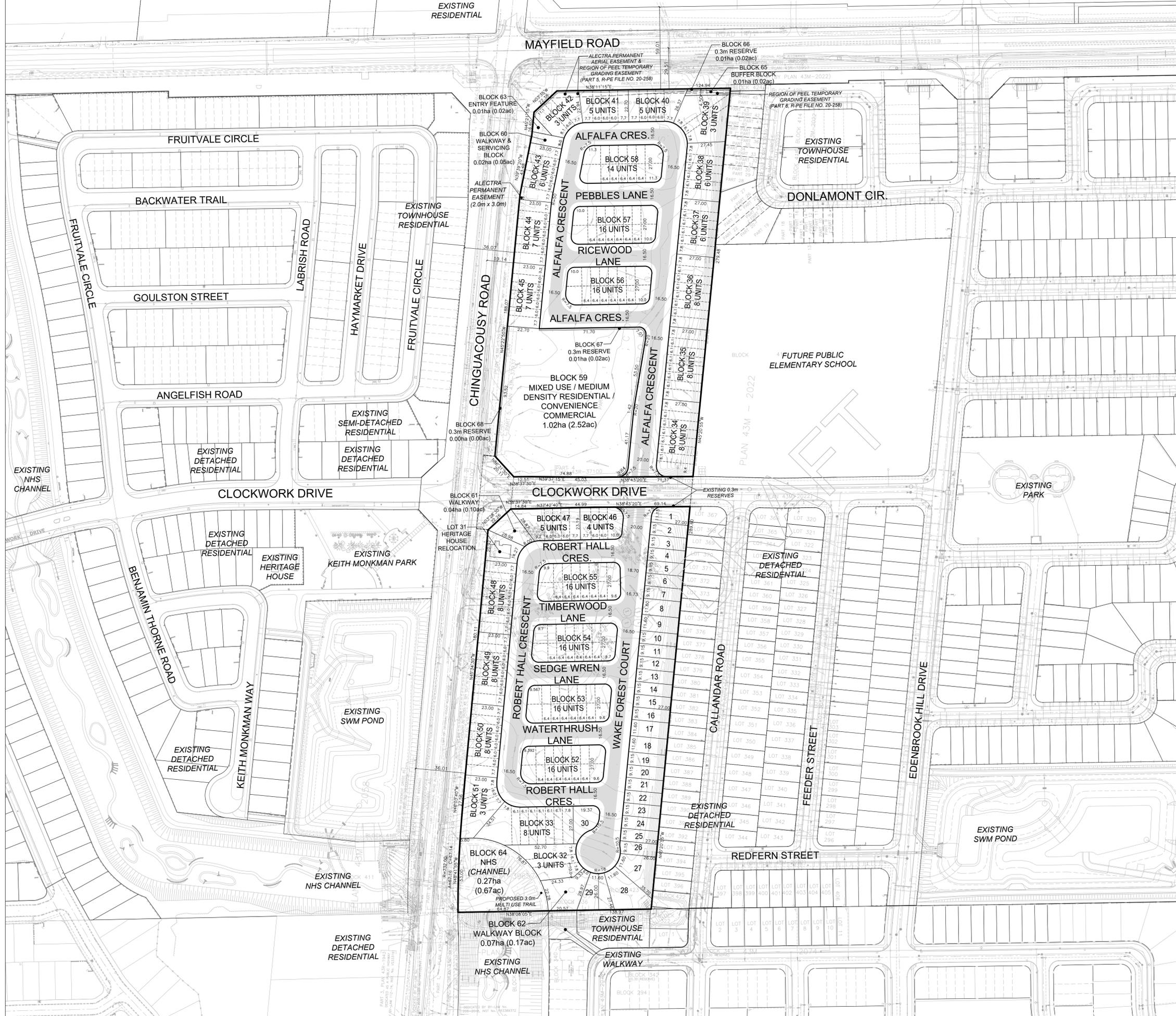
- **Prior to registration**, the applicant shall forward the proposed plan of subdivision to be registered in digital format (Autocad) to the Digital Innovation & Information Technology department for uploading to the City's GIS system.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.



Anthony D. Magnone
Regulatory Co-ordinator
Tel: (905) 874-2415 Fax: (905) 874-2499
anthony.magnone@brampton.ca

DRAFT



DRAFT PLAN OF SUBDIVISION
FILE # 21T-21003B
TFP MAYCHING DEVELOPMENTS LIMITED

PART OF LOT 17,
 CONCESSION 2, W.H.S.
 (GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
 BLOCK 51-2, MOUNT PLEASANT
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BRAMPTON FOR APPROVAL.

SIGNED 
RON BARUCH, A.S.O.
 TFP MAYCHING DEVELOPMENTS LIMITED

DATE JANUARY 11, 2021

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED 
SHAN GOONEWARDENA, B.ENG., O.L.S.
 R-P-E SURVEYING LTD.

DATE JANUARY 11, 2021

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
DETACHED RESIDENTIAL - 9.15m (30')	1-31	0.55	1.36	22
DETACHED RESIDENTIAL - 11.6m (38')		0.33	0.82	8
HERITAGE HOUSE RELOCATION		0.04	0.10	1
STREET TOWNHOUSES - 6.1m (20')	32-39	1.02	2.52	50
DUAL FRONTAGE TOWNHOUSES - 6.0m (20')	40-51	1.16	2.87	69
BACK-TO-BACK TOWNHOUSES - 6.4m (21')	52-58	1.11	2.74	110
MIXED USE / MEDIUM DENSITY RESIDENTIAL / CONVENIENCE COMMERCIAL	59	1.02	2.52	
WALKWAYS & SERVICING BLOCKS	60-62	0.13	0.32	
ENTRY FEATURE	63	0.01	0.02	
NATURAL HERITAGE SYSTEM (NHS)	64	0.27	0.67	
BUFFER BLOCK	65	0.01	0.02	
0.3m RESERVE	66-68	0.02	0.05	
16.5m - 20.0m R.O.W. (LENGTH: 1,370m)		2.39	5.91	
TOTAL	68	8.06	19.92	260

NOTES

- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC



SCALE: 1:1250
 (24 x 36)
 NOVEMBER 4, 2021

